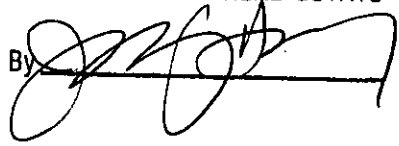


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FILED
APR 7 2004

DEPARTMENT OF REAL ESTATE

By 

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Application of) NO. H-23276 LA
PRISCILLA ANN THOMPSON,)
Respondent.)

ORDER GRANTING UNRESTRICTED LICENSE

On December 6, 1988, a Decision was rendered herein, denying Respondent PRISCILLA ANN THOMPSON, aka Priscilla Ann Gray's ("Respondent") application for a real estate salesperson license, but granting Respondent the right to the issuance of a restricted real estate salesperson license. A restricted real estate salesperson license was issued to Respondent on April 28, 1989. Respondent has operated as a restricted licensee without cause for disciplinary action against Respondent.

On October 23, 2002, Respondent petitioned for the removal of restrictions attaching to her real estate salesperson license.

1 I have considered Respondent's petition and the
2 evidence submitted in support thereof. Respondent has
3 demonstrated to my satisfaction that Respondent meets the
4 requirements of law for the issuance to Respondent of an
5 unrestricted real estate salesperson license and that it
6 would not be against the public interest to issue said
7 license to Respondent.
8

9 NOW, THEREFORE, IT IS ORDERED that Respondent's
10 petition for removal of restrictions is granted and that a real
11 estate salesperson license be issued to Respondent if Respondent
12 satisfies the following condition within nine (9) months from
13 the date of this Order:

14 1. Submittal of a completed application and payment
15 of the fee for a real estate salesperson license.

16 2. Submittal of evidence of having since the most
17 recent issuance of an original or renewal real estate license,
18 taken and successfully completed the continuing education
19 requirements of Article 2.5 of Chapter 3 of the Real Estate
20 Law for renewal of a real estate license.

21 This Order shall be effective immediately.

22 Dated: April 2, 2004.

23 JOHN R. LIBERATOR
24 Acting Real Estate Commissioner

25 
26

27 cc: Priscilla Thompson-Gray
6305 Azalea Drive
Quartz Hill, CA 93536

FILED

DEC 12 1988

DEPARTMENT OF REAL ESTATE
BY C. Berg

DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * * *

In the Matter of the Application of)	NO. H-23276 LA
PRISCILLA ANN THOMPSON, aka)	L-43048
Priscilla Trimble Thompson,)	
Respondent.)	

DECISION

The above-entitled matter came on for hearing before Jess J. Gonzalez, Administrative Law Judge of the Office of Administrative Hearings at Los Angeles, California, on May 17, 1988. The complainant was represented in the proceedings by Frank M. Buda, Counsel, Department of Real Estate. Respondent was present at the hearing and was represented by Edward A. Wilson, Attorney at Law.

Evidence was received, the hearing was closed and the matter was submitted for decision.

On May 27, 1988, the Administrative Law Judge submitted a Proposed Decision which I declined to adopt as the Decision of the Real Estate Commissioner. Pursuant to Section 11517(c) of the

1 Government Code of the State of California, respondent was served
2 with a copy of the Proposed Decision and with notice that the case
3 would be decided by me upon the record, including the transcript
4 of the proceedings held on May 17, 1988, and upon any written
5 argument offered by respondent and complainant.

6 Argument has been submitted on behalf of respondent.

7 I have given careful consideration to the record in this
8 case, including the transcript of proceedings of May 17, 1988, and
9 the argument submitted by respondent.

10 I have determined that the findings of fact and the
11 determination of issues in the Proposed Decision of the
12 Administrative Law Judge dated May 27, 1988, are appropriate in
13 all respects and they are adopted as the findings of fact and
14 determination of issues of the Real Estate Commissioner in this
15 proceeding.

16 THE ORDER of the Decision of the Real Estate Commissioner
17 in this proceeding shall be as follows:

18 ORDER

19 1. The application of PRISCILLA ANN THOMPSON, aka
20 Priscilla Trimble Thompson, for a real estate salesperson license
21 is denied, provided, however, that a restricted real estate
22 salesperson license shall be issued to respondent pursuant to
23 Section 10156.5 of the Business and Professions Code if
24 respondent makes application therefor and pays to the Department
25 of Real Estate the appropriate fee for said license within six
26 (6) months from the effective date of the Decision herein.

