



1 requirements of law for the issuance to Respondent of an  
2 unrestricted real estate salesperson license and that it  
3 would not be against the public interest to issue said  
4 license to Respondent.

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

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

13 2. Within one year from the date of this Order,  
14 Respondent shall:

15 1. Submit a completed application and payment of  
16 the fee for a real estate salesperson license.

17 2. Submit evidence satisfactory to the Real  
18 Estate Commissioner that he has taken and successfully  
19 completed the courses specified in paragraphs (1) to (4)  
20 inclusive of subdivision (a) of Section 10170.5 of the Real  
21 Estate Law (effective January 1, 1996) for renewal of a real  
22 estate license.

23 3. Upon renewal of the license issued pursuant to  
24 this Order, Respondent shall submit evidence of having taken  
25 and successfully completed the courses specified in  
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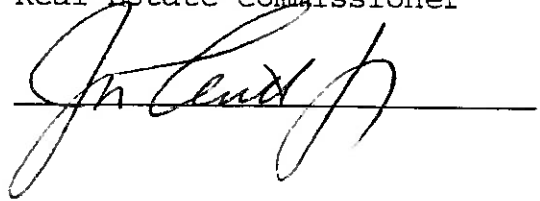
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subdivisions (a) and (b) of Section 10170.5 of the Real Estate Law for renewal of a real estate license.

This Order shall be effective immediately.

Dated: 4/24/96.

JIM ANTT, JR.  
Real Estate Commissioner



ANTHONY PADUANO  
#9 Gretel Court  
Newport Beach, California 92663

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FEB 12 1994

DEPARTMENT OF REAL ESTATE  
C. B. 7

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

◆ ◆ ◆

In the Matter of the Application of	)	
	)	No. H-1722 SA
ANTHONY PADUANO,	)	
	)	STIPULATION AND WAIVER
	)	
Respondent.	)	
_____	)	

I, ANTHONY PADUANO, 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 fee therefor.

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 January 26, 1994, in connection with my application for a real estate salesperson 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 honesty and truthfulness and to prove other allegations therein, or that he may in his discretion waive the hearing and grant me a restricted real estate salesperson license based upon this Stipulation and Waiver. I also understand that by filing the Statement of Issues in this matter the Real Estate Commissioner is shifting the burden to me to make a satisfactory showing that I meet all the requirements for issuance of a real estate salesperson license. I further understand that by entering into this stipulation and waiver I will be stipulating that the Real Estate

1 Commissioner has found that I have failed to make such a showing, thereby justifying the denial of the issuance  
2 to me of an unrestricted real estate salesperson license.

3 I hereby admit that the allegations of the Statement of Issues filed against me are true and correct and  
4 request that the Real Estate Commissioner in his discretion issue a restricted real estate salesperson license to  
5 me under the authority of Section 10156.5 of the Business and Professions Code. I understand that any such  
6 restricted license will be issued subject to and be limited by Section 10153.4 of the Business and Professions  
7 Code.

8 I am aware that by signing this Stipulation and Waiver, I am waiving my right to a hearing and the  
9 opportunity to present evidence at the hearing to establish my rehabilitation in order to obtain an unrestricted  
10 real estate salesperson license if this Stipulation and Waiver is accepted by the Real Estate Commissioner.  
11 However, I am not waiving my right to a hearing and to further proceedings to obtain a restricted or unrestricted  
12 license if this Stipulation and Waiver is not accepted by the Commissioner.

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

- 15 1. The license shall not confer any property right in the privileges to be exercised including the right  
16 of renewal, and the Real Estate Commissioner may by appropriate order suspend the right to  
17 exercise any privileges granted under this restricted license in the event of:
  - 18 a. The conviction of respondent (including a plea of nolo contendere) to a crime which bears a  
19 substantial relationship to respondent's fitness or capacity as a real estate licensee; or
  - 20 b. The receipt of evidence that respondent has violated provisions of the California Real Estate  
21 Law, the Subdivided Lands Law, Regulations of the Real Estate Commissioner or conditions  
22 attaching to this restricted license.
- 23 2. Respondent shall not be eligible to apply for the issuance of an unrestricted real estate license nor  
24 the removal of any of the conditions, limitations or restrictions attaching to the restricted license  
25 until one year has elapsed from the date of issuance of the restricted license to respondent.
- 26 3. With the application for license, or with the application for transfer to a new employing broker,  
27 respondent shall submit a statement signed by the prospective employing broker on a form

1 approved by the Department of Real Estate wherein the employing broker shall certify as follows:

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

4 b. That broker will carefully review all transaction documents prepared by the restricted licensee  
5 and otherwise exercise close supervision over the licensee's performance of acts for which  
6 a license is required.

7 4. Respondent shall, within eighteen (18) months of the date of issuance of the restricted license under  
8 the provisions of Section 10153.4 of the Business and Professions Code, submit evidence  
9 satisfactory to the Commissioner of successful completion at an accredited institution of two of the  
10 courses listed in Section 10153.2, other than real estate principles, advanced legal aspects of real  
11 estate, advanced real estate finance or advanced real estate appraisal. If respondent fails to present  
12 satisfactory evidence of successful completion of said courses, the restricted license shall be  
13 automatically suspended effective eighteen (18) months after the date of issuance of the restricted  
14 license. Said suspension shall not be lifted until respondent has submitted the required evidence  
15 of course completion and the Commissioner has given written notice to the respondent of lifting  
16 of the suspension.

17 DATED this 23 day of March, 19 99.

18 Anthony Paduano  
19 Respondent, ANTHONY PADUANO

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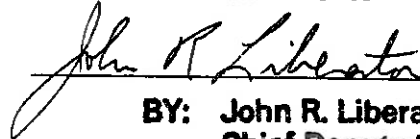
1 I have read the Statement of Issues filed herein and the foregoing Stipulation and Waiver signed by  
2 respondent. I am satisfied that the hearing for the purpose of requiring further proof as to the honesty and  
3 truthfulness of respondent need not be called and that it will not be inimical to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

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

9 This Order is effective immediately.

10 DATED this 6<sup>th</sup> day of April, 19 94.

11  
12 CLARK WALLACE  
Real Estate Commissioner

13 

14 **BY: John R. Liberator**  
15 **Chief Deputy Commissioner**



1 July 21, 1993, with the knowledge and understanding that any  
2 license issued as a result of said application would be subject to  
3 the conditions of Section 10153.4 of the California Business and  
4 Professions Code.

5 III

6 On or about September 26, 1986, in the Superior Court of  
7 California, County of Orange, Respondent was convicted on his plea  
8 of guilty to two counts of violating Section 211 of the California  
9 Penal Code (Robbery), a felony or a crime involving moral  
10 turpitude which bears a substantial relationship under Section  
11 2910, Title 10, California Code of Regulations, to the  
12 qualifications, functions or duties of a real estate licensee.

13 IV

14 The crime of which Respondent was convicted, as alleged  
15 in Paragraph III, above, constitutes cause for denial of  
16 Respondent's application for a real estate license under Sections  
17 480(a)(1) and 10177(b) of the California Business and Professions  
18 Code.

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

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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 ANTHONY PADUANO and for such other and further relief as may be proper in the premises.

Dated at Santa Ana, California  
this 26th day of January, 1994.

THOMAS MCCRADY  

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Deputy Real Estate Commissioner

cc: Anthony Paduano  
Pacific West Mortgage  
Sacto.  
BSV