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**FILED**  
JUN 22 2007  
DEPARTMENT OF REAL ESTATE  
*By K. Stenderholt*

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \*

In the Matter of the Application of ) NO. H-26094 LA  
)  
ANGEL J. WHITE, )  
)  
Respondent. )

ORDER GRANTING UNRESTRICTED LICENSE

On October 24, 1995, a Decision was rendered herein denying Respondent's 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 May 14, 1996. Respondent has operated as a restricted licensee without cause for disciplinary action against Respondent.

On November 21, 2005, Respondent petitioned for the removal of restrictions attaching to Respondent's real estate salesperson license.

1 I have considered Respondent's petition and the  
2 evidence and arguments in support thereof. Respondent  
3 has demonstrated to my satisfaction that Respondent meets  
4 the requirements of law for the issuance to Respondent of  
5 an unrestricted real estate salesperson license and that it  
6 would not be against the public interest to issue said license  
7 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  
12 Respondent satisfies the following conditions within nine (9)  
13 months from the date of this Order:  
14

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

17 2. Submittal of evidence of having, since the most  
18 recent issuance of an original or renewal real estate license,  
19 taken and successfully completed the continuing education  
20 requirements of Article 2.5 of Chapter 3 of the Real Estate Law  
21 for renewal of a real estate license.  
22

23 This Order shall become effective immediately.

24 DATED: \_\_\_\_\_

25 JEFF DAVI  
26 Real Estate Commissioner  
27



1  
2 On June 3, 2002, Respondent petitioned for the  
3 removal of restrictions attaching to Respondent's real estate  
4 salesperson license.

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

12 NOW, THEREFORE, IT IS ORDERED that Respondent's  
13 petition for removal of restrictions is granted and that  
14 a real estate salesperson license be issued to Respondent  
15 subject to the following understanding and conditions within  
16 nine (9) months from the date of this Order:

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

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**FILED**  
OCT 31 1995

DEPARTMENT OF REAL ESTATE

DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

By Raquel R. Abella

\* \* \* \* \*

In the Matter of the Application of )	No. H-26094 LA
)	
)	L-9506049
ANGEL J. WHITE,	)
)	)
)	)
Respondent.	)
)	)

DECISION

The Proposed Decision dated September 29, 1995, of the Administrative Law Judge of the Office of Administrative Hearings, is hereby adopted as the Decision of the Real Estate Commissioner in the above-entitled matter.

The application for a real estate salesperson license is denied, but the right to a restricted real estate salesperson license is granted to respondent. There is no statutory restriction on when a new application may be made for an unrestricted license. Petition for the removal of restrictions from a restricted license is controlled by Section 11522 of the Government Code. A copy of Section 11522 is attached hereto for the information of respondent.

If and when application is made for a real estate salesperson license through a new application or through a petition for removal of restrictions, all competent evidence of rehabilitation presented by the respondent will be considered by the Real Estate Commissioner. A copy of the Commissioner's Criteria of Rehabilitation is attached hereto.

This Decision shall become effective at 12 o'clock noon on November 21, 1995.

IT IS SO ORDERED 10-24-95

JIM ANTT, JR.  
Real Estate Commissioner

Jm Antt Jr

BEFORE THE  
DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

In the Matter of the Statement )  
of Issues Against: )  
 )  
ANGEL J. WHITE )  
1530 Obispo Avenue )  
Long Beach, California 90804, )  
 )  
Respondent. )  
\_\_\_\_\_ )

No. H-26094 LA  
OAH No. L-9506049

PROPOSED DECISION

This matter came on regularly for hearing before W.F. Byrnes, Administrative Law Judge of the Office of Administrative Hearings, at Los Angeles, California, on September 5, 1995. Marjorie P. Mersel, Staff Counsel, represented the complainant. The respondent represented herself. Evidence having been received and the matter submitted, the Administrative law Judge finds the following facts:

I

Steven J. Ellis made the Statement of Issues in his official capacity as a Deputy Real Estate Commissioner.

II

Respondent made application to the Department of Real Estate for a real estate salesperson license on August 31, 1994. On the application, respondent disclosed the fact of her misdemeanor conviction described below.

