



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 paragraphs (1) to (4)  
22 inclusive of subdivision (a) of Section 10170.5 of the Real  
23 Estate Law for 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 taken and  
26 successfully completed the continuing education requirements of

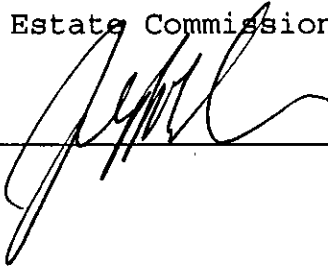
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1 Article 2.5 of Chapter 3 of the Real Estate Law for renewal of a  
2 real estate license.

3 This Order shall become effective immediately.

4 IT IS SO ORDERED 2-22-07, 2007.

5 JEFF DAVI  
6 Real Estate Commissioner

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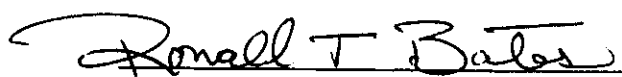
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- a. That broker has read the Statement of Issues which is the basis for the issuance of the restricted license; and
- b. That broker will carefully review all transaction documents prepared by the restricted licensee and otherwise exercise close supervision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

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

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

DATED this 9 day of OCTOBER, 2003.

  
Respondent - RONALT BATES

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.

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Therefore, IT IS HEREBY ORDERED that a restricted real estate salesperson license be issued to  
respondent RONALD BATES 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 28<sup>th</sup> day of October, 2003

Real Estate Commissioner  
Paula Reddish

1 MICHAEL B. RICH, Counsel  
2 State Bar No. 84257  
3 Department of Real Estate  
4 P. O. Box 187000  
5 Sacramento, CA 95818-7000  
6  
7 Telephone: (916) 227-0789

FILED  
OCT 08 2003

DEPARTMENT OF REAL ESTATE

By Shelly Ely

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \*

11 In the Matter of the Application of )  
12 )  
13 RONALD BATES, )  
14 Respondent. )  
15 )

No. H- 3894 SAC  
STATEMENT OF ISSUES

15 The Complainant, CHARLES W. KOENIG, a Deputy Real  
16 Estate Commissioner of the State of California, for Statement of  
17 Issues against RONALD BATES (hereinafter "Respondent"), is  
18 informed and 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 September 12, 2002, with the knowledge and  
23 understanding that any license issued as a result of said  
24 application would be subject to the conditions of Section 10153.4  
25 of the Business and Professions Code.

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II

Complainant, CHARLES W. KOENIG, a Deputy Real Estate Commissioner of the State of California, makes this Statement of Issues in his official capacity and not otherwise.

III

On or about January 2, 1969, in the Superior Court, County of San Francisco, State of California, Respondent was convicted of a violation of former Section 11912 (now Section 11379) of the California Health and Safety Code (Unlawful importation, transportation, sale, or distribution of a dangerous drug), 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

On or about March 8, 1971, in the United States District Court, for the Southern District of California, Respondent was convicted of violating Title 18, United States Code, Section 455 (Unlawful importation of controlled substances), 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.

V

On or about August 21, 1981, in the Superior Court, County of San Bernardino, Respondent was convicted of a violation of Section 417(b) of the California Penal Code (Unlawfully draws

1 or exhibits any loaded firearm in an angry or threatening manner)  
2 and Section 11351 of the California Health and Safety Code  
3 (Unlawful possession of controlled substance for sale, to wit:  
4 cocaine), a misdemeanor and a felony, respectively, involving  
5 moral turpitude which bears a substantial relationship under  
6 Section 2910, Title 10, California Code of Regulations, to the  
7 qualifications, functions, or duties of a real estate licensee.

8 VI

9 On or about March 26, 1984, in the Superior Court,  
10 County of Orange, Respondent was convicted of a violation of  
11 Section 182(1)(a) of the California Penal Code (Conspiracy to  
12 commit a crime) and Section 11352 of the California Health and  
13 Safety Code (Unlawful importation, transportation, sale, or  
14 distribution of a controlled substance, to wit: cocaine),  
15 felonies involving moral turpitude which bear a substantial  
16 relationship under Section 2910, Title 10, California Code of  
17 Regulations, to the qualifications, functions, or duties of a  
18 real estate licensee.


19 VII

20 On or about August 3, 1990, in the Superior Court,  
21 County of Los Angeles, Respondent was convicted of a violation of  
22 Section 496.1 of the California Penal Code (Knowingly buys or  
23 receives property obtained in any manner by theft or extortion),  
24 a crime involving moral turpitude which bears a substantial  
25 relationship under Section 2910, Title 10, California Code of  
26 Regulations, to the qualifications, functions, or duties of a  
27 real estate licensee.

VIII

The crimes of which Respondent was convicted, as alleged in Paragraphs III through VII, inclusive, individually and/or collectively, constitute cause for denial of Respondent's application for a real estate license under Sections 480(a) and/or 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 under other provisions of law.

  
CHARLES W. KOENIG  
Deputy Real Estate Commissioner

Dated at Sacramento, California,  
this 29th day of September, 2003.