

1 Bureau of Real Estate  
2 320 West 4th Street, Suite 350  
3 Los Angeles, CA 90013-1105

4 (213) 576-6982

**FILED**

NOV 24 2014

BUREAU OF REAL ESTATE

By *[Signature]*

8 BEFORE THE BUREAU OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \*

11 In the Matter of the Accusation of ) No. H-4552 SD  
12 JENNIFER KEIKO SASE, ) L-2014 070 113  
13 ) STIPULATION AND AGREEMENT  
14 Respondent. )  
15 \_\_\_\_\_ )

16 It is hereby stipulated by and between JENNIFER KEIKO  
17 SASE ("Respondent"), and her attorney of record, Mary E. Work,  
18 and the Complainant acting by and through James R. Peel, Counsel  
19 for the Bureau of Real Estate, as follows for the purpose of  
20 settling and disposing of the Accusation filed on December 24,  
21 2013, in this matter:

22 1. All issues which were to be contested and all  
23 evidence which was to be presented by Complainant and Respondent  
24 at a formal hearing on the Accusation, which hearing was to be  
25 held in accordance with the provisions of the Administrative  
26 Procedure Act (APA), shall instead and in place thereof be  
27 submitted solely on the basis of the provisions of this

1 Stipulation and Agreement.

2           2. Respondent has received, read and understands the  
3 Statement to Respondent, the Discovery Provisions of the APA and  
4 the Accusation filed by the Bureau of Real Estate in this  
5 proceeding.

6           3. On April 23, 2014, Respondent filed a Notice of  
7 Defense pursuant to Section 11506 of the Government Code for the  
8 purpose of requesting a hearing on the allegations in the  
9 Accusation. Respondent hereby freely and voluntarily withdraws  
10 said Notice of Defense. Respondent acknowledges that she  
11 understands that by withdrawing said Notice of Defense she will  
12 thereby waive her right to require the Commissioner to prove the  
13 allegations in the Accusation at a contested hearing held in  
14 accordance with the provisions of the APA and that she will  
15 waive other rights afforded to her in connection with the  
16 hearing such as the right to present evidence in defense of the  
17 allegations in the Accusation and the right to cross-examine  
18 witnesses.

19           4. Respondent, pursuant to the limitations set forth  
20 below, hereby admits that the factual allegations (or findings  
21 of fact as set forth below) in Paragraphs 2 and 3 of the  
22 Accusation filed in this proceeding are true and correct and the  
23 Real Estate Commissioner shall not be required to provide  
24 further evidence of such allegations.

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1           5. It is understood by the parties that the Real  
2 Estate Commissioner may adopt the Stipulation and Agreement as  
3 his Decision in this matter, thereby imposing the penalty and  
4 sanctions on Respondent's real estate license and license rights  
5 as set forth in the below "Order". In the event that the  
6 Commissioner in his discretion does not adopt the Stipulation  
7 and Agreement, it shall be void and of no effect, and Respondent  
8 shall retain the right to a hearing and proceeding on the  
9 Accusation under all the provisions of the APA and shall not be  
10 bound by any admission or waiver made herein.

11           6. The Order or any subsequent Order of the Real  
12 Estate Commissioner made pursuant to this Stipulation and  
13 Agreement shall not constitute an estoppel, merger or bar to any  
14 further administrative or civil proceedings by the Bureau of  
15 Real Estate with respect to any matters which were not  
16 specifically alleged to be causes for accusation in this  
17 proceeding.

18                           DETERMINATION OF ISSUES

19           By reason of the foregoing stipulations, admissions  
20 and waivers and solely for the purpose of settlement of the  
21 pending Accusation without a hearing, it is stipulated and  
22 agreed that the following determination of issues shall be made:

23           The conduct of Respondent, as described in the  
24 Accusation, is grounds for the suspension or revocation of all  
25 of the real estate licenses and license rights of Respondent  
26 under the provision of Sections 490 and 10177(b) of the  
27

