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FILED  
AUG 22 2008  
DEPARTMENT OF REAL ESTATE

By *[Signature]*

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation of ) NO. H-28566 LA  
SVETLANA NOVIKOVA, )  
Respondent. )

ORDER GRANTING REINSTATEMENT OF LICENSE

On October 19, 2000, a Decision was rendered herein  
revoking Respondent's real estate salesperson license.

On June 12, 2002, Respondent petitioned for  
reinstatement of her real estate salesperson license. An Order  
Denying Reinstatement of License was filed on December 30, 2002.  
Said Order granted Respondent the right to apply for and be  
issued a restricted real estate salesperson license.

On June 12, 2003, a restricted real estate salesperson  
license was issued to Respondent.

On April 19, 2005, Respondent again petitioned for  
reinstatement of her real estate salesperson license and the  
Attorney General of the State of California has been given  
notice of the filing of said petition.

1 I have considered the petition of Respondent and  
2 the 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  
6 it would not be against the public interest to issue said  
7 license to Respondent.

8 NOW, THEREFORE, IT IS ORDERED that Respondent's  
9 petition for reinstatement is granted and that a real estate  
10 salesperson license be issued to Respondent, if Respondent  
11 satisfies the following conditions within nine (9) months from  
12 the date of this Order:

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

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

20 This Order shall be effective immediately.

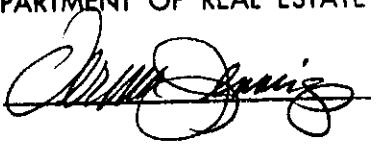
21 Dated: 8-15-06

22  
23 JEFF DAVIS  
24 Real Estate Commissioner  
25   
26

27 cc: Svetlana Novikova  
22537 Flamingo Street  
Woodland Hills, CA 91364

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FILED  
DEC 30 2002  
DEPARTMENT OF REAL ESTATE

By 

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation of ) NO. H-28566 LA  
SVETLANA NOVIKOVA, )  
Respondent. )

ORDER DENYING REINSTATEMENT OF LICENSE

On October 19, 2000, a Decision was rendered herein  
revoking the real estate salesperson license of Respondent.

On June 12, 2002, Respondent petitioned for  
reinstatement of said license and the Attorney General of the  
State of California has been given notice of the filing of the  
petition.

I have considered Respondent's petition and the  
evidence and arguments in support thereof. Respondent has  
failed to demonstrate to my satisfaction that Respondent has  
undergone sufficient rehabilitation to warrant the issuance  
to Respondent of an unrestricted real estate salesperson  
license, in that:

I

In the Decision which revoked the real estate license of Respondent there was a Determination of Issues made that there was cause to revoke Respondent's real estate license pursuant to Business and Professions Code Sections 498 and 10177(a). It had been determined that Respondent failed to disclose a conviction on her application for a real estate salesperson license, thereby procuring a real estate license by fraud, misrepresentation or deceit, or by making a material misstatement of fact in the application.

On July 2, 1997, Respondent was convicted of a violation of Penal Code Section 484(a) (Petty Theft), a crime involving moral turpitude and substantially related to the qualifications, functions and duties of a licensee.

II

Respondent has not completed any continuing education courses in the past four (4) years. This evidences lack of rehabilitation and is cause to deny Respondent's petition application pursuant to Section 2911(h), Title 10, Chapter 6, California Code of Regulations ("Regulations").

III

Respondent has not been involved in any community or social programs. This evidences lack of rehabilitation and is cause to deny Respondent's petition application pursuant to Regulation 2911(k).

///

IV

Due to the serious nature of the conduct which led to the revocation of Respondent's real estate salesperson license, and the facts set forth in Paragraphs II and III, a longer period of time is required to measure Respondent's rehabilitation.

I am satisfied, however, that it will not be against the public interest to issue a restricted real estate salesperson license to Respondent.

NOW, THEREFORE, IT IS ORDERED that Respondent's petition for reinstatement of Respondent's real estate salesperson license is denied.

