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FILED
SEP 15 2004

DEPARTMENT OF REAL ESTATE

By 

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Application of) NO. H-28137 LA
CHRISTOPHER JACKSON,)
Respondent.)

ORDER GRANTING UNRESTRICTED LICENSE

On June 23, 1999, a Decision was rendered herein, effective immediately, 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 June 30, 1999. Respondent has operated as a restricted licensee without cause for disciplinary action against Respondent since that time.

On August 4, 2003, Respondent petitioned for the removal of restrictions attaching to his real estate salesperson license.

///

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

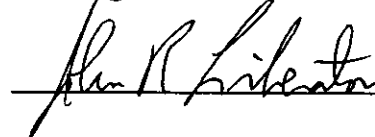
14 1. Submittal of a completed application and payment
15 of the fee for a real estate salesperson license.

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

21 This Order shall be effective immediately.

22 Dated: Sept. 8, 2004

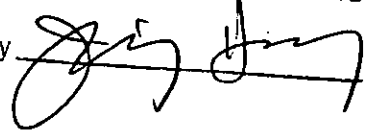
23 JOHN R. LIBERATOR
24 Acting Real Estate Commissioner

25 
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27 cc: Christopher Jackson
4441 Gayle Dr.
Tarzana, CA 91356

SAC 10

FILED
FEB 20 2001
DEPARTMENT OF REAL ESTATE

By 

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Application of) NO. H-28137 LA
CHRISTOPHER JACKSON,)
Respondent.)

ORDER DENYING RECONSIDERATION

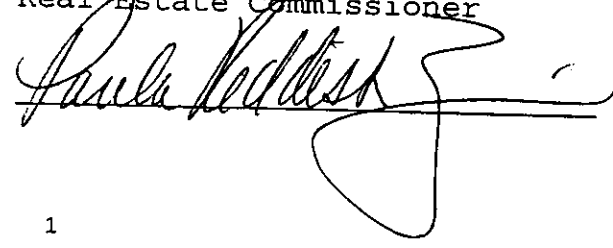
On December 13, 2000, an Order Denying Removal of Restrictions from License was signed in the above-entitled matter to become effective January 9, 2001. Said Order was stayed by separate Orders to February 20, 2001.

On January 28, 2001, Respondent petitioned for reconsideration of the Order of December 13, 2000.

I have given due consideration to the petition of Respondent. I find no good cause to reconsider the Decision of December 13, 2000, and reconsideration is hereby denied.

IT IS SO ORDERED February 15, 2001.

PAULA REDDISH ZINNEBANN
Real Estate Commissioner




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FILED
FEB 5 2001

DEPARTMENT OF REAL ESTATE

By 

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BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of) NO. H-28137 LA
12 CHRISTOPHER JACKSON,)
13 Respondent.)

14 ORDER STAYING EFFECTIVE DATE

15 On December 13, 2000, an Order Denying Removal of
16 Restrictions was rendered in the above-entitled matter, to
17 become effective January 9, 2001. On January 9, 2001, the
18 effective date of said Order was stayed until February 8, 2001.


19 IT IS HEREBY ORDERED that the effective date of
20 the Order of December 13, 2000, is stayed for an additional
21 period of ten (10) days.

22 The Order of December 13, 2000, shall become effective
23 at 12 o'clock noon on February 20, 2001.

24 DATED: February 5, 2001

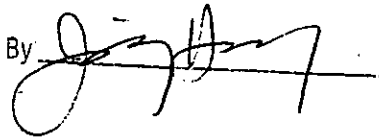
25 PAULA REDDISH ZINNEBANN
26 Real Estate Commissioner

27 By:


RANDOLPH BRENDIA
Regional Manager

FILED
JAN - 9 2001

DEPARTMENT OF REAL ESTATE

By: 

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)
CHRISTOPHER JACKSON,) NO. H-28137 LA
Respondent.)

ORDER STAYING EFFECTIVE DATE


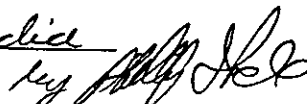
On December 13, 2000, an Order Denying Removal of Restrictions was rendered in the above-entitled matter to become effective January 9, 2001.

IT IS HEREBY ORDERED that the effective date of the Order Denying Removal of Restrictions of December 13, 2000, is stayed for a period of thirty (30) days.

The Order Denying Removal of Restrictions of December 13, 2000, shall become effective at 12 o'clock noon on February 8, 2001.

DATED: January 9, 2001.

PAULA REDDISH ZINNEMANN
Real Estate Commissioner

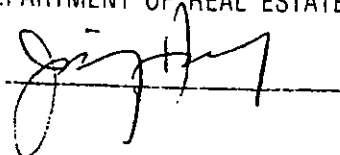
By: 
RANDOLPH BRENDIA
Regional Manager 

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FILED
DEC 20 2000

DEPARTMENT OF REAL ESTATE

By



BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of) NO. H-28137 LA
CHRISTOPHER JACKSON,)
Respondent.)

ORDER DENYING REMOVAL OF RESTRICTIONS

On June 23, 1999, 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 June 30, 1999, and Respondent has operated as a restricted licensee since that time.

On July 20, 2000, Respondent petitioned for the removal of restrictions attaching to Respondent's real estate salesperson license.