1 California Business and Professions Code.

2 ORDER

3 The license and license rights of Respondent JENNIFER  
4 KEIKO SASE under the Real Estate Law are revoked; provided,  
5 however, a restricted real estate salesperson license shall be  
6 issued to Respondent pursuant to Section 10156.5 of the Business  
7 and Professions Code if Respondent makes application therefor  
8 and pays to the Bureau of Real Estate the appropriate fee for  
9 the restricted license within 90 days from the effective date of  
10 this Decision. The restricted license issued to Respondent  
11 shall be subject to all of the provisions of Section 10156.7 of  
12 the Business and Professions Code and to the following  
13 limitations, conditions, and restrictions imposed under  
14 authority of Section 10156.6 of that Code:

15 1. The restricted license issued to Respondent may be  
16 suspended prior to hearing by Order of the Real Estate  
17 Commissioner in the event of Respondent's conviction or plea of  
18 nolo contendere to a crime which is substantially related to  
19 Respondent's fitness or capacity as a real estate licensee.

20 2. The restricted license issued to Respondent may be  
21 suspended prior to hearing by Order of the Real Estate  
22 Commissioner on evidence satisfactory to the Commissioner that  
23 Respondent has violated provisions of the California Real Estate  
24 Law, the Subdivided Lands Law, Regulations of the Real Estate  
25 Commissioner or conditions attaching to the restricted license.

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1           3. Respondent shall not be eligible to apply for the  
2 issuance of an unrestricted real estate license nor for the  
3 removal of any of the conditions, limitations or restrictions of  
4 a restricted license until two (2) years have elapsed from the  
5 effective date of this Decision.

6           4. Respondent shall submit with any application for  
7 license under an employing broker, or any application for  
8 transfer to a new employing broker, a statement signed by the  
9 prospective employing real estate broker on a form approved by  
10 the Bureau of Real Estate which shall certify:

11           (a) That the employing broker has read the Decision of  
12 the Commissioner which granted the right to a  
13 restricted license; and

14           (b) That the employing broker will exercise close  
15 supervision over the performance by the restricted  
16 licensee relating to activities for which a real  
17 estate license is required.

18           5. Respondent shall, within nine months from the  
19 effective date of this Decision, present evidence satisfactory  
20 to the Real Estate Commissioner that Respondent has, since the  
21 most recent issuance of an original or renewal real estate  
22 license, taken and successfully completed the continuing  
23 education requirements of Article 2.5 of Chapter 3 of the Real  
24 Estate Law for renewal of a real estate license. If Respondent  
25 fails to satisfy this condition, the Commissioner may order the  
26 suspension of the restricted license until the Respondent  
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1 presents such evidence. The Commissioner shall afford  
2 Respondent the opportunity for a hearing pursuant to the  
3 Administrative Procedure Act to present such evidence.

4 6. Respondent shall notify the Commissioner in  
5 writing within 72 hours of any arrest by sending a certified  
6 letter to the Commissioner at Bureau of Real Estate, Post Office  
7 Box 137000, Sacramento, CA 95813-7000. The letter shall set  
8 forth the date of Respondent's arrest, the crime for which  
9 Respondent was arrested, and the name and address of the  
10 arresting law enforcement agency. Respondent's failure to  
11 timely file written notice shall constitute an independent  
12 violation of the terms of the restricted license and shall be  
13 grounds for the suspension or revocation of that license.

14  
15 DATED:

10-27-14

James R. Peel  
James R. Peel  
Counsel for the  
Bureau of Real Estate

16  
17  
18 \* \* \*

19 I have read the Stipulation and Agreement, and its  
20 terms are understood by me and are agreeable and acceptable to  
21 me. I understand that I am waiving rights given to me by the  
22 California Administrative Procedure Act (including but not  
23 limited to Sections 11506, 11508, 11509 and 11513 of the  
24 Government Code), and I willingly, intelligently and voluntarily  
25 waive those rights, including the right of requiring the  
26 Commissioner to prove the allegations in the Accusation at a  
27 hearing at which I would have the right to cross-examine

FAX FROM :

10-23-14 06:48a Pg: 8

1 witnesses against me and to present evidence in defense and  
2 mitigation of the charges.

