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NOV 10 1991

*R. J. ...*

DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \*

In the Matter of the Application of )  
JEFFREY ALAN HILL )  
Respondent. )  
No. H-700 SA

ORDER GRANTING UNRESTRICTED LICENSE

On September 17, 1987, a Decision was rendered herein denying the respondent's application for a real estate salesperson license, effective at once, 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 October 1, 1987, and respondent has operated as a restricted licensee without cause for disciplinary action against respondent since that time.

On December 20, 1990, respondent petitioned for the removal of restrictions attaching to his real estate salesperson license.

I have considered the petition of respondent and the

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

7 NOW, THEREFORE, IT IS ORDERED that respondent's  
8 petition for removal of restrictions is granted and that an  
9 unrestricted real estate salesperson license be issued to  
10 respondent subject to the following understanding and conditions:

11 1. The license issued pursuant to this order shall be  
12 deemed to be the first renewal of respondent's real estate  
13 salesperson license for the purpose of applying the provisions of  
14 Section 10153.4.

15 2. Within six (6) months from the date of this order,  
16 respondent shall:

17 A. Submit a completed application and pay the  
18 appropriate fee for a real estate salesperson license; and

19 B. Submit evidence of having taken and successfully  
20 completed the courses specified in the subdivision (a) and (b) of  
21 Section 10170.5 of the Real Estate Law for renewal of a real  
22 estate license.

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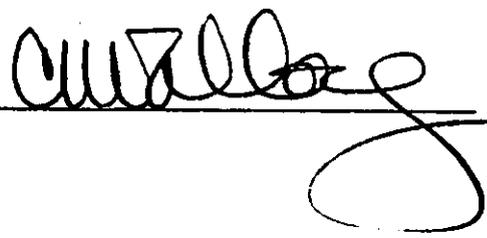
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3. Upon renewal of the license issued pursuant to this  
order, respondent shall submit evidence of having taken and  
successfully completed the continuing education requirements of  
Article 2.5 of Chapter 3 of the Real Estate Law for renewal of a  
real estate license.

This Order shall become effective immediately.

DATED: October 1, 1991

CLARK WALLACE  
Real Estate Commissioner



A handwritten signature in cursive script, appearing to read 'Clark Wallace', is written over a horizontal line. A large, decorative flourish extends from the bottom of the signature.

cc: Jeffrey Alan Hill  
24222 Larkwood Lane  
El Toro, CA 92630

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SEP 23 1987

DEPARTMENT OF REAL ESTATE  
*K. M. Maderholt*

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \*

In the Matter of the Application of )  
JEFFREY ALAN HILL, )  
Respondent. )

NO H-700 SA  
STIPULATION AND WAIVER

I, JEFFREY ALAN HILL, respondent herein,  
do hereby affirm that I have applied to the Department of Real  
Estate for a real estate salesperson license and that to the best  
of my knowledge I have satisfied all of the statutory requirements  
for the issuance of the license, including the payment of the  
license fee.

I acknowledge that I have received and read the  
Statement of Issues and the Statement to Respondent filed by the  
Department of Real Estate on August 19, 1987, in  
connection with my application for license. I understand that  
the Real Estate Commissioner may hold a hearing on this Statement  
of Issues for the purpose of requiring further proof of my

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

1 plea of nolo contendere) to a crime which bears  
2 a significant relation to respondent's fitness  
3 or capacity as a real estate licensee; or  
4 b. The receipt of evidence that respondent has  
5 violated provisions of the California Real  
6 Estate Law, the Subdivided Lands Law,  
7 regulations of the Real Estate Commissioner  
8 or conditions attaching to this restricted  
9 license.

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

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

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

25 b. That broker will carefully review all trans-  
26 action documents prepared by the restricted  
27 licensee and otherwise exercise close

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

X DATED this 1<sup>ST</sup> day of SEPTEMBER, 1987.

X Jeff Hill  
Respondent, JEFFREY ALAN HILL

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 JEFFREY ALAN HILL 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 17<sup>th</sup> day of SEPTEMBER, 1987

JAMES A. EDMONDS, JR.  
Real Estate Commissioner

[Signature]

*Handwritten signature*

AUG 19 1987

DEPARTMENT OF REAL ESTATE  
*Handwritten signature*

MARILYN L. MOSHER, Counsel  
Department of Real Estate  
107 South Broadway, Room 8107  
Los Angeles, California 90012

(213) 620-4790

DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \* \*

In the Matter of the Application of )	No. H-700 SA
JEFFREY ALAN HILL, )	<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 JEFFREY ALAN HILL (hereinafter referred to as respondent), in connection with respondent's application for a real estate salesperson license, filed on January 29, 1987, and in relation thereto, will consider the following:

I

On or about May 3, 1985, in the Superior Court for the State of California in and for the County of Orange, respondent was convicted of violating Penal Code Section 207(a) (Kidnapping), a felony and a crime involving moral turpitude.

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II

The crime of which respondent was convicted bears a substantial relationship to the qualifications, functions or duties of a real estate licensee.

III

Respondent's conviction, as alleged above, is grounds for denying respondent's application for a real estate license under Sections 480 and 10177(b) of the Business and Professions Code of the State of California.

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

Dated at Santa Ana, California  
this 19th day of August, 1987.

THOMAS MC CRADY  
Deputy Real Estate Commissioner

cc: Jeffrey Alan Hill  
Sacto.  
JH