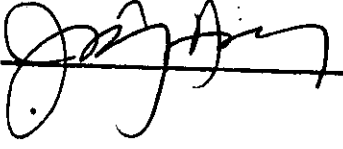


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FILED
DEC 6 2001

DEPARTMENT OF REAL ESTATE

By 

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Application of) NO. H-26352 LA
)
ELIAZAR J. FELIX,)
)
Respondent.)
)

ORDER GRANTING UNRESTRICTED LICENSE

On November 6, 1995, an Order was rendered herein, effective immediately, denying the 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 (conditional) was issued to Respondent on May 22, 1996, and it was subsequently renewed on June 25, 2000. Respondent has operated as a restricted licensee without cause for disciplinary action against Respondent.

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1 On September 16, 1998, Respondent petitioned for the
2 removal of restrictions attaching to Respondent's real estate
3 salesperson license. An Order Granting Unrestricted License
4 was signed March 15, 1999, subject to terms and conditions.
5 One of said conditions was that Respondent complete continuing
6 education requirements within six (6) months of the date of the
7 Order. Respondent failed to successfully complete the
8 continuing education requirements.
9

10 On December 19, 2000, Respondent again petitioned for
11 the removal of restrictions attaching to his real estate
12 salesperson license.

13 I have considered the petition of Respondent and
14 the evidence submitted in support thereof. Respondent has
15 demonstrated to my satisfaction that Respondent meets the
16 requirements of law for the issuance to Respondent of an
17 unrestricted real estate salesperson license and that it would
18 not be against the public interest to issue said license to
19 Respondent.

20 NOW, THEREFORE, IT IS ORDERED that Respondent's
21 petition for removal of restrictions is granted and that a real
22 estate salesperson license be issued to Respondent if
23 Respondent satisfies the following conditions within nine (9)
24 months from the date of this Order:

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

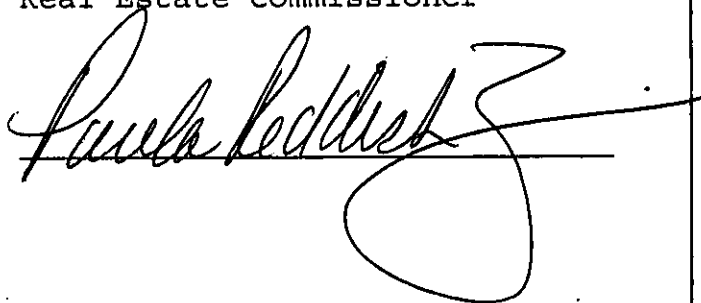
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1 2. Submittal of evidence of having, since the most
2 recent issuance of an original or renewal real estate license,
3 taken and successfully completed the continuing education
4 requirements of Article 2.5 of Chapter 3 of the Real Estate Law
5 for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

6 This Order shall be effective immediately.

7 Dated: November 29, 2001.

8
9 PAULA REDDISH ZINNEMANN
10 Real Estate Commissioner

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25 cc: Eliazar J. Felix
26 410 Terrill Ave.
27 Los Angeles, California 90042

1 demonstrated to my satisfaction that Respondent meets the
2 requirements of law for the issuance to Respondent of an
3 unrestricted real estate salesperson license and that it would
4 not be against the public interest to issue said license to
5 Respondent.

6 NOW, THEREFORE, IT IS ORDERED that Respondent's
7 petition for removal of restrictions is granted and that a real
8 estate salesperson license be issued to Respondent subject to
9 the following understanding and conditions:

10 1. Within six months from the date of this Order,
11 Respondent shall:

12 a. Submit a completed application and payment of the
13 fee for a real estate salesperson license.

14 b. Submit evidence satisfactory to the Real Estate
15 Commissioner that he has taken and successfully completed the
16 courses specified in paragraphs (1) to (4) inclusive of
17 subdivision (a) of Section 10170.5 of the Real Estate Law
18 (effective January 1, 1996) for renewal of a real estate
19 license.

20 c. Upon renewal of the license issued pursuant to this
21 Order, Respondent shall submit evidence of having taken and
22 successfully completed the courses specified in subdivisions (a)
23 and (b) of Section 10170.5 of the Real Estate Law for renewal of
24 a real estate license.

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This Order shall be effective immediately.

Dated: March 15, 1999.

JOHN R. LIBERATOR
Acting Real Estate Commissioner

John R. Liberator

ELIAZAR J. FELIX
410 Terrill Ave.
Los Angeles, California 90042

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FILED
NOV - 9 1995
DEPARTMENT OF REAL ESTATE

By *Bay*

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Application of) No. H-26352 LA
ELIAZAR J. FELIX,) STIPULATION AND WAIVER
Respondent(s).)

