



1 I have considered Respondent's petition 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 she meets the requirements of law for the  
5 issuance to her of an unrestricted real estate salesperson  
6 license and that it would not be against the public interest to  
7 issue said license to her.

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

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

16 2. Within nine (9) months from the date of this Order  
17 Respondent shall:

18 (a) Submit a completed application and pay the  
19 appropriate fee for a real estate salesperson  
20 license, and

21 (b) Submit evidence of having taken and  
22 successfully completed the courses specified  
23 in subdivisions (a) (1), (2), (3), and (4) of  
24 Section 10170.5 of the Real Estate Law for  
25 renewal of a real estate license.

26 3. Upon renewal of the license issued pursuant to this  
27 Order, Respondent shall submit evidence of having

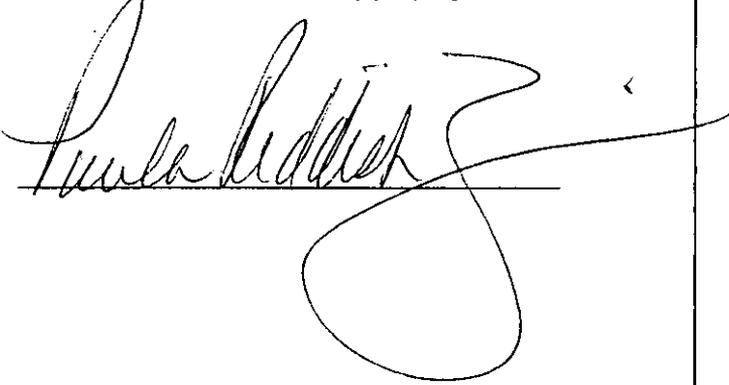
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taken and successfully completed the continuing education requirements of Article 2.5 of Chapter 3 of the Real Estate Law for renewal of a real estate license.

This Order shall be effective immediately.

DATED: April 4, 2002

PAULA REDDISH ZINNEMANN  
Real Estate Commissioner

A large, stylized handwritten signature in cursive script, reading "Paula Reddish Zinnemann", is written over a horizontal line. The signature is positioned to the right of the typed name and title.

1 Department of Real Estate  
2 107 South Broadway, Room 8107  
3 Los Angeles, California 90012  
4 (213) 897-3937

**FILED**  
MAR 31 1999  
DEPARTMENT OF REAL ESTATE

By C. B. [Signature]

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \*

11 In the Matter of the Application of )  
12 KELLY JEAN PETERS-AGGSON, ) NO. H-1405 FR  
13 Respondent(s). ) STIPULATION AND WAIVER

14  
15 I, KELLY JEAN PETERS-AGGSON, Respondent herein, do  
16 hereby affirm that I have applied to the Department of Real  
17 Estate for a real estate salesperson license and that to the  
18 best of my knowledge I have satisfied all of the statutory  
19 requirements for the issuance of the license, including the  
20 payment of the fee therefor.

21 I acknowledge that I have received and read the  
22 Statement of Issues and the Statement to Respondent filed by the  
23 Department of Real Estate on February 2, 1999, in connection  
24 with my application for a real estate salesperson license. I  
25 understand that the Real Estate Commissioner may hold a hearing  
26 on this Statement of Issues for the purpose of requiring further  
27 proof of my honesty and truthfulness and to prove other

1 allegations therein, or that he may in his discretion waive the  
2 hearing and grant me a restricted real estate salesperson  
3 license based upon this Stipulation and Waiver. I also  
4 understand that by filing the Statement of Issues in this matter  
5 the Real Estate Commissioner is shifting the burden to me to  
6 make a satisfactory showing that I meet all the requirements for  
7 issuance of a real estate salesperson license. I further  
8 understand that by entering into this stipulation and waiver I  
9 will be stipulating that the Real Estate Commissioner has found  
10 that I have failed to make such a showing, thereby justifying  
11 the denial of the issuance to me of an unrestricted real estate  
12 salesperson license.

13 I hereby admit that the allegations of the Statement  
14 of Issues filed against me are true and correct and request that  
15 the Real Estate Commissioner in his discretion issue a  
16 restricted real estate salesperson license to me under the  
17 authority of Section 10156.5 of the Business and Professions  
18 Code.

19 I am aware that by signing this Stipulation and  
20 Waiver, I am waiving my right to a hearing and the opportunity  
21 to present evidence at the hearing to establish my  
22 rehabilitation in order to obtain an unrestricted real estate  
23 salesperson license if this Stipulation and Waiver is accepted  
24 by the Real Estate Commissioner. However, I am not waiving my  
25 right to a hearing and to further proceedings to obtain a  
26 restricted or unrestricted license if this Stipulation and  
27 Waiver is not accepted by the Commissioner.



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

4                    1. The license shall not confer any property right in  
5 the privileges to be exercised including the right of renewal,  
6 and the Real Estate Commissioner may by appropriate order  
7 suspend the right to exercise any privileges granted under this  
8 restricted license in the event of;

9                    a. The conviction of Respondent (including a plea  
10 of nolo contendere) to a crime which bears a substantial  
11 relationship to Respondent's fitness or capacity as a real  
12 estate licensee; or

13                    b. The receipt of evidence that Respondent has  
14 violated provisions of the California Real Estate Law, the  
15 Subdivided Lands Law, Regulations of the Real Estate  
16 Commissioner or conditions attaching to this restricted license.