27 /

1 2. The restricted license issued to respondent shall
2 be subject to the provisions of Section 10156.7 of the Business
3 and Professions Code and the following limitations, conditions
4 and restrictions imposed under authority of Section 10156.6 of
5 said Code:

6 (A) The Real Estate Commissioner may, prior to hearing,
7 suspend the right of respondent to exercise any
8 privileges granted under this restricted license
9 in the event of the conviction of respondent of a
10 crime which bears a significant relationship of
11 respondent's fitness or capacity as a real estate
12 licensee.

13 (B) The Real Estate Commissioner may, prior to hearing,
14 suspend the right of respondent to exercise any
15 privileges granted under this restricted license
16 upon receipt of evidence that respondent has
17 violated provisions of the California Real Estate
18 Law, the Subdivided Lands Law, the Regulations of
19 the Real Estate Commissioner, or conditions attach-
20 ing to this restricted license.

21 3. With the application for license, or with the
22 application for transfer to a new employing broker, respondent
23 shall submit a statement signed by the prospective employing
24 broker on a form approved by the Department certifying that:

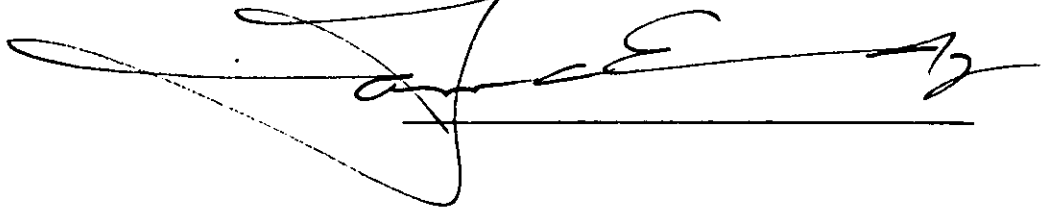
25 (A) The broker has read the Decision of the Real Estate
26 Commissioner which granted the right to the
27 restricted license; and

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This Decision shall become effective at 12 o'clock noon
on January 3, 1989.

IT IS SO ORDERED 12-6-88.

JAMES A. EDMONDS, JR.
Real Estate Commissioner

A large, stylized handwritten signature in black ink, likely belonging to James A. Edmonds, Jr., is written over a horizontal line.

Handwritten signature

FILED
JUN 16 1988

DEPARTMENT OF REAL ESTATE

Handwritten signature: Emily Ikeda

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Application of)
PRISCILLA ANN THOMPSON,)
aka Priscilla Trimble Thompson,) NO. H-23276⁶ LA
Respondent.) L-43048

NOTICE

TO: PRISCILLA ANN THOMPSON, Respondent
and
EDWARD A. WILSON, her Counsel

YOU ARE HEREBY NOTIFIED that the Proposed Decision
herein dated May 27, 1988, of the Administrative Law Judge is not
adopted as the Decision of the Real Estate Commissioner. A copy
of the Proposed Decision dated May 27, 1988, is attached hereto
for your information.

In accordance with Section 11517(c) of the Government
Code of the State of California, the disposition of this case
will be determined by me after consideration of the record
herein including the transcript of the proceedings held on

/ / / / /

1 May 17, 1988, and any written argument hereafter submitted on
2 behalf of respondent and complainant.

3 Written argument of respondent to be considered by me
4 must be submitted within 15 days after receipt of the transcript
5 of the proceedings of May 17, 1988, at the Los Angeles office of
6 the Department of Real Estate unless an extension of the time is
7 granted for good cause shown.

8 Written argument of complainant to be considered by me
9 must be submitted within 15 days after receipt of the argument of
10 respondent at the Los Angeles office of the Department of Real
11 Estate unless an extension of the time is granted for good cause
12 shown.