III

On January 10, 1994, in the Municipal Court of Los Cerritos Judicial District, County of Los Angeles, respondent was convicted on her plea of nolo contendere of violating Penal Code section 484(a) (petty theft), a misdemeanor. Imposition of sentence was suspended and respondent was placed on three years probation on condition, inter alia, that she perform 120 hours of community service, later changed to payment of a \$1,675.00 fine in installments. Respondent has now paid all but \$400.00 of the fine.

IV

Respondent's conviction was a result of her helping a friend steal two articles of clothing from a department store. She knew it was wrong and she was not happy about doing it, but she felt obligated to the friend who had helped her when her rent money was lost. Respondent was caught by store security, and her friend got away. Respondent has resolved that she will never again violate the law.

V

Respondent is the single parent and sole support of her two year old daughter, and she has seen how her illegal act has damaged her ability to make a life for herself and her child. She has worked in the real estate field for five years; at the time of her application for licensure, she was employed as administrative assistant to a real estate broker, but her employer required that she be licensed, and she had to leave that employment when the Department of Real Estate denied her application. She since has worked as an hourly-paid assistant to three asset managers.

\* \* \* \* \*

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

I

Cause exists for the denial of respondent's application pursuant to Business and Professions Code sections 480(a) and 10177(b), as alleged in the Statement of Issues.

II

Based upon all of the circumstances herein, including observation of respondent's comportment and demeanor at the hearing, it would not be contrary to the public interest to grant her a restricted license with a suitable probationary period.

\* \* \* \* \*

WHEREFORE, THE FOLLOWING ORDER is hereby made:

Respondent's application for a real estate salesperson license is denied; provided, however, a restricted real estate salesperson license shall be issued to respondent pursuant to section 10156 of the Business and Professions Code. The restricted license issued to the respondent shall be subject to all of the provisions of section 10156.7 of the Business and Professions Code and to the following



limitations, conditions and restrictions imposed under authority of section 10156.6 of said Code:

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

(a) The conviction of respondent (including a plea of nolo contendere) of a crime which is substantially related to respondent's fitness or capacity as a real estate licensee; or

(b) The receipt of evidence 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.

2. 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 attaching to the restricted license until two years have elapsed from the date of issuance of the restricted license to respondent.

3. With the application for license, or with the application for transfer to a new employing broker, respondent shall submit a statement signed by the prospective employing real estate broker on a form approved by the Department of Real Estate which shall certify as follows:

(a) That the employing broker has read the Decision which is the basis for the issuance of the restricted license; and

(b) That the employing 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.

Dated: 9-29-95



W.F. BYRNES  
Administrative Law Judge  
Office of Administrative Hearings

WFB:rfm



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MARJORIE P. MERSEL, Counsel  
Department of Real Estate  
107 South Broadway, Room 8107  
Los Angeles, California 90012

(213) 897-3937

**FILED**  
MAR 09 1995  
DEPARTMENT OF REAL ESTATE

*Raguel B. Rivera*

DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \* \* \*

In the Matter of the Application of )	No. H-26094 LA
)	
ANGEL J. WHITE,                  )	<u>STATEMENT OF ISSUES</u>
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The Complainant, Steven J. Ellis, a Deputy Real Estate Commissioner of the State of California, for Statement of Issues against ANGEL J. WHITE (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 made application to the Department of Real Estate of the State of California for a real estate salesperson license on or about August 31, 1994.

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III

On or about January 10, 1994, in the Municipal Court of Los Cerritos Judicial District, County of Los Angeles, State of California, Respondent was convicted of the crime of violating Section 484(a) of the Penal Code (Petty Theft), a crime involving moral turpitude which bears a substantial relationship under Section 2910, Title 10, California Code of Regulations, to the qualifications, functions or duties of a real estate licensee.

IV

The crime of which Respondent was convicted, as alleged above, constitutes cause for denial of Respondent's application for a real estate salesperson license under Sections 480(a) and 10177(b) of the California Business and Professions Code.

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.

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

Dated at Los Angeles, California  
this 9th day of March, 1995.

STEVEN J. ELLIS  

---

Deputy Real Estate Commissioner

cc: Angel J. White  
Donell Settles, Settles & Assoc., Inc.  
✓ Sacto.  
CT