

**FILED**  
AUG - 5 1994  
DEPARTMENT OF REAL ESTATE

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BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

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In the Matter of the Application of	)	
KATHLEEN LALILLY GREEN,	)	No. H-25840 LA
	)	STIPULATION AND WAIVER
Respondent.	)	
_____	)	

I, KATHLEEN LALILLY GREEN, 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 therefor.

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 May 31, 1994, 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 meet all the requirements for issuance of a real estate salesperson license. I further understand that by entering into this stipulation and waiver I will be stipulating that the Real Estate

1 Commissioner has found that I have failed to make such a showing, thereby justifying the denial of the issuance  
2 to me of an unrestricted real estate salesperson license.

3 I hereby admit that the allegations of the Statement of Issues filed against me are true and correct and  
4 request that the Real Estate Commissioner in his discretion issue a restricted real estate salesperson license to  
5 me under the authority of Section 10156.5 of the Business and Professions Code. I understand that any such  
6 restricted license will be issued subject to and be limited by Section 10153.4 of the Business and Professions  
7 Code.

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

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

- 15 1. The license shall not confer any property right in the privileges to be exercised including the right  
16 of renewal, and the Real Estate Commissioner may by appropriate order suspend the right to  
17 exercise any privileges granted under this restricted license in the event of:
  - 18 a. The conviction of respondent (including a plea of nolo contendere) to a crime which bears a  
19 substantial relationship to respondent's fitness or capacity as a real estate licensee; or
  - 20 b. The receipt of evidence that respondent has violated provisions of the California Real Estate  
21 Law, the Subdivided Lands Law, Regulations of the Real Estate Commissioner or conditions  
22 attaching to this restricted license.
- 23 2. Respondent shall not be eligible to apply for the issuance of an unrestricted real estate license nor  
24 the removal of any of the conditions, limitations or restrictions attaching to the restricted license  
25 until one year has elapsed from the date of issuance of the restricted license to respondent.
- 26 3. With the application for license, or with the application for transfer to a new employing broker,  
27 respondent shall submit a statement signed by the prospective employing broker on a form

1 approved by the Department of Real Estate wherein the employing broker shall certify as follows:

2 a. That broker has read the Statement of Issues which is the basis for the issuance of the restricted  
3 license; and

4 b. That broker will carefully review all transaction documents prepared by the restricted licensee  
5 and otherwise exercise close supervision over the licensee's performance of acts for which  
6 a license is required.

7 4. Respondent shall, within eighteen (18) months of the date of issuance of the restricted license under  
8 the provisions of Section 10153.4 of the Business and Professions Code, submit evidence  
9 satisfactory to the Commissioner of successful completion at an accredited institution of two of the  
10 courses listed in Section 10153.2, other than real estate principles, advanced legal aspects of real  
11 estate, advanced real estate finance or advanced real estate appraisal. If respondent fails to present  
12 satisfactory evidence of successful completion of said courses, the restricted license shall be  
13 automatically suspended effective eighteen (18) months after the date of issuance of the restricted  
14 license. Said suspension shall not be lifted until respondent has submitted the required evidence  
15 of course completion and the Commissioner has given written notice to the respondent of lifting  
16 of the suspension.

17 DATED this 13<sup>th</sup> day of June, 1994.

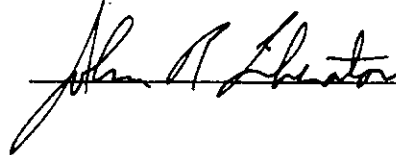
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19 Kathleen LeLilly Green  
Respondent

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

5 Therefore, IT IS HEREBY ORDERED that a restricted real estate salesperson license be issued to  
6 respondent KATHLEEN LALILLY GREEN if respondent has otherwise fulfilled  
7 all of the statutory requirements for licensure. The restricted license shall be limited, conditioned and  
8 restricted as specified in the foregoing Stipulation and Waiver.

9 This Order is effective immediately.

10 DATED this ~~17<sup>th</sup>~~ day of ~~June~~, 19 ~~97~~  
11 1<sup>st</sup> August <sup>94</sup> JOHN R. LIBERATOR  
12 Interim Commissioner

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MARJORIE P. MERSEL, Counsel  
Department of Real Estate  
107 South Broadway, Room 8107  
Los Angeles, California 90012  
  
(213) 897-3937

MAY 31 1994  
DEPARTMENT OF REAL ESTATE  
BY *[Signature]*

DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \* \* \*

In the Matter of the Application of	)	No. H-25840 LA
	)	
KATHLEEN LALILLY GREEN,	)	<u>STATEMENT OF ISSUES</u>
	)	
Respondent.	)	
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The Complainant, Steven J. Ellis, a Deputy Real Estate Commissioner of the State of California, for Statement of Issues against KATHLEEN LALILLY GREEN (hereinafter "Respondent") alleges as follows:

I

The Complainant, Steven J. Ellis, a Deputy Real Estate Commissioner of the State of California, makes this Statement of Issues in his official capacity.

II

Respondent, pursuant to the provisions of Section 10153.3 of the California Business and Professions Code, made application to the Department of Real Estate of the State of California for a real estate salesperson license on or about July

1 23, 1993, with the knowledge and understanding that any license  
2 issued as a result of said application would be subject to the  
3 conditions of Section 10153.4 of the California Business and  
4 Professions Code.

5 III

6 On or about October 17, 1989, in the Superior Court of  
7 the State of California, County of San Bernardino, Respondent was  
8 convicted on his plea of guilty to violating Section 273 (a) (1)  
9 of the California Penal Code (Child Endangering), a felony and a  
10 crime involving moral turpitude which bears a substantial  
11 relationship under Section 2910, Title 10, California Code of  
12 Regulations, to the qualifications, functions or duties of a real  
13 estate licensee.

14 IV

15 The crime of which Respondent was convicted, as alleged  
16 in Paragraph III, above, constitutes cause for denial of  
17 Respondent's application for a real estate license under Sections  
18 480(a) (1) and 10177(b) of the California Business and Professions  
19 Code.

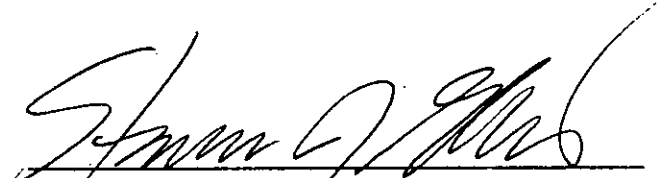
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1           These proceedings are brought under the provisions of  
2 Section 10100, Division 4 of the Business and Professions Code of  
3 the State of California and Sections 11500 through 11528 of the  
4 Government Code.

5           WHEREFORE, the Complainant prays that the above-entitled  
6 matter be set for hearing and, upon proof of the charges contained  
7 herein, that the Commissioner refuse to authorize the issuance of,  
8 and deny the issuance of a real estate salesperson license to  
9 Respondent KATHLEEN LALILLY GREEN and for such other and further  
10 relief as may be proper in the premises.

11 Dated at Los Angeles, California

12 this 31st day of May, 1994.

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15 STEVEN J. ELLIS  
16 Deputy Real Estate Commissioner  
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22 cc: Kathleen Lalilly Green  
23 Sacto  
24 CT  
25 All Gold Realty Inc.  
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