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FILED

FEB 18 2006

DEPARTMENT OF REAL ESTATE

By *Juan Armit*

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \*

In the Matter of the Application of) No: No. H-2812 SD  
KARLA L. NOBLE, )  
Respondent. )

ORDER GRANTING UNRESTRICTED LICENSE

On March 17, 2003, a Decision was rendered herein denying the Respondent's application for 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 April 21, 2003, and Respondent has operated as a restricted licensee since that time.

On October 17, 2005, Respondent petitioned for the removal of restrictions attaching to Respondent's real estate salesperson license.

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 Respondent meets the requirements of law for  
5 the issuance to Respondent of an unrestricted real estate  
6 salesperson 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 a real  
10 estate salesperson license be issued to Respondent 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 estate  
14 salesperson license for the purpose of applying the provisions of  
15 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 license, and

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

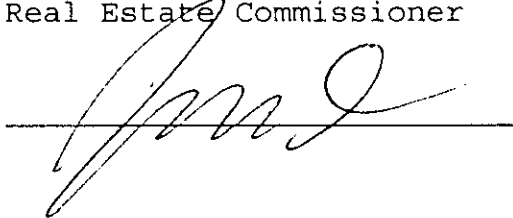
24 3. Upon renewal of the license issued pursuant to this  
25 order, Respondent shall submit evidence of having taken and  
26 successfully completed the continuing education requirements of  
27

1 Article 2.5 of Chapter 3 of the Real Estate Law for renewal of a  
2 real estate license.

3 This Order shall become effective immediately.

4 DATED: 1-19, 2006.

5 JEFF DAVI  
6 Real Estate Commissioner

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FILED  
MAR 25 2003

DEPARTMENT OF REAL ESTATE

By: *Shelly Ely*

DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

*In the Matter of the Application of*

KARLA NOBLE,

Respondent

No. H- 2812 SD

**STIPULATION AND  
WAIVER**

I, KARLA NOBLE, 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 February 22, 2003, 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 she may in her 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 Commissioner has found that I have failed to make such a showing, thereby justifying the denial of the issuance to me of an unrestricted real estate salesperson license.

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

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

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

13 1. The license shall not confer any property right in the privileges to be exercised including the  
14 right of renewal, and the Real Estate Commissioner may by appropriate order suspend the right  
15 to exercise any privileges granted under this restricted license in the event of:

16 a. The conviction of respondent (including a plea of nolo contendere) to a crime which bears a  
17 substantial relationship to respondent's fitness or capacity as a real estate licensee; or

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

21 2. I shall not be eligible to apply for the issuance of an unrestricted real estate license nor the  
22 removal of any of the conditions, limitations or restrictions attaching to the restricted license  
23 until two years have elapsed from the date of issuance of the restricted license to respondent.

24 3. With the application for license, or with the application for transfer to a new employing broker, I  
25 shall submit a statement signed by the prospective employing broker on a form approved by the  
26 Department of Real Estate wherein the employing broker shall certify as follows:  
27

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

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

6 4. My restricted real estate salesperson license is issued subject to the requirements of Section  
7 10153.4 of the Business and Professions Code, to wit: I am required, within eighteen (18)  
8 months of the issuance of the restricted license, to submit evidence satisfactory to the  
9 Commissioner of successful completion, at an accredited institution, of two of the courses listed  
10 in Section 10153.2, other than real estate principles, advanced legal aspects of real estate,  
11 advanced real estate finance, or advanced real estate appraisal. If I fail to timely present to the  
12 Department satisfactory evidence of successful completion of the two required courses, the  
13 restricted license shall be automatically suspended effective eighteen (18) months after the date  
14 of its issuance. Said suspension shall not be lifted unless, prior to the expiration of the restricted  
15 license, I have submitted the required evidence of course completion and the Commissioner has  
16 given written notice to me of the lifting of the suspension.

17 5. Pursuant to Section 10154, if I have not satisfied the requirements for an unqualified license  
18 under Section 10153.4, I shall not be entitled to renew the restricted license, and shall not be  
19 entitled to the issuance of another license which is subject to Section 10153.4 until four years  
20 after the date of the issuance of the preceding restricted license.

21 DATED this 27<sup>th</sup> day of February, 2003.

22 Karla Noble  
23 Respondent - KARLA NOBLE

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

Therefore, IT IS HEREBY ORDERED that a restricted real estate salesperson license be issued to respondent KARLA NOBLE 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.

DATED this 17<sup>th</sup> day of March, 2003.

Real Estate Commissioner

*John R. Beaton*

BY: John R. Liberator  
Chief Deputy Commissioner

1 MICHAEL B. RICH, Counsel  
2 State Bar No. 84257  
3 Department of Real Estate  
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5 Sacramento, CA 95818-7000  
6  
7 Telephone: (916) 227-0789  
8

FILED  
FEB 22 2003

DEPARTMENT OF REAL ESTATE

By: *Shelly Ely*

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \*

11 In the Matter of the Application of )  
12 KARLA NOBLE, )  
13 Respondent. )  
14

No. H-2812 SD

STATEMENT OF ISSUES

15 The Complainant, J. CHRIS GRAVES, a Deputy Real Estate  
16 Commissioner of the State of California, for Statement of Issues  
17 against KARLA NOBLE formerly known as KARLA LOUISE BLUHM and as  
18 KARLA LOUISE BONWITT (hereinafter "Respondent"), is informed and  
19 alleges as follows:

20 I

21 Respondent made application to the Department of Real  
22 Estate of the State of California for a real estate salesperson  
23 license on or about November 9, 2001, with the knowledge and  
24 understanding that any license issued as a result of said  
25 application would be subject to the conditions of Section 10153.4  
26 of the Business and Professions Code.

27 ///



1 II

2 Complainant, J. CHRIS GRAVES, a Deputy Real Estate  
3 Commissioner of the State of California, makes this Statement of  
4 Issues in his official capacity and not otherwise.

5 III

6 In response to Question 25 of said application, to wit:  
7 "Have you ever been convicted of any violation of law?",  
8 Respondent answered "No".

9 IV

10 On or about March 30, 1979, in the County Court for the  
11 State of Florida, County of Martin, Respondent was convicted of a  
12 violation of Section 812.014 of the Florida Statutes (Theft), a  
13 crime involving moral turpitude which bears a substantial  
14 relationship under Section 2910, Title 10, California Code of  
15 Regulations, to the qualifications, functions, or duties of a  
16 real estate licensee.

17 V

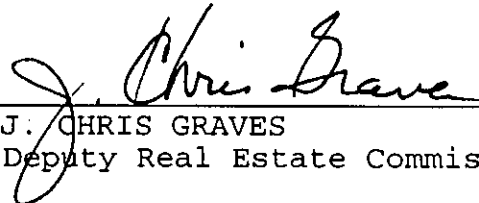
18 The crime of which Respondent was convicted, as alleged  
19 in Paragraph IV, constitute cause for denial of Respondent's  
20 application for a real estate license under Sections 480(a) and  
21 10177(b) of the California Business and Professions Code.

22 VI

23 Respondent's failure to reveal the conviction set forth  
24 in Paragraph IV above in said application constitutes the  
25 procurement of a real estate license by fraud, misrepresentation,  
26 or deceit, or by making a material misstatement of fact in said  
27 application, which failure is cause for denial of Respondent's

1 application for a real estate license under Sections 480(c) and  
2 10177(a) of the California Business and Professions Code.

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

9  
10   
11 J. CHRIS GRAVES  
Deputy Real Estate Commissioner

12 Dated at San Diego, California,  
13 this 17<sup>th</sup> day of January, 2003.