

DEC 10 1986

DEPARTMENT OF REAL ESTATE
BY *K. Kiedrichelt*

DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * * *

In the Matter of the Application of)	No. H-22716 LA
TERRY WILLIAM PETERSEN,)	<u>STIPULATION AND WAIVER</u>
Respondent.)	

I, TERRY WILLIAM PETERSEN, 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 license fee.

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 October 30, 1986, in connection with my application for 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

1 license based upon this Stipulation and Waiver.

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

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

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

- 18 1. The license shall not confer any property right in
19 the privileges to be exercised, and the Real
20 Estate Commissioner may by appropriate order suspend
21 the right to exercise any privileges granted under
22 this restricted license in the event of:
 - 23 a. The conviction of respondent (including a plea of
24 nolo contendere) to a crime which bears a
25 significant relation to respondent's fitness or
26 capacity as a real estate licensee; or

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1 b. The receipt of evidence that respondent has
2 violated provisions of the California Real Estate
3 Law, the Subdivided Lands Law, Regulations of the
4 Real Estate Commissioner or conditions attaching
5 to this restricted license.


6 2. Respondent shall not be eligible to apply for the
7 issuance of an unrestricted real estate license nor
8 the removal of any of the conditions, limitations or
9 restrictions attaching to the restricted license
10 until one year has elapsed from the date of issuance
11 of the restricted license to respondent.

12 3. With the application for license, or with the
13 application for transfer to a new employing broker,
14 respondent shall submit a statement signed by the
15 prospective employing broker on a form approved by
16 the Department of Real Estate wherein the employing
17 broker shall certify as follows:

18 a. That the broker has read the Statement of Issues
19 which is the basis for the issuance of the
20 restricted license; and
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1 b. That the broker will carefully review all
2 transaction documents prepared by the restricted
3 licensee and otherwise, exercise close supervision
4 over the licensee's performance of acts for which
5 a license is required.

6 DATED this 17 day of November, 1986.

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9 TERRY WILLIAM PETERSEN
Respondent

10 * * * *

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

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

23 DATED: 12-4-86.

24 JAMES A. EDMONDS, JR.
25 Real Estate Commissioner
26 
27

1 MARILYN L. MOSHER, Counsel
2 Department of Real Estate
3 107 South Broadway, Room 8107
4 Los Angeles, California 90012

(213) 620-4790

OCT 30 1986

STATE OF CALIFORNIA
DEPARTMENT OF REAL ESTATE
[Signature]

DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * * *

11 In the Matter of the Application of)
12 TERRY WILLIAM PETERSEN,)
13 Respondent.)

No. H-22716 LA
STATEMENT OF ISSUES

15 The Real Estate Commissioner, in conformity with Section
16 10152, Division 4, Business and Professions Code of the State of
17 California, requires further proof of the honesty and truthfulness
18 of TERRY WILLIAM PETERSEN (hereinafter referred to as respondent)
19 in connection with respondent's application for a real estate
20 salesperson license, filed on or about April 1, 1986, and in
21 relation thereto, will consider the following:

I

23 On or about October 21, 1983, in the Municipal Court of
24 Santa Anita Judicial District, County of Los Angeles, State of
25 California, respondent was convicted on respondent's plea of
26 guilty of the crime of violating Penal Code Section 537
27 (Defrauding an Innkeeper), a crime involving moral turpitude.

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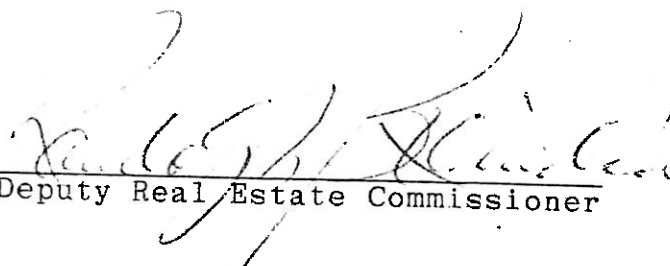
The crime of which respondent was convicted bears a substantial relationship to the qualifications, functions or duties of a real estate licensee.

III

Respondent's conviction, as alleged above, is grounds for denying respondent's application for a real estate license under Sections 480 and 10177(b) of the Business and Professions Code of the State of California.

These proceedings are brought under the provisions of Section 10100, Division 4 of the Business and Professions Code of the State of California and Sections 11500 through 11528 of the Government Code.

Dated at Los Angeles, California
this 30th day of October, 1986.


Deputy Real Estate Commissioner

cc: Terry William Petersen
Sacto.
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