

1 Department of Real Estate
2 P.O. Box 187007
3 Sacramento, CA 95818-7007
4 Telephone: (916) 227-0789

FILED

MAY 18 2009

DEPARTMENT OF REAL ESTATE



7 DEPARTMENT OF REAL ESTATE
8 STATE OF CALIFORNIA

10 *In the Matter of the Application of*

11 SUNNY JAMES BAUTISTA BUSTOS

13 Respondent

) No. H- 2337 FR
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STIPULATION AND
WAIVER

15 It is hereby stipulated by and between SUNNY JAMES BAUTISTA BUSTOS (hereinafter
16 "Respondent") and Respondent's attorney, Fredrick M. Ray, and the Complainant, acting by and through
17 Truly Sughrue, Counsel for the Department of Real Estate, as follows for the purpose of settling and
18 disposing of the Statement of Issues filed on January 7, 2009 in this matter:

19 Respondent acknowledges that Respondent has received and read the Statement of Issues and the
20 Statement to Respondent filed by the Department of Real Estate in connection with Respondent's
21 application for a real estate salesperson license. Respondent understands that the Real Estate Commissioner
22 may hold a hearing on this Statement of Issues for the purpose of requiring further proof of Respondent's
23 honesty and truthfulness and to prove other allegations therein, or that he may in his discretion waive the
24 hearing and grant Respondent a restricted real estate salesperson license based upon this Stipulation and
25 Waiver. Respondent also understands that by filing the Statement of Issues in this matter the Real Estate
26 Commissioner is shifting the burden to Respondent to make a satisfactory showing that Respondent meets
27 all the requirements for issuance of a real estate salesperson license. Respondent further understands that by

1 entering into this stipulation and waiver Respondent will be stipulating that the Real Estate Commissioner
2 has found that Respondent has failed to make such a showing, thereby justifying the denial of the issuance
3 to Respondent of an unrestricted real estate salesperson license.

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

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

15 Respondent further understands that the following conditions, limitations, and restrictions will attach
16 to a restricted license issued by the Department of Real Estate pursuant hereto:

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

1 license until two years have elapsed from the date of issuance of the restricted license to
2 Respondent.

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

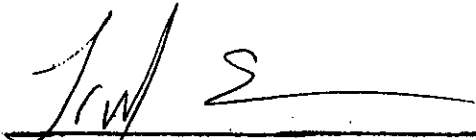
- 7 a. That broker has read the Statement of Issues which is the basis for the issuance of the
8 restricted license; and
9 b. That broker will carefully review all transaction documents prepared by the restricted
10 licensee and otherwise exercise close supervision over the licensee's performance of acts
11 for which a license is required.

- 12 4. Respondent's restricted real estate salesperson license is issued subject to the requirements of
13 Section 10153.4 of the Business and Professions Code, to wit: Respondent is required, within
14 eighteen (18) months of the issuance of the restricted license, to submit evidence satisfactory to
15 the Commissioner of successful completion, at an accredited institution, of
16 a course in real estate practices and one of the courses listed in Section 10153.2, other than real
17 estate principles, advanced legal aspects of real estate, advanced real estate finance, or advanced
18 real estate appraisal. If Respondent fails to timely present to the Department satisfactory
19 evidence of successful completion of the two required courses, the restricted license shall be
20 automatically suspended effective eighteen (18) months after the date of its issuance. Said
21 suspension shall not be lifted unless, prior to the expiration of the restricted license, Respondent
22 has submitted the required evidence of course completion and the Commissioner has given
23 written notice to Respondent of the lifting of the suspension.

- 24 5. Pursuant to Section 10154, if Respondent has not satisfied the requirements for an unqualified
25 license under Section 10153.4, Respondent shall not be entitled to renew the restricted license,
26 and shall not be entitled to the issuance of another license which is subject to Section 10153.4
27 until four years after the date of the issuance of the preceding restricted license.

28-April-09

Dated


TRULY SUGHRUE, Counsel, Department of Real Estate

I have read the Stipulation and Waiver, have discussed it with my counsel, and its terms are understood by me and are agreeable and acceptable to me. I understand that I am waiving rights given to me by the California Administrative Procedure Act (including but not limited to Sections 11506, 11508, 11509, and 11513 of the Government Code), and I willingly, intelligently, and voluntarily waive those rights, including the right of a hearing on the Statement of Issues at which I would have the right to cross-examine witnesses against me and to present evidence in defense and mitigation of the charges

Respondent can signify acceptance and approval of the terms and conditions of this Stipulation and Waiver by faxing a copy of the signature page, as actually signed by Respondent, to the Department at fax number (916) 227-9458. Respondent agrees, acknowledges and understands that by electronically sending to the Department a fax copy of his actual signature as it appears on the Stipulation and Waiver, that receipt of the faxed copy by the Department shall be as binding on Respondent as if the Department had received the original signed Stipulation and Waiver.

4/28/9

Dated


SUNNY JAMES BALTISTA BUSTOS, Respondent

I have reviewed the Stipulation and Waiver as to form and content and have advised my client accordingly.

4/28/09

Dated


FREDRICK M. RAY, Attorney for Respondent

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.

