

1 Department of Real Estate
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FILED

APR 29 2025

DEPARTMENT OF REAL ESTATE
By B. Richards

8 **DEPARTMENT OF REAL ESTATE**
9 **STATE OF CALIFORNIA**

10 * * *

11 *In the Matter of the Application of*

12 ADEDAI TSEHAI KAHASSAI,

13 Respondent.

H-3592 FR

STIPULATION AND WAIVER

(Per Business and Professions Code § 10100.4)

14
15 ADEDAI TSEHAI KAHASSAI, ("Respondent") does hereby affirm that on
16 November 3, 2023, Respondent applied to the Department of Real Estate ("Department") for a
17 real estate salesperson license and that to the best of Respondent's knowledge Respondent
18 satisfied all of the statutory requirements for the issuance of the license, including the payment of
19 the fee.

20 **FACTUAL BASIS**

21 On or about August 25, 2015, in the Circuit Court of the State of Virginia, County
22 of Chesterfield, Case No. CR15F01276, Respondent was convicted of violating Section 18.2-
23 256;18.2-248.1 (conspiracy to distribute marijuana), Section 18.2-246.3 (money laundering), and
24 two counts of Section 18.2-248.1 (distribution of marijuana) of the Code of Virginia, felonies.

25 On or about April 28, 2021, in the Superior Court of the State of California,
26 County of San Mateo, Case No. 21-SM-000177-A, Respondent was convicted of violating
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Section 23152(b) (driving under the influence-over .08%) of the California Vehicle Code, a misdemeanor.

GROUND'S FOR DENIAL

Respondent's criminal convictions constitute grounds under Sections 480 and 10177(b) of the Business and Professions Code ("Code") for the denial of Respondent's application for an unrestricted real estate license.

TERMS AND CONDITIONS

Respondent understands that the Real Estate Commissioner ("Commissioner") may hold a hearing regarding the matters discussed above for the purpose of requiring further proof of Respondent's honesty and truthfulness and to prove other allegations therein, or that the Commissioner may waive the hearing and grant Respondent a restricted real estate salesperson license based upon this Stipulation and Waiver. Respondent also understands that by entering into this Stipulation and Waiver, Respondent will be stipulating that the Commissioner has found that Respondent has failed to make a showing that Respondent meets all the requirements for issuance of a real estate salesperson license thereby justifying the denial of the issuance to Respondent of an unrestricted real estate salesperson license.

Respondent hereby admits the above Factual Basis is true and correct and requests that the Commissioner issue a restricted real estate salesperson license to Respondent under the authority of section 10100.4 and 10156.5 of the Code. Respondent understands that any such restricted license will be issued subject to the provisions of and limitations of sections 10156.6 and 10156.7 of the Code.

Respondent is aware that by signing this Stipulation and Waiver, and if this Stipulation and Waiver is accepted by the Commissioner, Respondent is waiving Respondent's right to a hearing and the opportunity to present evidence at the hearing to establish Respondent's rehabilitation in order to obtain an unrestricted real estate salesperson license. Respondent is not waiving Respondent's right to a hearing and to further proceedings to obtain a

1 restricted or unrestricted license if this Stipulation and Waiver is not accepted by the
2 Commissioner.

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

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

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

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

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

23 2. Respondent shall not be eligible to petition for the issuance of an
24 unrestricted real estate license nor the removal of any of the conditions, limitations, or restrictions
25 attaching to the restricted real estate license until three (3) years have elapsed from the date of
26 issuance of the restricted real estate license to Respondent. Respondent shall not be eligible to
27 apply for any unrestricted licenses until all restrictions attaching to the license have been removed.

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

5 a. That broker has read the Stipulation and Waiver which is the basis for the
6 issuance of the restricted license; and

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

10 4. Respondent shall notify the Commissioner in writing within 72 hours of
11 any arrest by sending a certified letter to the Commissioner at the Department of Real Estate, 651
12 Bannon Street, Suite 504, Sacramento, CA 95811. The letter shall set forth the date of
13 Respondent's arrest, the crime for which Respondent was arrested and the name and address of
14 the arresting law enforcement agency. Respondent's failure to timely file written notice shall
15 constitute an independent violation of the terms of the restricted license and shall be grounds for
16 the suspension or revocation of that license.

17
18 Dated

3/19/25


KYLE JONES, Attorney
Department of Real Estate

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21 Respondent has read the Stipulation and Waiver and its terms are understood by
22 Respondent and agreeable and acceptable to Respondent. Respondent understands that
23 Respondent is waiving rights given to Respondent by the California Administrative Procedure
24 Act (including, but not limited to, California Government Code sections 11504, 11506, 11508,
25 11509, and 11513), and willingly, intelligently, and voluntarily waives those rights, including,
26 but not limited to, the right to a hearing on a Statement of Issues at which Respondent would
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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.

3/19/25

Dated



ADEDAI TSEHAI KAHASSAI, 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 ADEDAI TSEHAI KAHASSAI, 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 April 21, 2025



CHIKA SUNQUIST
Real Estate Commissioner