I, ELIAZAR J. FELIX, 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 October 17, 1995, 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

1 allegations therein, or that he may in his discretion waive the
2 hearing and grant me a restricted real estate salesperson
3 license based upon this Stipulation and Waiver. I also
4 understand that by filing the Statement of Issues in this matter
5 the Real Estate Commissioner is shifting the burden to me to
6 make a satisfactory showing that I meet all the requirements for
7 issuance of a real estate salesperson license. I further
8 understand that by entering into this Stipulation and Waiver I
9 will be stipulating that the Real Estate Commissioner has found
10 that I have failed to make such a showing, thereby justifying
11 the denial of the issuance to me of an unrestricted real estate
12 salesperson license.

13 I hereby admit that the allegations of the Statement
14 of Issues filed against me are true and correct and request that
15 the Real Estate Commissioner in his discretion issue a
16 restricted real estate salesperson license to me under the
17 authority of Section 10156.5 of the Business and Professions
18 Code. I understand that any such restricted license will be
19 issued subject to and be limited by Section 10153.4 of the
20 Business and Professions Code.

21 I am aware that by signing this Stipulation and
22 Waiver, I am waiving my right to a hearing and the opportunity
23 to present evidence at the hearing to establish my
24 rehabilitation in order to obtain an unrestricted real estate
25 salesperson license if this Stipulation and Waiver is accepted
26 by the Real Estate Commissioner. However, I am not waiving my
27 right to a hearing and to further proceedings to obtain a



1 restricted or unrestricted license if this Stipulation and
2 Waiver is not accepted by the Commissioner.

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

6 1. The license shall not confer any property right in
7 the privileges to be exercised including the right of renewal,
8 and the Real Estate Commissioner may by appropriate order
9 suspend the right to exercise any privileges granted under this
10 restricted license in the event of;

11 a. The conviction of Respondent (including a plea of
12 nolo contendere) to a crime which bears a substantial
13 relationship to Respondent's fitness or capacity as a real
14 estate licensee; or

15 b. The receipt of evidence that Respondent has
16 violated provisions of the California Real Estate Law, the
17 Subdivided Lands Law, Regulations of the Real Estate
18 Commissioner or conditions attaching to this restricted license.

19 2. Respondent shall not be eligible to apply for the
20 issuance of an unrestricted real estate license nor the removal
21 of any of the conditions, limitations or restrictions attaching
22 to the restricted license until one year has elapsed from the
23 date of issuance of the restricted license to Respondent.

24 3. With the application for license, or with the
25 application for transfer to a new employing broker, Respondent
26 shall submit a statement signed by the prospective employing
27 broker on a form approved by the Department of Real Estate

1 wherein the employing broker shall certify as follows:

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

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

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

23 DATED this 24 day of October, 19 95.

24
25 Eliazar J. Felix
26 Respondent, ELIAZAR J. FELIX

27

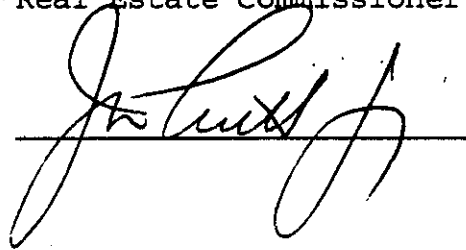
1 I have read the Statement of Issues filed herein and
2 the foregoing Stipulation and Waiver signed by Respondent. I am
3 satisfied that the hearing for the purpose of requiring further
4 proof as to the honesty and truthfulness of Respondent need not
5 be called and that it will not be inimical to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

8 Therefore, IT IS HEREBY ORDERED that a restricted real
9 estate salesperson license be issued to Respondent, ELIAZAR J.
10 FELIX, if Respondent has otherwise fulfilled all of the
11 statutory requirements for licensure. The restricted license
12 shall be limited, conditioned and restricted as specified in the
13 foregoing Stipulation and Waiver.

14 This Order is effective immediately.

15 DATED: 11-6-95.

16
17 JIM ANTT, JR.
18 Real Estate Commissioner

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1 to be subject to Section 10153.4 of the Business and Professions
2 Code.

3 III

4 On or about October 2, 1990, in the Superior Court of
5 California, County of Los Angeles, Long Beach Branch, Respondent
6 was convicted of violation of Section 11351 of the California
7 Health and Safety Code (Possession for sale of a controlled
8 substance), a crime involving moral turpitude which is
9 substantially related under Section 2910, Title 10, Chapter 6,
10 California Code of Regulations, to the qualifications, functions
11 or duties of a licensee.

12 IV

13 Respondent's criminal conviction, as alleged above in
14 Paragraph III, is cause for the denial of Respondent's
15 application for a real estate license under Sections 10177(b)
16 and 480 of the California Business and Professions Code.

17
18 These proceedings are brought under the provisions of
19 Section 10100, Division 4 of the Business and Professions Code
20 of the State of California and Sections 11500 through 11528 of
21 the Government Code.

22 Dated at Los Angeles, California
23 this 17th day of October, 1995.

24
25 PETER F. HURST

Deputy Real Estate Commissioner

26 cc: Eliazar J. Felix
27 Century 21 Allstars, Inc./Florence Christine H. Darnall
Sacto.
JDF

