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FILED
AUG 26 2003
DEPARTMENT OF REAL ESTATE

By Laura B. Iron

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BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Application of) NO. H-28015 LA
)
CHRISTOPHER GRAHAM HUBBARD,)
)
Respondent.)

ORDER GRANTING UNRESTRICTED LICENSE

On February 25, 1999, a Decision was rendered herein,
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
(conditional). A restricted real estate salesperson license was
issued to Respondent on March 25, 1999 and Respondent has
operated as a restricted licensee without cause for disciplinary
action against Respondent since that time.

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


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 if
15 within nine (9) months from the date of this Order Respondent
16 submits a completed application and payment of the fee for a
17 real estate salesperson license.

18 This Order shall be effective immediately.

19 Dated: August 19, 2003.


20 PAULA REDDISH ZINNEMANN
21 Real Estate Commissioner

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cc: Christopher Graham Hubbard
28643 Quaint Street
Agoura, CA 91301

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FILED
MAR 12 1999
DEPARTMENT OF REAL ESTATE

By 

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

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In the Matter of the Application of)

CHRISTOPHER GRAHAM HUBBARD,)

Respondent.)

No. H- 28015 LA

STIPULATION AND WAIVER

I, CHRISTOPHER GRAHAM HUBBARD

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 February 3, 1999, 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's restricted real estate salesperson license is issued subject to the requirements of
8 Section 10153.4 of the Business and Professions Code, to wit: Respondent shall, within eighteen
9 (18) months of the issuance of the restricted license, submit evidence satisfactory to the Commis-
10 sioner of successful completion, at an accredited institution, of two of the courses listed in Section
11 10153.2, other than real estate principles, advanced legal aspects of real estate, advanced real estate
12 finance or advanced real estate appraisal. If Respondent fails to timely present to the Department
13 satisfactory evidence of successful completion of the two required courses, the restricted license
14 shall be automatically suspended effective eighteen (18) months after the date of its issuance. Said
15 suspension shall not be lifted unless, prior to the expiration of the restricted license, Respondent
16 has submitted the required evidence of course completion and the Commissioner has given written
17 notice to the Respondent of lifting of the suspension.

18 5. Pursuant to Section 10154, if Respondent has not satisfied the requirements for an unqualified
19 license under Section 10153.4, Respondent shall not be entitled to renew the restricted license, and
20 shall not be entitled to the issuance of another license which is subject to Section 10153.4 until four
21 years after the date of the issuance of the preceding restricted license.

22 DATED this 4 day of FEB, 19 99

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25 Respondent
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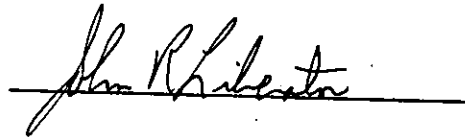
1 I have read Statement of Issues filed herein and the foregoing Stipulation and Waiver signed by
2 respondent. I am satisfied that the hearing for the purpose of requiring further proof as to the honesty and
3 truthfulness of respondent need not be called and that it will not be inimical to the public 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 CHRISTOPHER GRAHAM HUBBARD 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 25th day of February, 1977.

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12 JOHN R. LIBERATOR
Acting Real Estate Commissioner

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Handwritten initials: "MCC" and "LAI" with a checkmark.

1 Tuan Van Lai, Counsel
State Bar No. 182967
2 Department of Real Estate
107 South Broadway, Room 8107
3 Los Angeles, California 90012
4 Telephone: (213) 897-3937

FILED
FEB 3 1999
DEPARTMENT OF REAL ESTATE
By *[Signature]*

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BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Application of)
CHRISTOPHER GRAHAM HUBBARD,) NO. H-28015 LA
Respondent.) STATEMENT OF ISSUES

The Complainant, Thomas McCrady, a Deputy Real Estate Commissioner of the State of California, for Statement of Issues against CHRISTOPHER GRAHAM HUBBARD ("Applicant") is informed and alleges in his official capacity as follows:

I

Or or about September 28, 1998, Applicant applied to the Department of Real Estate of the State of California for a real estate salesperson license with the knowledge and understanding that any license issued as a result of that application would be subject to the conditions of Sections 10153.4 of the Business and Professions Code.

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II

On or about March 16, 1995, in the Municipal Court of Los Angeles, County of Los Angeles, State of California, in case number LA019524, Applicant was convicted of violating Section 496(a) of the California Penal Code (Receiving/Concealing Stolen Property), a felony, crime of moral turpitude and a crime which is substantially related to the qualifications, functions or duties of a real estate licensee under Section 2910, Chapter 6, Title 10, of the California Code of Regulations.

III

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

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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 3rd day of February, 1999.

Thomas McCrady
Deputy Real Estate Commissioner

cc: Christopher Graham Hubbard
Sacto
LF
Thomas McCrady