13 DATED: June 16, 1988

14
15 JAMES A. EDMONDS, JR.
16 Real Estate Commissioner

17 By: *John R. Liberator*

18 JOHN R. LIBERATOR
19 Chief Deputy Commissioner
20
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STATE OF CALIFORNIA

In the Matter of the Application)
of:)
)
PRISCILLA ANN THOMPSON) NO. H-23276 LA
aka PRISCILLA TRIMBLE THOMPSON,)
) L-43048
)
Respondent.)
)

This matter came on regularly for hearing before Jess J. Gonzalez, Administrative Law Judge, of the Office of Administrative Hearings, at Los Angeles, California, on May 17, 1988, at 1:30 p.m. Frank M. Buda, Counsel, represented the complainant. Respondent was present and was represented by Edward A. Wilson, Attorney at Law. Evidence was received and the matter argued and submitted. The Administrative Law Judge finds the following facts:

Complainant, Robert D. Gilmore, is a Deputy Real Estate Commissioner of the State of California and made the Statement of Issues in his official capacity.

On December 15, 1987 respondent filed an application with the Department of Real Estate for a real estate salesperson's license. Pursuant to said application, respondent was issued a license on or about December 29, 1987. The license was later suspended by order of the Real Estate Commissioner under Business and Professions Code Section 10177.1. Thereafter, on March 15, 1988, the Real Estate Commissioner, in conformity with Section 10152 of the Business and Professions Code, required further proof of respondent's honesty and truthfulness and filed the within Statement of Issues.

III

In response to Question 22 of said application which asks: "Have you ever been convicted of any violation of law? (You may omit any traffic violation where the disposition was a fine and the amount was \$50 or less)", respondent marked the "no" box. This answer was false and misleading in that respondent had been convicted of violating Welfare and Institutions Code Section 10980(c)(2) as more particularly described below.

IV

On or about July 10, 1985, in the Municipal Court of the Los Angeles Judicial District, State of California, respondent was convicted of violating Welfare and Institutions Code Section 10980(c)(2) (obtained aid by false statement) a felony and a crime which involves moral turpitude. The facts giving rise to this conviction are that respondent unlawfully obtained the amount of \$7,150.00 in payments under the program for Aid for Families with Dependent Children (A.F.D.C.).

V

Respondent is a thirty-five (35) year old woman who supports five children. She currently works for a local university where she earns a monthly salary. She went into the real estate business to supplement her income because she was unable to adequately support herself and her five children with her present salary. She has a strong desire to remove herself from public assistance and to work hard at being self-sustaining.

VI

Respondent demonstrated remorse for her crime and has been using her best efforts to reimburse the A.F.D.C. fund. At the present time she owes about \$2,000.00 in restitution. Her failure to disclose her conviction in her real estate application was the product of poor judgment. She mistakenly believed that, because she had not been arrested and taken to jail, she had not been convicted of a crime. Her lawyer had advised her to answer truthfully all questions in the application. However, she did not heed that advice and answered "no" to Question 22 of the application.

VII

Respondent's record indicates that she has been less than candid in filling out applications for welfare assistance and for a real estate license. However, she appears to be contrite and is progressing well in her rehabilitation.

* * * * *

Pursuant to the foregoing findings of fact, the Administrative Law Judge makes the following determination of issues:

I

Cause exists under Sections 480 (a) and (c) and 10177 (a) and (b) of the Business and Professions Code for denial of a real estate salesperson's license by reason of findings III and IV.

II

Taking into account respondent's total record, and all competent evidence of mitigation and rehabilitation, the public interest can be adequately protected by the grant of a restricted real estate salesperson's license.

* * * * *

WHEREFORE, THE FOLLOWING ORDER is hereby made:

Respondent Priscilla Ann Thompson aka Priscilla Trimble Thompson's application for real estate salesperson's license is denied; provided, however a restricted salesperson's license shall be issued pursuant to Section 10156.5 of the Business and Professions Code if respondent makes application therefor and pays to the Department of Real Estate the appropriate fee for said license within sixty (60) days from the effective date of the Decision herein. The restricted license issued to respondent shall be subject to all of the provisions of Section 10156.7 of the Business and Professions Code and to all the following limitations, conditions and restrictions imposed under authority of Section 10156.6 of said Code:

1. Said restricted license may be suspended prior to hearing by order of the Real Estate Commission in the event of respondent's conviction (including conviction on a plea of nolo contendere) of a crime which bears a significant relation to respondent's qualifications, functions or duties as a real estate licensee; or if respondent fails to fully and faithfully comply with her probation in Case No. A 766209.