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

22                    3. With the application for license, or with the  
23 application for transfer to a new employing broker, Respondent  
24 shall submit a statement signed by the prospective employing  
25 broker on a form approved by the Department of Real Estate  
26 wherein the employing broker shall certify as follows:  
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- 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 supervision over the licensee's performance of  
acts for which a license is required.

DATED this 15 day of March, 1999.

*Kelly Jean Peters-Aggson*  
Respondent, KELLY JEAN PETERS-AGGSON

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.

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1 Therefore, IT IS HEREBY ORDERED that a restricted real  
2 estate salesperson license be issued to Respondent, KELLY JEAN  
3 PETERS-AGGSON, if Respondent has otherwise fulfilled all of the  
4 statutory requirements for licensure. The restricted license  
5 shall be limited, conditioned and restricted as specified in the  
6 foregoing Stipulation and Waiver.

7 This Order is effective immediately.

8 DATED this 25<sup>th</sup> day of March, 1999.

9 JOHN R. LIBERATOR  
Acting Real Estate Commissioner

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11 *John R. Liberator*  
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BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

FILED  
MAR 03 1999

DEPARTMENT OF REAL ESTATE

In the Matter of the Application of

KELLY JEAN PETERS-AGGSON

By Shelly Eliz

Case No. H-1405 FRESNO

OAH No. L-1999020317

Respondent

NOTICE OF HEARING ON APPLICATION

To the above named respondent:

You are hereby notified that a hearing will be held before the Department of Real Estate at \_\_\_\_\_  
The Office of Administrative Hearings, 320 West Fourth St., 6th Floor,  
Suite 630, Los Angeles, California 90013

on THURSDAY--April 15, 1999, at the hour of 10:00 AM,  
or as soon thereafter as the matter can be heard, upon the Statement of Issues served upon you. If you object to the place  
of hearing, you must notify the presiding administrative law judge of the Office of Administrative Hearings within  
ten (10) days after this notice is served on you. Failure to notify the presiding administrative law judge within ten days  
will deprive you of a change in the place of the hearing.

You may be present at the hearing. You have the right to be represented by an attorney at your own expense. You  
are not entitled to the appointment of an attorney to represent you at public expense. You are entitled to represent  
yourself without legal counsel. If you are not present in person nor represented by counsel at the hearing, the  
Department may take disciplinary action against you based upon any express admission or other evidence including  
affidavits, without any notice to you.

The burden of proof is upon you to establish that you are entitled to the license or other action sought. If you are  
not present nor represented at the hearing, the Department may act upon your application without taking evidence.

You may present any relevant evidence and will be given full opportunity to cross-examine all witnesses  
testifying against you. You are entitled to the issuance of subpoenas to compel the attendance of witnesses and the  
production of books, documents or other things by applying to the Department of Real Estate.

The hearing shall be conducted in the English language. If you want to offer the testimony of any witness who  
does not proficiently speak the English language, you must provide your own interpreter and pay for his or her costs.  
The interpreter must be certified in accordance with Sections 11435.30 and 11435.55 of the Government Code.

DEPARTMENT OF REAL ESTATE

Dated: March 3, 1999

By Larry Alamao  
LARRY ALAMAO Counsel

1 LARRY A. ALAMAO, Counsel  
2 State Bar No. 47379  
3 Department of Real Estate  
4 P. O. Box 187000  
5 Sacramento, CA 95818-7000  
6  
7 Telephone: (916) 227-0789

FILED

FEB 02 1999

DEPARTMENT OF REAL ESTATE

By Juan Ramos

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \*

11 In the Matter of the Application of )  
12 ) No. H-1405 FRESNO  
13 KELLY JEAN PETERS-AGGSON, )  
14 ) STATEMENT OF ISSUES  
15 Respondent. )

15 The Complainant, M. Dolores Ramos, a Deputy Real Estate  
16 Commissioner of the State of California, for Statement of Issues  
17 against KELLY JEAN PETERS-AGGSON, (hereinafter "Respondent"), is  
18 informed and alleges as follows:

I

19  
20 Respondent made application to the Department of Real  
21 Estate of the State of California for a real estate salesperson  
22 license on or about June 18, 1998.

II

23  
24 Complainant, M. Dolores Ramos, a Deputy Real Estate  
25 Commissioner of the State of California, makes this Statement of  
26 Issues in her official capacity and not otherwise.

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III

On or about April 3, 1995, in the Municipal Court, San Luis Obispo County, Respondent was convicted of a violation of Section 475 of the California Penal Code (Possession of Forged Instrument), a crime involving moral turpitude which bears a substantial relationship under Section 2910, Title 10, California Code of Regulations, to the qualifications, functions, or duties of a real estate licensee.

IV

The crime of which Respondent was convicted, as alleged in Paragraph III, constitutes cause for denial of Respondent's application for a real estate license under Sections 480(a) and 10177(b) of the California Business and Professions Code.

WHEREFORE, the Complainant prays that the above-entitled matter be set for hearing and, upon proof of the charges contained herein, that the Commissioner refuse to authorize the issuance of, and deny the issuance of, a real estate salesperson license to Respondent, and for such other and further relief as may be proper under other provisions of law.



M. DOLORES RAMOS  
Deputy Real Estate Commissioner

Dated at Fresno, California,  
this 12<sup>th</sup> day of January, 1999.