

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

4 Telephone: (213) 576-6982
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FILED

OCT 24 2014

BUREAU OF REAL ESTATE

By *Angela Dennis*

8 BEFORE THE BUREAU OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Application of)

12 JOSHUA RYAN SSTAR,)

13 Respondent.)

No. H- 04670 SD

STIPULATION AND

WAIVER

(B&P 10100.4)

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15
16 I, JOSHUA RYAN SSTAR ("Respondent") do hereby affirm that I have applied to the
17 Bureau of Real Estate for a real estate salesperson license, and that to the best of my knowledge I
18 have satisfied all of the statutory requirements for the issuance of the license, including, but not
19 limited to, the payment of the fee therefor.

20 I acknowledge that by entering into this Stipulation and Waiver, I am stipulating that the
21 Real Estate Commissioner has found grounds that justify the denial of the issuance of an
22 unrestricted real estate salesperson license to me. I agree that there are grounds to deny the
23 issuance of an unrestricted real estate salesperson license to me pursuant to California Business
24 and Professions Code Sections 480(a) and 10177(b) for my violation of California Penal Code
25 Section 484-488 (petty theft), a misdemeanor.

26 I hereby request that the Real Estate Commissioner in his discretion issue a restricted real
27 estate salesperson license to me under the authority of California Business and Professions Code

1 Sections 10100.4 and 10156.5. I understand that any such restricted license will be issued
2 subject to the provisions of and limitations of California Business and Professions Code Sections
3 10156.6 and 10156.7.

4 I understand that by my signing of this Stipulation and Waiver, provided this Stipulation
5 and Waiver is accepted and signed by the Real Estate Commissioner, the Real Estate
6 Commissioner will not file a Statement of Issues based on the grounds herein, and I am waiving
7 my right to a hearing and the opportunity to present evidence at the hearing to establish my
8 rehabilitation in order to obtain an unrestricted real estate salesperson license.

9 I further understand that the following conditions, limitations, and restrictions will attach
10 to a restricted real estate salesperson license issued by the Bureau of Real Estate pursuant hereto:

- 11 1. The license shall not confer any property right in the privileges to be exercised
12 including the right of renewal, and the Real Estate Commissioner may by appropriate
13 order suspend the right to exercise any privileges granted under this restricted license
14 in the event of:
 - 15 a. The conviction of respondent (including a plea of nolo contendere) to a crime
16 that bears a substantial relationship to Respondent's fitness or capacity as a real
17 estate licensee; or
 - 18 b. The receipt of evidence that Respondent has violated provisions of the
19 California Real Estate Law, the Subdivided Lands Law, Regulations of the Real
20 Estate Commissioner, or conditions attaching to this restricted license.
- 21 2. I shall not be eligible to apply for the issuance of an unrestricted real estate license
22 nor the removal of any of the conditions, limitations, or restrictions attaching to the
23 restricted license until two (2) years have elapsed from the date of issuance of the
24 restricted license to Respondent.
- 25 3. I shall notify the Real Estate Commissioner in writing within 72 hours of any arrest
26 by sending a certified letter to the Real Estate Commissioner at the Bureau of Real
27 Estate, Post Office Box 137013, Sacramento, CA 95813-7013. The letter shall set


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forth the date of Respondent's arrest, the crime for which Respondent was arrested, and the name and address of the arresting law enforcement agency. Respondent's failure to timely file written notice shall constitute an independent violation of the terms of the restricted license and shall be grounds for the suspension or revocation of that license.

4. With the application for license or with the application for transfer to a new employing broker, I shall submit a statement signed by the prospective employing broker on a form approved by the Bureau of Real Estate wherein the employing broker shall certify as follows:

- a. That broker has read the Stipulation and Waiver 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.

9-18-14
Dated


Counsel
Bureau of Real Estate

5. I have read the Stipulation and Waiver, and its terms are understood by me and are agreeable and acceptable to me. I understand that I am waiving rights given to me by the California Administrative Procedure Act (including, but not limited to, California Government Code Sections 11504, 11506, 11508, 11509, and 11513), and I willingly, intelligently, and voluntarily waive those rights, including, but not limited to, the right to a hearing on a Statement of Issues at which I would have the right to cross-examine witnesses against me and to present evidence in defense and mitigation of the charges.

6. Respondent can signify acceptance and approval of the terms and conditions of this

1 Stipulation and Waiver by faxing a copy of its signature page, as actually signed by
2 Respondent, to the Bureau of Real Estate at the following telephone/fax number:
3 (213) 576-6917. Respondent agrees, acknowledges, and understands that by
4 electronically sending to the Bureau of Real Estate a fax copy of his/her actual
5 signature as it appears on the Stipulation and Waiver, that receipt of the faxed copy
6 by the Bureau of Real Estate shall be as binding on Respondent as if the Bureau of
7 Real Estate had received the original signed Stipulation and Waiver.

8
9 Sep 11, 2014

10 Dated

11
12 Joshua Ryan Sistar
13 JOSHUA RYAN SISTAR, Respondent

14 I have read the foregoing Stipulation and Waiver signed by Respondent. I am satisfied
15 that the hearing for the purpose of requiring further proof as to the honesty and truthfulness of
16 Respondent need not be called and that it will not be inimical to the public interest to issue a
17 restricted real estate salesperson license to Respondent.

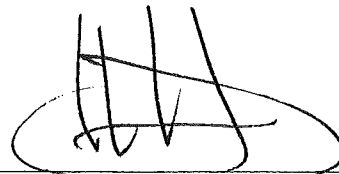
18 Therefore, IT IS HEREBY ORDERED that a restricted real estate salesperson license be
19 issued to Respondent JOSHUA RYAN SISTAR if Respondent has otherwise fulfilled all of the
20 statutory requirements for licensure. The restricted salesperson license shall be limited,
21 conditioned, and restricted as specified in the foregoing Stipulation and Waiver.

22 This Order is effective immediately.

23 IT IS SO ORDERED

24 ORDER 21, 2014.

25 REAL ESTATE COMMISSIONER

26 

27 By: JEFFREY MASON
Chief Deputy Commissioner