2. Said restricted license may be suspended prior to hearing by order of the Real Estate Commissioner on evidence satisfactory to the Commissioner that respondent has violated provisions of the California Real Estate Law, the Subdivided Lands Law, regulations of the Real Estate Commissioner or conditions attaching to this restricted license.

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

4. Respondent shall obey all laws of the United States, the State of California and its political subdivisions and she shall further obey and comply with all rules and regulations of the Real Estate Commissioner.

5. Respondent shall submit with her application for said restricted license under an employing broker, or any application in the future for transfer to a new employing broker, a statement signed by the prospective employing broker which shall certify:

a. That he or she has read the Decision of the Commissioner which granted the right to a restricted license; and

b. That he or she will exercise close supervision over the performance by the restricted licensee of activities for which a real estate license is required.

*NOT
ADOPTED*

DATED: 05/27/88

Jess J. Gonzalez
JESS J. GONZALEZ
Administrative Law Judge
Office of Administrative Hearings

JJG:hk

SAC

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

FILED

MAY -5 1988

DEPARTMENT OF REAL ESTATE

BY C. Berg

In the Matter of the Application of

PRISCILLA ANN THOMPSON,

Case No. H-23276 LA

OAH No. L-43048

Respondent

NOTICE OF HEARING ON APPLICATION

To the above named respondent:

You are hereby notified that a hearing will be held before the Department of Real Estate at office of
Administrative Hearings, 314 W. First Street, Los Angeles, CA 90012

on the 17th day of May, 19 88, at the hour of 1:30 p.m. or as soon thereafter
as the matter can be heard, upon the Statement of Issues served upon you.

You may be present at the hearing, and you may be represented by counsel, but you are neither required to be present at the hearing nor to be represented by counsel. If you are not present in person nor represented by counsel at the hearing, the Department may take disciplinary action against you based upon any express admission or other evidence including affidavits, without any notice to you.

The burden of proof is upon you to establish that you are entitled to the license or other action sought. If you are not present nor represented at the hearing, the Department may act upon your application without taking evidence.

You may present any relevant evidence and will be given full opportunity to cross-examine all witnesses testifying against you. You are entitled to the issuance of subpoenas to compel the attendance of witnesses and the production of books, documents or other things by applying to the Department of Real Estate.

The hearing shall be conducted in the English language. If you want to offer the testimony of any witness who does not proficiently speak the English language, you must provide your own interpreter. The interpreter must be approved by the hearing officer conducting the hearing as someone who is proficient in both English and the language in which the witness will testify. You are required to pay the costs of the interpreter unless the hearing officer directs otherwise.

DEPARTMENT OF REAL ESTATE

By Frank M. Buda
Counsel

Dated: May 5, 1988

cc: Priscilla Ann Thompson
S.W. Realtors
Edward A. Wilson, Esq.
Sacto.

RE 500 (Rev. 8/87)

OAH

MJG

FILED

MAR 23 1988

DEPARTMENT OF REAL ESTATE

BY *K. H. Hall*

DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Application of)

PRISCILLA ANN THOMPSON, aka)
Priscilla Trimble Thompson,)

No. H-23276 LA

Respondent.)

ORDER SUSPENDING REAL ESTATE LICENSE

TO: PRISCILLA ANN THOMPSON, aka
Priscilla Trimble Thompson, Respondent
10820 Fellows Avenue
Pacoima, CA 91331

On December 15, 1987, the above-named respondent filed with the Department of Real Estate of the State of California (hereinafter referred to as "Department") an application for a real estate salesperson license. In response to a question in said application, to wit: "Have you ever been convicted of any violation of law? (You may omit any traffic violation where the disposition was a fine and the amount was \$50 or less.)", respondent answered "No".

1 On December 29, 1987, Department issued a real estate
2 salesperson license to respondent in reliance upon the aforesaid
3 answer of respondent.