3 Respondent can signify acceptance and approval of the  
4 terms and conditions of this Stipulation and Agreement by faxing  
5 a copy of the signature page, as actually signed by Respondent,  
6 to the Bureau at the following telephone/fax number: (213) 576-  
7 6917. Respondent agrees, acknowledges and understands that by  
8 electronically sending to the Bureau a fax copy of her actual  
9 signature as it appears on the Stipulation and Agreement, that  
10 receipt of the faxed copy by the Bureau shall be as binding on  
11 Respondent as if the Bureau had received the original signed  
12 Stipulation and Agreement.

13

14 DATED: 10/24/14

  
JENNIFER KEIKO SASE  
Respondent

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18 I have reviewed the Stipulation and Agreement as to  
19 form and content and have advised my client accordingly.

20

21 DATED: 10/24/14

  
Mary E. Work, Attorney for  
Respondent

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1 witnesses against me and to present evidence in defense and  
2 mitigation of the charges.

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9 signature as it appears on the Stipulation and Agreement, that  
10 receipt of the faxed copy by the Bureau shall be as binding on  
11 Respondent as if the Bureau had received the original signed  
12 Stipulation and Agreement.

13  
14 DATED: \_\_\_\_\_

\_\_\_\_\_  
JENNIFER KEIKO SASE  
Respondent

15  
16  
17 *I have reviewed the Stipulation and Agreement as to*  
18 *form and content and have advised my client accordingly.*  
19

20 DATED: \_\_\_\_\_

\_\_\_\_\_  
Mary E. Work, Attorney for  
Respondent

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1 \* \* \*

2 The foregoing Stipulation and Agreement is hereby  
3 adopted as my Decision in this matter, and shall become  
4 effective at 12 o'clock noon on

NOV 19 2014

DEC 15 2014

5 IT IS SO ORDERED

6 Real Estate Commissioner  
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9 By: JEFFREY MASON  
10 Chief Deputy Commissioner  
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**FILED**

MAY 27 2014

BUREAU OF REAL ESTATE

By 

BEFORE THE BUREAU OF REAL ESTATE  
STATE OF CALIFORNIA

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In the Matter of the Accusation of )

JENNIFER KEIKO SASE, )

Respondent. )

NO. H-4552 SD

**ORDER GRANTING RECONSIDERATION**

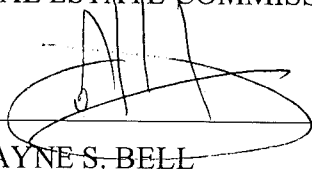
On March 28, 2014, a Decision was rendered in the above-entitled matter to become effective on April 25, 2014. That Decision was stayed until May 27, 2014.

On May 5, 2014, Respondent petitioned for reconsideration of the Decision of March 28, 2014. I find that there is good cause to reconsider said Decision.

Reconsideration is hereby granted and pursuant to Section 11521(b) of the Government Code, the matter is remanded to the Office of Administrative Hearings for hearing.

IT IS SO ORDERED MAY 23, 2014

REAL ESTATE COMMISSIONER

  
WAYNE S. BELL

By: Jeffrey Mason  
Chief Deputy Commissioner

FILED

APR 23 2014

BUREAU OF REAL ESTATE

By

*[Signature]*

BEFORE THE BUREAU OF REAL ESTATE  
STATE OF CALIFORNIA

\*\*\*

In the Matter of the Accusation of

CalBRE No. H-4552 SD

JENNIFER KEIKO SASE,

Respondent

ORDER STAYING EFFECTIVE DATE

On March 28, 2014, the Real Estate Commissioner rendered a Decision in the above-entitled matter to become effective April 25, 2014.

IT IS HEREBY ORDERED that the effective date of the Decision of March 28, 2014, is stayed for a period of 30 days to allow Respondent JENNIFER KEIKO SASE to file a petition for reconsideration.

The Decision of March 28, 2014, shall become effective at 12 o'clock noon on May 27, 2014.