A restricted real estate salesperson license shall be issued to Respondent pursuant to Code Section 10156.5 if Respondent within twelve (12) months from the date hereof:

(a) makes application therefor and pays the appropriate fee for said license.

(b) presents evidence satisfactory to the Real Estate Commissioner that Respondent has taken and successfully completed the continuing education requirements of Article 2.5 of Chapter 3 of the Real Estate Law (Business and Professions Code Section 10170.5) for renewal of a real estate license.

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1           The restricted license issued to Respondent shall be  
2 subject to all of the provisions of Code Section 10156.7 and to  
3 the following limitations, conditions and restrictions imposed  
4 under authority of Code Section 10156.6:

5           1. The restricted license issued to Respondent  
6 may be suspended prior to hearing by Order of the Real Estate  
7 Commissioner in the event of Respondent's conviction or plea  
8 of nolo contendere to a crime which is substantially related  
9 to Respondent's fitness or capacity as a real estate licensee.

10           2. The restricted license issued to Respondent  
11 may be suspended prior to hearing by Order of the Real Estate  
12 Commissioner on evidence satisfactory to the Commissioner that  
13 Respondent has violated provisions of the California Real Estate  
14 Law, the Subdivided Lands Law, Regulations of the Real Estate  
15 Commissioner or conditions attaching to the restricted license.

16           3. Respondent shall not be eligible to apply for  
17 the issuance of an unrestricted real estate license nor for  
18 the removal of any of the conditions, limitations or  
19 restrictions of a restricted license until two (2) years have  
20 elapsed from the effective date of this Decision.

21           4. Respondent shall submit with any application for  
22 license under an employing broker, or with any application for  
23 transfer to a new employing broker, a statement signed by the  
24 prospective employing real estate broker on a form approved by  
25 the Department which shall certify:

26 ///

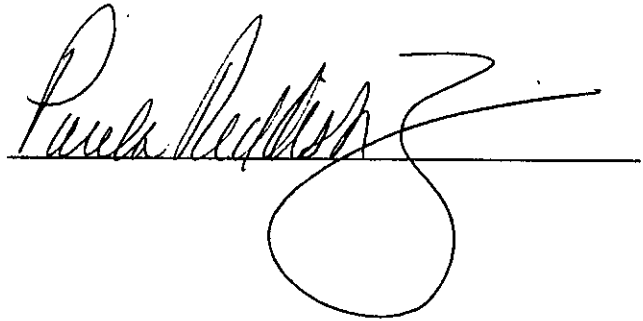
1           (a) That the employing broker has read the Decision  
2 of the Commissioner which granted the right to a restricted  
3 license; and

4           (b) That the employing broker will exercise close  
5 supervision over the performance by the restricted licensee  
6 relating to activities for which a real estate license is  
7 required.

8           This Order shall become effective at 12 o'clock noon  
9 on January 21, 2003.

10 DATED: December 20, 2002.

11 PAULA REDDISH ZINNEBANN  
12 Real Estate Commissioner

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25 cc: Svetlana Novikova  
26 22537 Flamingo St.  
27 Woodland Hills, CA 91364

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

By Laura B. Orme

\* \* \* \* \*

In the Matter of the Accusation of)  
SVETLANA NOVIKOVA, ) NO. H-28566 LA  
Respondent. )  
\_\_\_\_\_)

DECISION

This Decision is being issued in accordance with the provisions of Section 11520 of the Government Code, on evidence of compliance with Section 11505 of the Government Code and pursuant to the Order of Default filed on September 21, 2000, and the findings of fact set forth herein are based on one or more of the following:  
(1) Respondent's express admissions; (2) affidavits; and  
(3) other evidence.

This Decision revokes a real estate license on grounds of the conviction of a crime.

The right to reinstatement of a revoked real estate license is controlled by Section 11522 of the Government Code. A copy of Section 11522 and a copy of the Commissioner's Criteria of Rehabilitation are attached hereto for the information of Respondent.

FINDINGS OF FACT

1

On May 23, 2000, Thomas McCrady made the Accusation in his official capacity as a Deputy Real Estate Commissioner of the State of California. The Accusation, Statement to Respondent, and Notice of Defense were mailed, by certified mail, to Respondent's last known mailing address on file with the Department on May 23, 2000.

