

FILED

OCT 28 2024

DEPARTMENT OF REAL ESTATE

By B dew

Department of Real Estate
651 Bannon Street, Suite 507
Sacramento, CA 95811

Telephone: (916) 576-8700

DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Application of

PHILLIP ALBERT ARANZASU,

Respondent.

H-3568 FR

STIPULATION AND WAIVER
(Per Business and Professions Code § 10100.4)

PHILLIP ALBERT ARANZASU, ("Respondent") does hereby affirm that on March 8, 2023, Respondent applied to the Department of Real Estate ("Department") for a real estate salesperson license and that to the best of Respondent's knowledge Respondent satisfied all of the statutory requirements for the issuance of the license, including the payment of the fee.

FACTUAL BASIS

On or about July 8, 2019, in the Superior Court of the State of California, County of Tulare, Case No. VCM379397, Respondent was convicted of violating Section 2000(a) (hit and run causing property damage) of the California Vehicle Code, a misdemeanor.

On or about March 3, 2014, in the Superior Court of the State of California, County of Fresno, Case No. F13900884, Respondent was convicted of violating Section 4573.8 of the California Penal Code, a felony.

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1 Respondent agrees that by signing this Stipulation and Waiver, the conditions,
2 limitations, and restrictions imposed on Respondent's restricted license, identified below, may be
3 removed only by filing a Petition for Removal of Restrictions ("petition") with the
4 Commissioner, and that Respondent's petition must follow the procedures set forth in
5 Government Code Section 11522. Respondent understands that this Stipulation and Waiver,
6 which was executed pursuant to the authority under sections 10100.4 and 10156.5 of the Code, is
7 considered discipline by the Department.

8 Respondent further understands that the restricted license issued to Respondent
9 shall be subject to all of the provisions of Section 10156.7 of the Code and to the following
10 limitations, conditions, and restrictions imposed under the authority of Section 10156.6 of the
11 Code:

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

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

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

21 2. Respondent shall not be eligible to petition for the issuance of an
22 unrestricted real estate license nor the removal of any of the conditions, limitations, or restrictions
23 attaching to the restricted real estate license until two (2) years have elapsed from the date of
24 issuance of the restricted real estate license to Respondent. Respondent shall not be eligible to
25 apply for any unrestricted licenses until all restrictions attaching to the license have been removed.

26 3. With the application for license, or with the application for transfer to a new
27 employing broker, Respondent shall submit a statement signed by the prospective employing

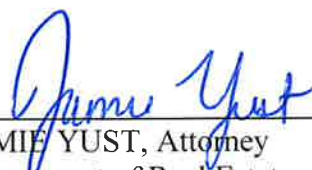
broker on a form approved by the Department wherein the employing broker shall certify as follows:

a. That broker has read the Stipulation and Waiver 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.

4. Respondent shall notify the Commissioner in writing within 72 hours of any arrest by sending a certified letter to the Commissioner at the Department of Real Estate, 651 Bannon Street, Sacramento, CA 95811. The letter shall set forth the date of Respondent's arrest, the crime for which Respondent was arrested and the name and address of the arresting law enforcement agency. Respondent's failure to timely file written notice shall constitute an independent violation of the terms of the restricted license and shall be grounds for the suspension or revocation of that license.

9/16/2024
Dated



JAMIE YUST, Attorney
Department of Real Estate

Respondent has read the Stipulation and Waiver and its terms are understood by Respondent and agreeable and acceptable to Respondent. Respondent understands that Respondent is waiving rights given to Respondent by the California Administrative Procedure Act (including, but not limited to, California Government Code sections 11504, 11506, 11508, 11509, and 11513), and willingly, intelligently, and voluntarily waives those rights, including, but not limited to, the right to a hearing on a Statement of Issues at which Respondent would have the right to cross-examine witnesses against Respondent 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 emailing a scanned copy of the signature page, as actually signed by Respondent, to the Department counsel assigned to this case. Respondent agrees, acknowledges, and understands that by electronically sending the Department a scan of Respondent's actual signature as it appears on the Stipulation and Waiver, that receipt of the scan by the Department shall be binding on Respondent as if the Department had received the original signed Stipulation and Waiver.

Sep 18, 2024

Dated


Phillip Aranzasu (Sep 18, 2024 23:59 PDT)

PHILLIP ALBERT ARANZASU, Respondent

I have read 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 PHILLIP ALBERT ARANZASU, 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

10/22/24

CHIKA SUNQUIST
Real Estate Commissioner


By Marcus L. McCarther
Chief Deputy Real Estate Commissioner