DATED:

4/23/2014

REAL ESTATE COMMISSIONER

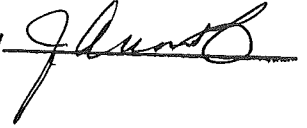
*[Signature]*  
Wayne S. Bell

FILED

APR 04 2014

BUREAU OF REAL ESTATE

By



BEFORE THE BUREAU<sup>1</sup> OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \* \*

In the Matter of the Accusation of	)	
	)	No. H-04552 SD
JENNIFER KEIKO SASE,	)	
	)	
Respondent	)	

DEFAULT DECISION

This Decision is being issued in accordance with the provisions of Section 11520 of the Government Code, on evidence of compliance with Section 11505 of the Government Code and pursuant to the Order of Default filed on March 20, 2014, and the findings of fact set forth herein are based on one or more of the following: (1) Respondents' express admissions; (2) affidavits; and (3) other evidence.

FINDINGS OF FACT

1. On or about December 19, 2013, Maria Suarez made the Accusation in her official capacity as a Deputy Real Estate Commissioner of the State of California.

(a) On December 24, 2013, the Accusation, Statement to Respondent, and Notice of Defense were mailed, by certified mail, return receipt requested, to Respondent JENNIFER KEIKO SASE ("Respondent") at her last known mailing addresses on file at 7835 Rancho Fanita Drive, Unit E, Santee, CA 92071. The Bureau received the green receipt indicating that Respondent signed for the mailing.

(b) No Notice of Defense has been received from Respondent. Respondent's Default was entered on March 20, 2014.

2. JENNIFER KEIKO SASE ("Respondent") is licensed by Bureau of Real Estate ("Bureau") as a real estate salesperson. Respondent was originally licensed as a salesperson on June 18, 2003.

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<sup>1</sup> Effective July 1, 2013, the Department of Real Estate became the Bureau of Real Estate, Department of Consumer Affairs. All references to the Agency will be to the "Bureau".

3. On or about January 30, 2013, in the Superior Court of California, County of San Diego, in Case No. SCD241323, Respondent was convicted of violating Vehicle Code Section 23153(a) (driving under the influence of alcohol causing bodily injury); with enhancements of violating Vehicle Code Section 23578 (driving with a BAC of .15 or greater), and Penal Code Section 11992.7(c) (inflicting great bodily injury), a felony crime which is substantially related to the qualifications, functions and duties of a real estate licensee. Respondent was sentenced to five years probation, to include one year in jail, payment of \$2024.00 in fines and fees, and restitution to the victim.

#### LEGAL CONCLUSIONS

1. Respondent's felony conviction set forth above constitutes grounds for discipline pursuant to Business and Professions Code Sections 490 and 10177(b).

2. The standard of proof applied was clear and convincing proof to a reasonable certainty.


#### ORDER

All licenses and license rights of Respondent JENNIFER KEIKO SASE under the provisions of Part I of Division 4 of the Business and Professions Code are revoked.

This Decision shall become effective at 12 o'clock noon on APR 25 2014

DATED: MAR 28 2014

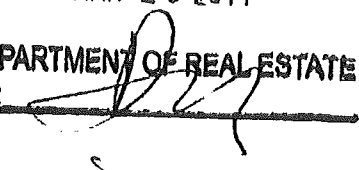
REAL ESTATE COMMISSIONER

  
By: Jeffrey Mason  
Chief Deputy Commissioner

**FILED**

Bureau of Real Estate  
320 West Fourth Street, Suite 350  
Los Angeles, California 90013-1105  
(213) 576-6982

MAR 25 2014

DEPARTMENT OF REAL ESTATE  
BY: 

BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \* \*

In the Matter of the Accusation of )

JENNIFER KEIKO SASE, )

Respondent. )

NO. H-04552 SD

DEFAULT ORDER

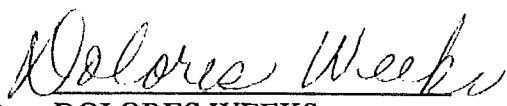
Respondent, JENNIFER KEIKO SASE, having failed to file a Notice of Defense within the time required by Section 11506 of the Government Code, is now in default.

It is, therefore, ordered that a default be entered on the record in this matter.

IT IS SO ORDERED

March 25, 2014

WAYNE S. BELL  
Real Estate Commissioner

  
By: DOLORES WEEKS  
Regional Manager