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NOV 24 1987

DEPARTMENT OF REAL ESTATE
BY K. [Signature]

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DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * * *

In the Matter of the Application of)
LISA MARIE HART,)
Respondent.)
No. H-521 SA

ORDER GRANTING UNRESTRICTED LICENSE

On February 13, 1986, pursuant to a Stipulation and Waiver of a hearing, an Order was issued denying the respondent's application for a real estate salesperson license, but granting respondent the right to the issuance of a restricted real estate salesperson license. A restricted real estate salesperson license was issued to respondent on March 7, 1986, and respondent has operated as a restricted licensee without cause for disciplinary action against respondent since that time.

On July 8, 1987, respondent petitioned for the removal of restrictions attaching to respondent's real estate salesperson license.

1 I have considered the petition of respondent and the
2 evidence submitted in support thereof including respondent's
3 record as a restricted licensee. Respondent has demonstrated to
4 my satisfaction that respondent meets the requirements of law for
5 the issuance to respondent of an unrestricted real estate sales-
6 person license and that it would not be against the public
7 interest to issue said license to respondent.

8 NOW, THEREFORE, IT IS ORDERED that respondent's
9 petition for removal of restrictions is granted and that an
10 unrestricted real estate salesperson license be issued to
11 respondent after respondent satisfies the following conditions
12 within one (1) year from the date of this Order:

13 1. Submittal of a completed application and payment
14 of the fee for a real estate salesperson license.

15 2. Submittal of evidence satisfactory to the Real
16 Estate Commissioner that respondent has, since the most recent
17 issuance of an original or renewal real estate license, taken and
18 successfully completed the continuing education requirements of
19 Article 2.5 of Chapter 3 of the Real Estate Law for renewal of a
20 real estate license.

21 This Order shall become effective immediately.

22 DATED: November 16, 1987

23
24 JAMES A. EDMONDS, JR.
25 Real Estate Commissioner

26 By: John R. Liberator
27 JOHN R. LIBERATOR
Chief Deputy Commissioner

cc: Lisa Marie Hart
23791 Mariner Drive #3
Laguna Niguel, CA 92677

1 honesty and truthfulness and to prove other allegations therein,
2 or that he may in his discretion waive the hearing and grant me
3 a restricted real estate salesperson license based upon this
4 Stipulation and Waiver.

5 I hereby admit that the allegations of the Statement
6 of Issues filed against me are true and correct and request that
7 the Real Estate Commissioner in his discretion issue a restricted
8 real estate salesperson license to me under the authority of
9 Section 10156.5 of the Business and Professions Code.

10 I am aware that by signing this Stipulation and Waiver,
11 I am waiving my right to a hearing and the opportunity through
12 a hearing to obtain an unrestricted real estate license at this
13 time if this Stipulation and Waiver is accepted by the Real
14 Estate Commissioner. However, I am not waiving my right to a
15 hearing and to further proceedings to obtain a restricted or
16 unrestricted license if this Stipulation and Waiver is not
17 accepted by the Commissioner.

18 I further understand that the following conditions,
19 limitations and restrictions will attach to a restricted license
20 issued by the Department of Real Estate pursuant hereto:

21 1. The license shall not confer any property right
22 in the privileges to be exercised, and the Real
23 Estate Commissioner may by appropriate order
24 suspend the right to exercise any privileges
25 granted under this restricted license in the
26 event of:

27 a. The conviction of respondent (including a

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plea of nolo contendere) to a crime which bears a significant relation to respondent's fitness or capacity as a real estate licensee; or

b. The receipt of evidence that respondent has violated provisions of the California Real Estate Law, the Subdivided Lands Law, regulations of the Real Estate Commissioner or conditions attaching to this restricted license.

2. Respondent shall not be eligible to apply for the issuance of an unrestricted real estate license nor the removal of any of the conditions, limitations or restrictions attaching to the restricted license until one year has elapsed from the date of issuance of the restricted license to respondent.

3. With the application for license, or with the application for transfer to a new employing broker, respondent shall submit a statement signed by the prospective employing broker on a form approved by the Department of Real Estate wherein the employing broker shall certify as follows:

a. That broker has read the Statement of Issues which is the basis for the issuance of the restricted license; and

b. That broker will carefully review all transaction documents prepared by the restricted licensee and otherwise exercise close

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supervision over the licensee's performance
of acts for which a license is required.

DATED this 24th day of January, 1986.

Lisa Marie Hart
Respondent, LISA MARIE HART

I have read the Statement of Issues filed herein and the foregoing Stipulation and Waiver signed by respondent. I am satisfied that the hearing for the purpose of requiring further proof as to the honesty and truthfulness of respondent need not be called and that it will not be inimical to the public interest to issue a restricted real estate salesperson license to respondent.

Therefore, IT IS HEREBY ORDERED that a restricted real estate salesperson license be issued to respondent LISA MARIE HART if respondent has otherwise fulfilled all of the statutory requirements for licensure. The restricted license shall be limited, conditioned and restricted as specified in the foregoing Stipulation and Waiver

DATED this 13th day of February, 1986.

[Signature]
JAMES A. EDMONDS, JR.
Real Estate Commissioner

Handwritten initials

1 MARILYN L. MOSHER, Counsel
2 Department of Real Estate
3 107 South Broadway, Room 8107
4 Los Angeles, California 90012
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FILED

JAN 17 1986

DEPARTMENT OF REAL ESTATE
BY *R. Huettenhalt*

DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * * *

In the Matter of the Application of)	No. H-521 SA
LISA MARIE HART,)	
aka Lisa M. Hart,)	<u>STATEMENT OF ISSUES</u>
Respondent.)	

The Real Estate Commissioner, in conformity with Section 10152, Division 4, Business and Professions Code of the State of California, requires further proof of the honesty and truthfulness of LISA MARIE HART aka Lisa M. Hart (hereinafter referred to as respondent), in connection with respondent's application for a real estate salesperson license, filed on August 8, 1985, and in relation thereto, will consider the following:

I

On or about May 6, 1981, in the Municipal Court of North County Judicial District, County of San Diego, State of California, respondent was convicted on respondent's plea of guilty of the crime of violating Penal Code Section 484/488

1 (Petty Theft), a crime involving moral turpitude.

2 II

3 On or about September 25, 1981, in the Municipal Court
4 of North County Judicial District in the County of San Diego,
5 State of California, respondent was convicted on respondent's
6 plea of guilty of violating Penal Code Section 666/484 (Petty
7 Theft), a crime involving moral turpitude.

8 III

9 The crimes of which respondent was convicted bear a
10 substantial relationship to the qualifications, functions or
11 duties of a real estate licensee.

12 IV

13 Respondent's convictions, as alleged above, are grounds
14 for denying her application for a real estate license under
15 Sections 480 and 10177(b) of the Business and Professions Code of
16 the State of California.

17
18 These proceedings are brought under the provisions of
19 Section 10100, Division 4 of the Business and Professions Code
20 of the State of California and Sections 11500 through 11528 of the
21 Government Code.

22 Dated at Santa Ana, California
23 this 17th day of January, 1986.

24
25 THOMAS MC CRADY

Deputy Real Estate Commissioner

26 cc: Lisa Marie Hart
27 Robert Joseph Daniele
Sacto.
RC :