

FILED

JUN 4 2009

DEPARTMENT OF REAL ESTATE

By K. Max

BEFORE THE  
DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \*

In the Matter of the Application of )  
CHRISTOS DEMETRIOS SOUKOULIS, ) NO. H- 10660 SF  
Respondent. ) STIPULATION AND WAIVER

I, CHRISTOS DEMETRIOS SOUKOULIS, 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 therefore.

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 April 29, 2009, 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

1 meet all the requirements for the issuance of a real estate salesperson license. I further  
2 understand that by entering into this Stipulation and Waiver, I will be stipulating that the Real  
3 Estate Commissioner has found that I have failed to make such a showing, thereby justifying the  
4 denial of the issuance to me of an unrestricted real estate salesperson license.

5 I hereby admit that the allegations of the Statement of Issues filed against me are  
6 true and correct and request that the Real Estate Commissioner in his discretion issue a restricted  
7 real estate salesperson license to me under the authority of Section 10156.5 of the Business and  
8 Professions Code.

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

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

18 1. The license shall not confer any property right in the privileges to be exercised  
19 including the right of renewal, and the Real Estate Commissioner may by appropriate order  
20 suspend the right to exercise any privileges granted under this restricted license in the event of:

21 (a) The conviction of Respondent (including a plea of nolo contendere) to a crime  
22 which bears a substantial relationship to Respondent's fitness or capacity as a  
23 real estate licensee; or

24 (b) The receipt of evidence that Respondent has violated provisions of the  
25 California Real Estate Law, the Subdivided Lands Law, Regulations of the  
26 Real Estate Commissioner or conditions attaching to this restricted license.

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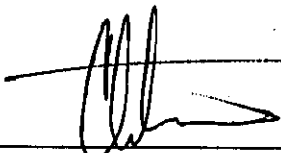
1                   2. Respondent shall not be eligible to apply for the issuance of an unrestricted  
2 real estate license nor the removal of any of the conditions, limitations or restrictions attaching  
3 to the restricted license until four (4) years has elapsed from the date of issuance of the restricted  
4 license to Respondent.

5                   3. With the application for license, or with the application for transfer to a new  
6 employing broker, Respondent shall submit a statement signed by the prospective employing  
7 broker on a form approved by the Department of Real Estate wherein the employing broker  
8 shall certify as follows:

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

14  
15                   5/15/09

16                   DATED

14  
15                     
16                   CHRISTOS DEMETRIOS SOUKOULIS  
17                   Respondent

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

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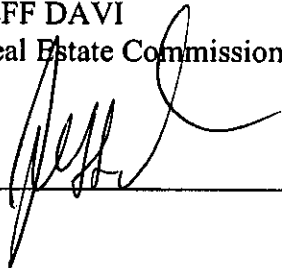
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1                    Therefore, IT IS HEREBY ORDERED that a restricted real estate salesperson  
2 license be issued to respondent CHRISTOS DEMETRIOS SOUKOULIS if Respondent has  
3 otherwise fulfilled all of the statutory requirements for licensure. The restricted license shall be  
4 limited, conditioned and restricted as specified in the foregoing Stipulation and Waiver.

5                    This Order is effective immediately.

6                    DATED: 6-3-09

8                    JEFF DAVI  
9                    Real Estate Commissioner

10                      
11                    \_\_\_\_\_

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4 Telephone: (916) 227-2380

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APR 29 2009

DEPARTMENT OF REAL ESTATE

By K. Mar

8  
9 BEFORE THE DEPARTMENT OF REAL ESTATE  
10 STATE OF CALIFORNIA

11 \* \* \*

12 In the Matter of the Application of  
13 CHRISTOS DEMETRIOS SOUKOULIS,  
14 Respondent.

No. H-10660 SF

STATEMENT OF ISSUES

15  
16 The Complainant, JOE M. CARRILLO, a Deputy Real Estate Commissioner  
17 of the State of California, for Statement of Issues against CHRISTOS DEMETRIOS  
18 SOUKOULIS, (herein "Respondent"), alleges as follows:

19 1

20 Complainant makes this Statement of Issues in his official capacity.

21 2

22 Respondent made application to the Department of Real Estate of the State of  
23 California (herein "the Department") for a real estate salesperson license on or about September  
24 12, 2008.

25 3

26 On or about September 28, 1979, in the Municipal Court of the State of  
27 California, County of Santa Clara, Respondent was convicted of violating Section 415(1) of the

1 California Penal Code (Fighting in Public), a misdemeanor and a crime that bears a substantial  
2 relationship under Section 2910, Title 10 of the California Code of Regulations, (herein  
3 Regulations), to the qualifications, functions or duties of a real estate licensee.

4 4

5 On or about January 31, 1983, in the Municipal Court of the State of California,  
6 County of Santa Clara, Case No. 85490, Respondent was convicted of violating Section 11350  
7 of the California Health and Safety Code (Possession of a Controlled Substance-Cocaine), a  
8 felony and a crime that bears a substantial relationship under Section 2910 of the Regulations,  
9 to the qualifications, functions or duties of a real estate licensee.

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11 On or about January 17, 2003, in the Superior Court of the State of California,  
12 County of Santa Clara, Case No. 238443, Respondent was convicted of violating Section  
13 20002(a) of the California Vehicle Code (Hit and Run-Causing Property Damage), a  
14 misdemeanor and a crime that bears a substantial relationship under Section 2910 of the  
15 Regulations, to the qualifications, functions or duties of a real estate licensee.

16 6

17 On or about September 4, 2003, in the Superior Court of the State of California,  
18 County of Alameda, Case Number 108108, Respondent was convicted of violating Section  
19 23152(a) of the California Vehicle Code (Driving Under the Influence of Alcohol or a Drug), a  
20 misdemeanor and a crime that bears a substantial relationship under Section 2910 of the  
21 Regulations, to the qualifications, functions or duties of a real estate licensee.

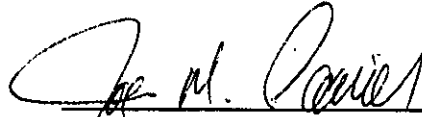
22 7

23 Respondent's criminal convictions, as set out in Paragraphs 3 through 6, above,  
24 constitute cause for denial of Respondent's application for a real estate salesperson license  
25 pursuant to the provisions of Sections 480(a) and 10177(b) of the Code.

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27 ///

1 WHEREFORE, Complainant prays that the above-entitled matter be set for  
2 hearing and, upon proof of the charges contained herein, that the Commissioner refuse to  
3 authorize the issuance of, and deny the issuance of a real estate salesperson license to  
4 Respondent, and for such other and further relief as may be proper in the premises.

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7 JOE M. CARRILLO  
8 Deputy Real Estate Commissioner

9 Dated at Sacramento, California,

10 this 29 day of April, 2009.  
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