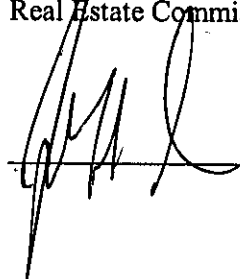
Therefore, IT IS HEREBY ORDERED that a restricted real estate salesperson license be issued to Respondent, if Respondent has otherwise fulfilled all of the statutory requirements for licensure. The restricted license shall be limited, conditioned, and restricted as specified in the foregoing Stipulation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

This Order is effective immediately.

IT IS SO ORDERED

5/14/09

Jeff Davi
Real Estate Commissioner



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APR 15 2009

DEPARTMENT OF REAL ESTATE

By K. Max

1 TRULY SUGHRUE, Counsel (SBN 223266)
2 Department of Real Estate
3 P. O. Box 187007
4 Sacramento, CA 95818-7007
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8 Telephone: (916) 227-0781
9

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

10
11 In the Matter of the Application of)
12) H-2337 FR
13 SUNNY JAMES BAUTISTA BUSTOS,)
14) FIRST AMENDED
Respondent.) STATEMENT OF ISSUES

15 The Complainant, JOHN W. SWEENEY, a Deputy Real Estate Commissioner of
16 the State of California, for Statement of Issues against SUNNY JAMES BAUSTISTA BUSTOS,
17 (herein "Respondent") is informed and alleges as follows:

18 1

19 Complainant makes this Statement of Issues against Respondent in his official
20 capacity.

21 2

22 Respondent made application to the Department of Real Estate of the State of
23 California for a real estate salesperson license on or about October 1, 2007, with the knowledge
24 and understanding that any license issued as a result of said application would be subject to the
25 conditions of Section 10153.4 of the Business and Professions Code.

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27 ///

On or about July 13, 2004, in the Supreme Court of the State of New York, Queens, Case No. 02674-2003, Respondent was convicted of Insurance Fraud-5th Degree, and of Falsifying Business Records-2nd Degree, both misdemeanors and crimes involving moral turpitude that bear a substantial relationship under Section 2910, Title 10, Chapter 6 of the California Code of Regulations (herein "Regulations"), to the qualifications, functions, or duties of a real estate licensee.

Respondent's criminal convictions, described in Paragraph 3, above, constitute cause for denial of Respondent's application for a real estate salesperson license pursuant to the provisions of Sections 480(a) and 10177(b) of the Code.

On February 26, 2007, after proceedings comparable to the Administrative Procedure Act in which Respondent was given fair notice of the charges, an opportunity for a hearing, and other due process protections, the Physical Therapy Board of California, (herein "Board"), in Case No. 1D 2005 64171, revoked the Physical Therapist License of Respondent, provided the revocation was stayed for three years upon terms and conditions for acts which, if done by a real estate licensee, would be grounds for the suspension or revocation of a California real estate license pursuant to the provisions of Sections 10177(b), 10177(j) and/or 10177(f).

The administrative proceedings, described in Paragraph 5, above, constitute cause for denial of Respondent's application for a real estate salesperson license pursuant to the provisions of Section 480(a) and 10177(f) of the Code.

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

6
7 
8 JOHN W. SWEENEY
 Deputy Real Estate Commissioner

9 Dated at Fresno, California,
10 this 14th day of April, 2009.

1 RICHARD K. UNO, Counsel (SBN 98275)
2 Department of Real Estate
3 P. O. Box 187007
4 Sacramento, CA 95818-7007

5 Telephone: (916) 227-2380

FILED

JAN - 7 2009

DEPARTMENT OF REAL ESTATE

By K. Mar

8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Application of)
12) H-2337 FR
13 SUNNY JAMES BAUTISTA BUSTOS,)
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Respondent.)

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25 On or about July 13, 2004, in the Supreme Court of the State of New York,
26 Queens, Case No. 02674-2003, Respondent was convicted of Insurance Fraud-5th Degree, and
27 of Falsifying Business Records-2nd Degree, both misdemeanors and crimes involving moral

1 turpitude that bears a substantial relationship under Section 2910, Title 10, Chapter 6 of the
2 California Code of Regulations (herein "Regulations"), to the qualifications, functions, or duties
3 of a real estate licensee.

4 4

5 Respondent's criminal convictions, described in Paragraph 3, above, constitute
6 cause for denial of Respondent's application for a real estate salesperson license pursuant to the
7 provisions of Sections 480(a) and 10177(b) of the Code.

8 5

9 PRIOR ADMINISTRATIVE PROCEEDINGS

10 On February 26, 2007, the Physical Therapy Board of California, (herein
11 "Board"), Case No. 1D 2005 64171, revoked the Physical Therapist License of Respondent.
12 However, the Board stayed the revocation and placed Respondent on three (3) years probation.

13 6

14 The administrative proceedings, described in Paragraph 5, above, constitute
15 cause for denial of Respondent's application for a real estate salesperson license pursuant to
16 the provisions of Section 480(a) and 10177(f) of the Code.

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

22
23 
24  JOHN W. SWEENEY
Deputy Real Estate Commissioner

25 Dated at Fresno, California
26 this 6th day of January, 2009.
27