

Sacto

FILED
JUN 22 1998

DEPARTMENT OF REAL ESTATE

By [Signature]

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

♦ ♦ ♦

In the Matter of the Application of

ROBIN BASIL WESLEY

Respondent.

No. H- 27627 LA

STIPULATION AND WAIVER

I, ROBIN BASIL WESLEY

, respondent herein, do hereby affirm that I have applied to the Department of Real Estate for a real estate broker 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 April 28, 1998, in connection with my application for a real estate broker 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 broker 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 broker license. I further understand that by entering into this stipulation and waiver I will be stipulating that the Real Estate Commissioner has found

1 that I have failed to make such a showing, thereby justifying the denial of the issuance to me of an unrestricted
2 real estate broker 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 broker license to me
5 under the authority of Section 10156.5 of the Business and Professions Code.

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

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

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

24 DATED this 25 day of MAY, 19 98.

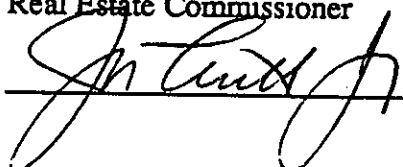
25
26 Robin Basil Wesley
27 Respondent ROBIN BASIL WESLEY

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 broker license to respondent.

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

9 This Order is effective immediately.

10 DATED this 17TH day of June, 19 98.

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12 Real Estate Commissioner
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5/2/98

1 JAMES R. PEEL, Counsel
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3 Department of Real Estate
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5 Los Angeles, CA 90012
6 (213) 897-3937

FILED
APR 12 1998
DEPARTMENT OF REAL ESTATE

By 11/2/98

8 DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * * *

11 In the Matter of the Application of) NO. H-27627 LA
12 ROBIN BASIL WESLEY,) STATEMENT OF ISSUES
13 Respondent.)

14 The Real Estate Commissioner, in conformity with
15 Section 10152, Division 4, Business and Professions Code of the
16 State of California, requires further proof of the honesty and
17 truthfulness of ROBIN BASIL WESLEY, (hereinafter referred to as
18 respondent), in connection with respondent's application for a
19 real estate broker license, filed on January 2, 1998, and in
20 relation thereto, will consider the following:

21 I

22 Effective December 15, 1992, in Case No. H-25167 LA,
23 the real estate salesperson license of respondent was revoked
24 for violation of Sections 490 and 10177(b) of the Business and
25 Professions Code.
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1 II

2 Effective July 25, 1995, as a result of respondent's
3 petition for reinstatement of said real estate salesperson's
4 license, respondent was issued a restricted real estate
5 salesperson license which license remains in effect and will
6 expire July 24, 1999.

7 III

8 On or about June 18, 1990, in the Municipal Court for
9 the County of Los Angeles, State of California, respondent was
10 convicted of violating Penal Code Section 487H(A) (grand theft
11 vehicle), a crime involving moral turpitude.

12 IV

13 On or about June 19, 1990, in the Municipal Court for
14 the County of Los Angeles, State of California, respondent was
15 convicted of violating Penal Code Section 459 (burglary), a
16 crime involving moral turpitude.

17 V

18 On or about June 29, 1992, in the Municipal Court for
19 the County of Los Angeles, State of California, respondent was
20 convicted of violating Penal Code Section 666 (petty theft with
21 prior jail term), a crime involving moral turpitude.

22 IV

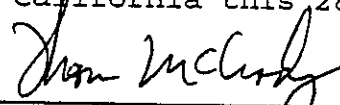
23 The crimes of which respondent was convicted bear a
24 substantial relationship to the qualifications, functions or
25 duties of a real estate licensee.



Respondent's convictions are grounds for denying respondent's application for a real estate broker 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 28th. day of April, 1998.


Deputy Real Estate Commissioner

cc: ROBIN BASIL WESLEY
Sacto.
JR

JRP:rgp