4 On March 15, 1988, in case No. H-23276 LA, a
5 Statement of Issues signed by a Deputy Real Estate Commissioner of
6 the State of California was filed charging respondent with having
7 procured a real estate license by fraud, misrepresentation or
8 deceit and with knowingly having made a false statement of fact
9 required to be revealed in the application for such license.

10 NOW, THEREFORE, IT IS ORDERED under authority of Section
11 10177.1 of the Business and Professions Code of the State of
12 California that the real estate salesperson license heretofore
13 issued to respondent and the exercise of any privileges thereunder
14 is hereby suspended pending final determination made after a
15 hearing on the aforesaid Statement of Issues, a copy of which is
16 attached hereto.

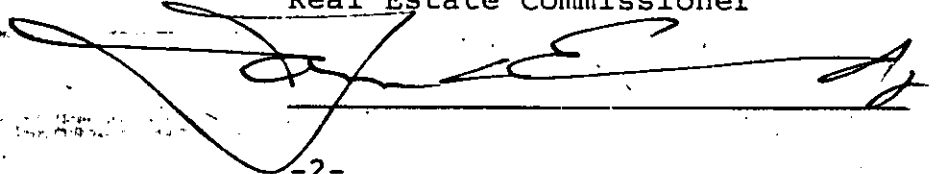
17 IT IS FURTHER ORDERED that all license certificates and
18 identification cards issued by Department which are in the
19 possession of respondent be immediately surrendered by personal
20 delivery or by mailing in the enclosed self-addressed envelope to:

21 Department of Real Estate
22 107 South Broadway, Room 8107
23 Los Angeles, California 90012

24 This Order shall be effective immediately.

25 DATED: 3-17-88

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



1 FRANK M. BUDA, Counsel
2 Department of Real Estate
3 107 South Broadway, Room 8107
4 Los Angeles, California 90012
5 (213) 620-4790

DEC 15 1988

REAL ESTATE
Sylvia Williams

8 DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA.

10 * * * *

11 In the Matter of the Application of)	No. H-23276 LA
12 PRISCILLA ANN THOMPSON, aka)	
13 Priscilla Trimble Thompson,)	<u>STATEMENT OF ISSUES</u>
14 Respondent.)	

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 PRISCILLA ANN THOMPSON, aka Priscilla Trimble Thompson, in
19 connection with her application for a real estate salesperson
20 license, filed on or about December 15, 1987, and in relation
21 thereto will consider the following:

22 I

23 PRISCILLA ANN THOMPSON, aka Priscilla Trimble Thompson,
24 hereinafter referred to as respondent, was issued a real estate
25 salesperson license on or about December 29, 1987, following
26 respondent's application therefor on or about December 15, 1987.

1 II

2 In response to Question 22 of said license application,
3 to wit: "Have you ever been convicted of any violation of law?
4 (You may omit any traffic violation where the disposition was a
5 fine and the amount was \$50 or less.)", respondent marked the
6 answer box denoting "No".

7 III

8 On or about July 10, 1985, in the Municipal Court of Los
9 Angeles Judicial District, respondent was convicted of violating
10 Welfare & Institutions Code Section 10980(c)(2) (obtained aid by
11 false statement) a crime involving moral turpitude.

12 IV

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

16 V

17 Respondent's failure to reveal the conviction against
18 her as set forth in Paragraph III above in said application
19 constitutes the procurement of a real estate license by fraud,
20 misrepresentation or deceit, or by making a material misstatement
21 of fact in said application, which failure is cause for denial of
22 respondent's application for a real estate license under Sections
23 480(c) and 10177(a) of the Business and Professions Code of the
24 State of California.

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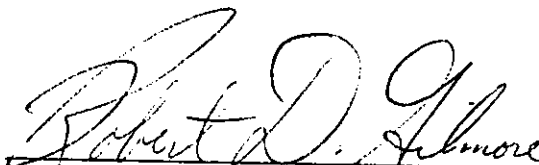
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VI

Respondent's criminal conviction, as alleged in Paragraph III above, warrants denial of respondent's application for a real estate license under Sections 480(a) 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 15th day of March, 1988


Deputy Real Estate Commissioner

cc: Priscilla Ann Thompson
S.W. Realtors
Sacto.
MJG