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FILED

NOV 24 2014

BUREAU OF REAL ESTATE

By *Mary E. Work*

Bureau of Real Estate
320 West 4th Street, Suite 350
Los Angeles, CA 90013-1105
(213) 576-6982

BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of) No. H-4552 SD
) L-2014 070 113
JENNIFER KEIKO SASE,)
) STIPULATION AND AGREEMENT
)
Respondent.)
)

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

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

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.

25 | //

26 | //

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.

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

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.

26 ///

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

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

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

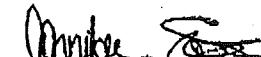
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1 witnesses against me and to present evidence in defense and
2 mitigation of the charges.

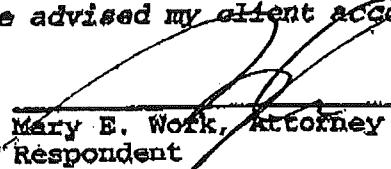
3 Respondent can signify acceptance and approval of the
4 terms and conditions of this Stipulation and Agreement by faxing
5 a copy of the signature page, as actually signed by Respondent,
6 to the Bureau at the following telephone/fax number: (213) 576-
7 6917. Respondent agrees, acknowledges and understands 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.

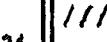
13
14 DATED: 10/24/14


JENNIFER KEIKO SASE
Respondent

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

19
20 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.

3 Respondent can signify acceptance and approval of the
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6 to the Bureau at the following telephone/fax number: (213) 576-
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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: _____

15 JENNIFER KEIKO SASE
16 Respondent

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

19
20 DATED: _____

21 Mary E. Work, Attorney for
22 Respondent

23 ///
24 ///
25 ///
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27 ///

* * *

The foregoing Stipulation and Agreement is hereby adopted as my Decision in this matter, and shall become effective at 12 o'clock noon on NOV 19 2014.
IT IS SO ORDERED DEC 15 2014.

IT IS SO ORDERED

NOV 19 2014

DEC 15 2014

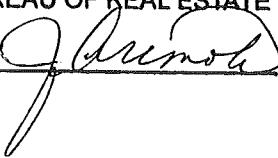
Real Estate Commissioner

By: JEFFREY MASON
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

* * *

In the Matter of the Accusation of)
JENNIFER KEIKO SASE,) NO. H-4552 SD
Respondent.)

)

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

ANSWER

BEFORE THE BUREAU OF REAL ESTATE
STATE OF CALIFORNIA

* * *

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

Wayne S. Bell

FILED

APR 04 2014

BUREAU OF REAL ESTATE

By 

BEFORE THE BUREAU¹ OF REAL ESTATE

STATE OF CALIFORNIA

* * * *

In the Matter of the Accusation of

JENNIFER KEIKO SASE,

Respondent

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)
)
)

No. H-04552 SD

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.

¹ 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

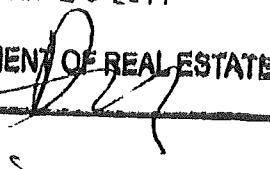
REAL ESTATE COMMISSIONER

By: Jeffrey Mason
Chief Deputy Commissioner

FILED

1 Bureau of Real Estate
2 320 West Fourth Street, Suite 350
3 Los Angeles, California 90013-1105
4 (213) 576-6982

MAR 25 2014

DEPARTMENT OF REAL ESTATE
BY: 

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8 BEFORE THE BUREAU OF REAL ESTATE

9 STATE OF CALIFORNIA

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* * * *

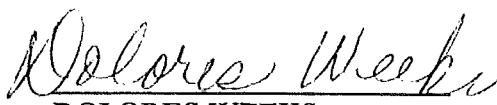
11 In the Matter of the Accusation of)
12) NO. H-04552 SD
13 JENNIFER KEIKO SASE,)
14 Respondent.) DEFAULT ORDER
15 _____)

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

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

19 IT IS SO ORDERED March 25, 2014

20 WAYNE S. BELL
21 Real Estate Commissioner

22 
23 By: DOLORES WEEKS
24 Regional Manager
25
26
27