///



1 I have considered the petition of Respondent and the
2 evidence submitted in support thereof. Respondent has failed to
3 demonstrate to my satisfaction that it would be in the public
4 interest to issue an unrestricted real estate salesperson
5 license to Respondent. This determination has been made in
6 light of Respondent's conviction of a violation of law which is
7 substantially related to the qualifications, functions and
8 duties of a real estate licensee.

9 The Decision which revoked Respondent's real estate
10 salesperson license pursuant to Sections 480(a) and 10177(b)
11 of the Business and Professions Code, was based on Findings that
12 Respondent was convicted of violating Section 484(A) of the
13 California Penal Code (petty theft) on March 20, 1997.

14 Due to the serious nature of the conduct which led to
15 the loss of Respondent's real estate salesperson license and the
16 issuance of a restricted license, not enough time has passed,
17 since the issuance of a restricted license to establish that
18 Respondent is now fully rehabilitated.

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NOW, THEREFORE, IT IS ORDERED that Respondent's
petition for the issuance to Respondent of an unrestricted real
estate salesperson license is denied.

This Order shall be effective at 12 o'clock noon
on January 9, 2001.

DATED: December 13, 2000.

PAULA REDDISH ZINNEBANN
Real Estate Commissioner

Paula Reddish Zinnemann

By Laura B. Brown

**DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA**

In the Matter of the Application of

CHRISTOPHER JACKSON,

Respondent

No. H- 28137 LA

**STIPULATION AND
WAIVER**

I, CHRISTOPHER JACKSON, 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 21, 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

1 Real Estate Commissioner has found that I have failed to make such a showing, thereby justifying the
2 denial of the issuance 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
4 and request that the Real Estate Commissioner in his discretion issue a restricted real estate salesperson
5 license to me under the authority of Section 10156.5 of the Business and Professions Code. I
6 understand that any such restricted license will be issued subject to and be limited by Section 10153.4
7 of the Business and Professions 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
10 unrestricted real estate salesperson license if this Stipulation and Waiver is accepted by the Real Estate
11 Commissioner. However, I am not waiving my right to a hearing and to further proceedings to obtain a
12 restricted or unrestricted 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
14 restricted 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
16 right of renewal, and the Real Estate Commissioner may by appropriate order suspend the
17 right to 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
19 bears a substantial relationship to respondent's fitness or capacity as a real estate
20 licensee; or
 - 21 b. The receipt of evidence that respondent has violated provisions of the California Real
22 Estate Law, the Subdivided Lands Law, Regulations of the Real Estate Commissioner or
23 conditions attaching to this restricted license.
- 24 2. I shall not be eligible to apply for the issuance of an unrestricted real estate license nor the
25 removal of any of the conditions, limitations or restrictions attaching to the restricted license
26 until one year has elapsed from the date of issuance of the restricted license to respondent.
27

1 3. With the application for license, or with the application for transfer to a new employing
2 broker, I shall submit a statement signed by the prospective employing broker on a form
3 approved by the Department of Real Estate wherein the employing broker shall certify as
4 follows:

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

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

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

21 5. Pursuant to Section 10154, if I have not satisfied the requirements for an unqualified license
22 under Section 10153.4, I shall not be entitled to renew the restricted license, and shall not be
23 entitled to the issuance of another license which is subject to Section 10153.4 until four years
24 after the date of the issuance of the preceding restricted license.

25 ✓ DATED this 9 day of June, 1999.

26
27 ✓ Christopher Jackson
Respondent

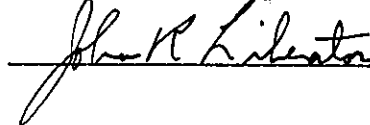
1 I have read the Statement of Issues filed herein and the foregoing Stipulation and Waiver signed by
2 respondent. I am satisfied that the hearing for the purpose of requiring further proof as to the honesty
3 and truthfulness of respondent need not be called and that it will not be inimical to the public interest to
4 issue a 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 JACKSON if respondent has otherwise fulfilled all of the statutory
7 requirements for licensure. The restricted license shall be limited, conditioned and restricted as specified
8 in the foregoing Stipulation and Waiver.

9 This Order is effective immediately.

10 DATED this 23rd day of June, 1999.

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13 JOHN R. LIBERATOR
Acting Real Estate Commissioner

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FILED
MAY 21 1999
DEPARTMENT OF REAL ESTATE

SEAN CRAHAN, Counsel
State Bar No. 49351
Department of Real Estate
320 West 4th Street, Suite 350
Los Angeles, California 90013

Telephone: (213) 576-6982
-or- (213) 576-6907 (Direct)

By Laura B. Rowe

THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * * * *

In the Matter of the Application of)	No. H-28137 LA
CHRISTOPHER JACKSON,)	<u>STATEMENT OF ISSUES</u>
Applicant.)	

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

I

Or about FEBRUARY 19, 1999, Applicant applied to the Department of Real Estate of the State of California for a real estate salesperson license on 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.

/

II

On or about March 20, 1997, in the Municipal Court of Los Angeles, California, San Fernando Judicial District, in case number 7SF00106, Applicant was convicted of violating Penal Code Section 484(A) (petty theft), a misdemeanor, a 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, constitute 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.

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 21st day of May, 1999.


Thomas Mc Crady
Deputy Real Estate Commissioner

cc: Christopher Jackson
Sacto
CW
TM