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**FILED**

JUN 22 2011

DEPARTMENT OF REAL ESTATE

By *L. J. [Signature]*

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \*

In the Matter of the Application of

PONCE DELEONG SMITH,

No. H-4521 SAC

Respondent.

ORDER GRANTING UNRESTRICTED LICENSE

On August 22, 2006, a Decision 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 September 16, 2006, and Respondent has operated as a restricted licensee since that time.

On July 19, 2010, Respondent petitioned for the removal of restrictions attaching to Respondent's real estate salesperson license.

I have considered Respondent's petition and the evidence submitted in support thereof including Respondent's record as a restricted licensee. Respondent has demonstrated to my satisfaction that Respondent meets the requirements of law for the issuance to Respondent of

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1 an unrestricted real estate salesperson license and that it would not be against the public interest  
2 to issue said license to Respondent.

3 NOW, THEREFORE, IT IS ORDERED that Respondent's petition for removal of  
4 restrictions is granted and that a real estate salesperson license be issued to Respondent if  
5 Respondent satisfies the following requirements:

6 1. Submits a completed application and pays the fee for a real estate  
7 salesperson license within the 12 month period following the date of this Order; and

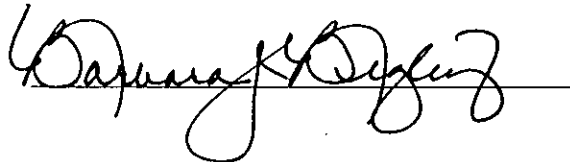
8 2. Submits proof that Respondent has completed the continuing education  
9 requirements for renewal of the license sought. The continuing education courses must be  
10 completed either (i) within the 12 month period preceding the filing of the completed  
11 application, or (ii) within the 12 month period following the date of this Order.

12 This Order shall become effective immediately.

13 IT IS SO ORDERED

6/14/11

14 BARBARA J. BIGBY  
15 Acting Real Estate Commissioner

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**ORIGINAL**

Department of Real Estate  
P.O. Box 187007  
Sacramento, CA 95818-7007  
Telephone: (916) 227-0789

**FILED**  
AUG 23 2006

DEPARTMENT OF REAL ESTATE

By S. E. J.

**DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA**

*In the Matter of the Application of*

PONCE DELEONG SMITH

Respondent

No. H- 4521 SAC

**STIPULATION AND  
WAIVER**

I, PONCE DELEONG SMITH, 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 August 11, 2006, 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  
2 issuance 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 requests that the Real Estate Commissioner in his discretion issue a restricted real estate salesperson license  
5 to me under the authority of Section 10156.5 of the Business and Professions Code. I understand that any  
6 such restricted license will be issued subject to and be limited by Section 10153.4 of the Business and  
7 Professions Code.

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

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

- 15 1. The license shall not confer any property right in the privileges to be exercised including the  
16 right of renewal, and the Real Estate Commissioner may by appropriate order suspend the right  
17 to exercise any privileges granted under this restricted license in the event of:
  - 18 a. The conviction of respondent (including a plea of nolo contendere) to a crime which bears a  
19 substantial relationship to respondent's fitness or capacity as a real estate licensee; or
  - 20 b. The receipt of evidence that respondent has violated provisions of the California Real  
21 Estate Law, the Subdivided Lands Law, Regulations of the Real Estate Commissioner, or  
22 conditions attaching to this restricted license.
- 23 2. I shall not be eligible to apply for the issuance of an unrestricted real estate license nor the  
24 removal of any of the conditions, limitations or restrictions attaching to the restricted license  
25 until two years have elapsed from the date of issuance of the restricted license to respondent.  
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1 3. With the application for license, or with the application for transfer to a new employing broker, I  
2 shall submit a statement signed by the prospective employing broker on a form approved by the  
3 Department of Real Estate wherein the employing broker shall certify as follows:

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

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

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

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

24 Respondent can signify acceptance and approval of the terms and conditions of this Stipulation and  
25 Waiver by faxing a copy of the signature page, as actually signed by respondent, to the Department at fax  
26 number (916) 227-9458. Respondent agrees, acknowledges and understands that by electronically sending  
27 to the Department a fax copy of his actual signature as it appears on the Stipulation and Waiver, that receipt

1 of the faxed copy by the Department shall be as binding on respondent as if the Department had received  
2 the original signed Stipulation and Waiver.

3 8/15/06

4 Dated

5 Ponce Deleong Smith  
6 PONCE DELEONG SMITH, Respondent  
7 \*\*\*

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

12 Therefore, IT IS HEREBY ORDERED that a restricted real estate salesperson license be issued to  
13 respondent PONCE DELEONG SMITH if respondent has otherwise fulfilled all of the statutory  
14 requirements for licensure. The restricted license shall be limited, conditioned, and restricted as specified in  
15 the foregoing Stipulation and Waiver.

16 This Order is effective immediately.

17 IT IS SO ORDERED

August 22, 2006

18 Jeff Davis  
19 Real Estate Commissioner

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1 MICHAEL B. RICH, Counsel  
2 State Bar No. 84257  
3 Department of Real Estate  
4 P.O. Box 187007  
5 Sacramento, CA 95818-7007  
6 Telephone: (916) 227-0789

FILED  
AUG 11 2006

DEPARTMENT OF REAL ESTATE

By A. El

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \*

11 In the Matter of the Application of )  
12 PONCE DELEONG SMITH, ) H-4521 SAC  
13 Respondent. ) STATEMENT OF ISSUES  
14 )

15 The Complainant, STEVEN J. ELLIS, a Deputy Real Estate  
16 Commissioner of the State of California, for Statement of Issues  
17 against PONCE DELEONG SMITH (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 28, 2005, 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  
25 10153.4 of the Business and Professions Code.

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II

Complainant, STEVEN J. ELLIS, 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 December 12, 1997, in the Municipal Court, County of San Mateo, State of California, in case number NM279875A, Respondent was convicted of a violation of Section 12020(a)(4) of the California Penal Code (Carries concealed upon his/her person any dirk or dagger), a crime involving moral turpitude and/or a crime 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

In or about July 14, 2000, in the Superior Court, County of San Mateo, State of California, in case number NM294804A, Respondent was convicted of a violation of Section 148.9 of the California Penal Code (Providing false identification to a peace officer), a crime involving moral turpitude and/or a crime 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

In or about August 7, 2000, in the Superior Court, County of Fresno, State of California, in case number F00907322-



1 2, Respondent was convicted of a violation of Section 488 of the  
2 California Penal Code (Petty theft), a crime involving moral  
3 turpitude and/or a crime which bears a substantial relationship  
4 under Section 2910, Title 10, California Code of Regulations, to  
5 the qualifications, functions, or duties of a real estate  
6 licensee.

7 VI

8 The crimes of which Respondent was convicted, as  
9 alleged in Paragraphs III and IV, above, individually and/or  
10 collectively, constitute cause for denial of Respondent's  
11 application for a real estate license under Sections 480(a)  
12 and/or 10177(b) of the California Business and Professions Code.

13 WHEREFORE, the Complainant prays that the above-  
14 entitled matter be set for hearing and, upon proof of the  
15 charges contained herein, that the Commissioner refuse to  
16 authorize the issuance of, and deny the issuance of, a real  
17 estate salesperson license to Respondent, and for such other and  
18 further relief as may be proper under other provisions of law.

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22 STEVEN J. ELLIS  
23 Deputy Real Estate Commissioner

24 Dated at Sacramento, California,  
25 this 4<sup>th</sup> day of August, 2006.  
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