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FILED
SEP 17 2001

DEPARTMENT OF REAL ESTATE

By Kathleen Contreras

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Application of)
ANGELICA PATRICIA DONAHUE,) NO. H-3359 SAC
Respondent.)

ORDER GRANTING UNRESTRICTED LICENSE

On May 28, 1998, an Order was rendered herein denying Respondent's application for a 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 July 9, 1998, and Respondent has operated as a restricted licensee without cause for disciplinary action against her since that time.

On March 13, 2000, Respondent petitioned for the removal of restrictions attaching to her real estate salesperson license.

I have considered Respondent's petition and the evidence submitted in support thereof including Respondent's

1 record as a restricted licensee. Respondent has demonstrated to
2 my satisfaction that she meets the requirements of law for the
3 issuance to her of an unrestricted real estate salesperson
4 license and that it would not be against the public interest to
5 issue said license to her.

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

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

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

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

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

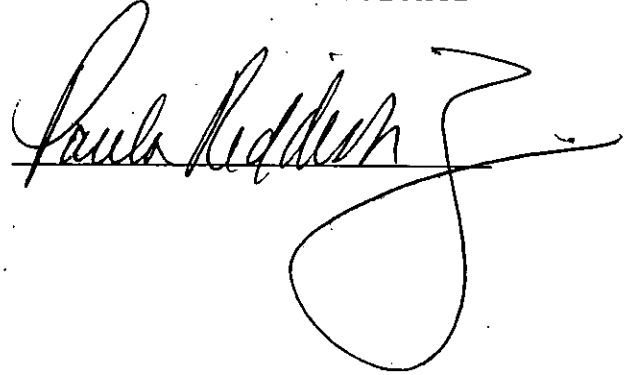
24 3. Upon renewal of the license issued pursuant to this
25 Order, Respondent shall submit evidence of having
26 taken and successfully completed the continuing
27 education requirements of Article 2.5 of Chapter 3

1 of the Real Estate Law for renewal of a real estate
2 license.

3 This Order shall become effective immediately.

4
5 DATED: August 22, 2001

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7 PAULA REDDISH ZINNEBANN
Real Estate Commissioner

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FILED
JUN 8 1998
DEPARTMENT OF REAL ESTATE

Laurie A. Zin

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

♦ ♦ ♦

In the Matter of the Application of

ANGELICA PATRICIA DONAHUE,

Respondent.

No. H-3359 SAC

STIPULATION AND WAIVER

I, ANGELICA PATRICIA DONAHUE, 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 May 4, 1998, 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.

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 unrestricted
8 real estate salesperson license if this Stipulation and Waiver is accepted by the Real Estate Commissioner.
9 However, I am not waiving my right to a hearing and to further proceedings to obtain a restricted or unrestricted
10 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 restricted
12 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 right
14 of renewal, and the Real Estate Commissioner may by appropriate order suspend the right to
15 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 Estate
19 Law, the Subdivided Lands Law, Regulations of the Real Estate Commissioner or conditions
20 attaching to this restricted license.

21 2. Respondent shall not be eligible to apply for the issuance of an unrestricted real estate license nor
22 the removal of any of the conditions, limitations or restrictions attaching to the restricted license
23 until one year has 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,
25 respondent shall submit a statement signed by the prospective employing broker on a form
26 approved by the Department of Real Estate wherein the employing broker shall certify as follows:

27 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 16th day of May, 19 98.

Angelica Patricia Donahue
Respondent
ANGELICA PATRICIA DONAHUE

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 ANGELICA PATRICIA DONAHUE 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 28TH day of MAY, 19 98

JIM ANTT, JR.
Real Estate Commissioner

[Signature]

1 DAVID A. PETERS, Counsel
2 Department of Real Estate
3 P. O. Box 187000
4 Sacramento, CA 95818-7000

5 Telephone: (916) 227-0789
6 -or- (916) 227-0781 (Direct)
7

FILED
MAY 4 1998

DEPARTMENT OF REAL ESTATE

Lucie A. Zier

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Application of)
12 ANGELICA PATRICIA DONAHUE,)
13 Respondent.)
14

No. H-3359 SAC

STATEMENT OF ISSUES

15 The Complainant, Peter J. Saverien, a Deputy Real Estate
16 Commissioner of the State of California, for Statement of Issues
17 against ANGELICA PATRICIA DONAHUE aka Angelica Patricia McLaughlin
18 (hereinafter "Respondent"), alleges as follows:

19 I

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 January 23, 1998.

23 II

24 Complainant, Peter J. Saverien, a Deputy Real Estate
25 Commissioner of the State of California, makes this Statement of
26 Issues in his official capacity.

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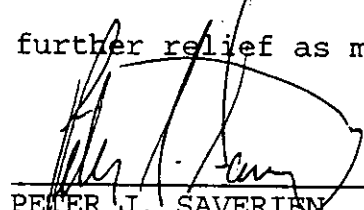
III

On or about April 10, 1992, in the Municipal Court of Long Beach Judicial District, County of Los Angeles, State of California, Respondent was convicted of a violation of Section 476a(a) of the California Penal Code (Insufficient Funds/Checks), 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 above, 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 in the premises.


PETER J. SAVERIEN
Deputy Real Estate Commissioner

Dated at Sacramento, California,
this 27th day of April, 1998.