On September 21, 2000, no Notice of Defense having been filed within the time prescribed by Section 11506 of the Government Code, Respondent's default was entered.

Respondent is presently licensed and/or has license rights under the Real Estate Law (Part 1 of Division 4 of the California Business and Professions Code) (Code). Respondent was originally licensed by the Department of Real Estate of the State of California as a real estate salesperson on November 21, 1998, following respondent's application therefor filed on October 20, 1998.

On July 2, 1997, in the Municipal Court of Los Angeles, Los Angeles County, Van Nuys Judicial District, State of California, Respondent was convicted upon a plea of nolo contendere to one count of violating section 484(a) of the California Penal Code, a misdemeanor crime.

The evidence established that the crime of which Respondent was convicted involves moral turpitude and is substantially related to the qualifications, functions and duties of a real estate licensee.

The evidence established that Respondent failed to disclose the conviction set forth in Paragraph 4 on her application to obtain a license filed October 20, 1998. This constitutes the procurement of a real estate license by fraud, misrepresentation or deceit, or by making a material misstatement of fact in the application and is cause to revoke her license pursuant to Sections 498 and 10177(a) of the Code.

#### LEGAL BASIS

Cause for disciplinary action against Respondent SVETLANA NOVIKOVA exists pursuant to Business and Professions Code Sections 498 and 10177(a).

The standard of proof applied was clear and convincing proof to a reasonable certainty.

ORDER

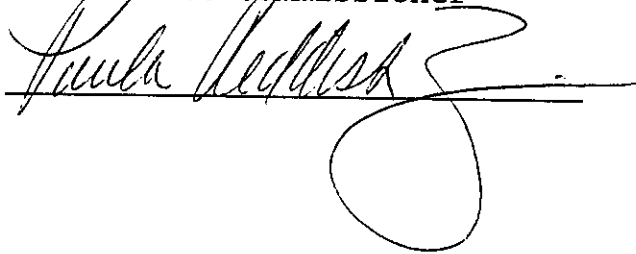
The license and license rights of Respondent SVETLANA NOVIKOVA under the provisions of Part 1 of Division 4 of the Business and Professions Code are revoked.

This Decision shall become effective at 12 o'clock noon on November 16, 2000.

DATED:

October 19, 2000

PAULA REDDISH ZINNEMANN  
Real Estate Commissioner

A handwritten signature in cursive script, appearing to read "Paula Reddish", is written over a horizontal line. Below the line is a large, loopy flourish.

By Laura B. Kron

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation of)  
SVETLANA NOVIKOVA, )  
Respondent. )

NO. H-28566 LA

DEFAULT ORDER

Respondent, SVETLANA NOVIKOVA, having failed to file a  
Notice of Defense within the time required by Section 11506 of  
the Government Code, is now in default. It is, therefore,  
ordered that a default be entered on the record in this matter.

IT IS SO ORDERED

September 21, 2000

PAULA REDDISH ZINNEMANN  
Real Estate Commissioner

Randolph Brendia By Jan McCady  
By: RANDOLPH BRENDIA  
Regional Manager

*fact*

Elliott Mac Lennan, Counsel SBN 66674  
Department of Real Estate  
320 W. 4<sup>th</sup> Street, CA 90113-1105  
Los Angeles, CA 90013-1105

Telephone: (213) 576-6911

**FILED**  
MAY 23 2000  
DEPARTMENT OF REAL ESTATE

By *Lana B. Olin*

DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \* \* \*

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|--------------------------------------|----------------|
| In the Matter of the Accusation of ) | No. H-28566 LA |
| SVETLANA NOVIKOVA,                   | )              |
|                                      | )              |
| Respondent.                          | )              |
|                                      | )              |
|                                      | )              |
|                                      | )              |

A C C U S A T I O N

The Complainant, Thomas McCrady, a Deputy Real Estate Commissioner of the State of California, for cause of accusation against SVETLANA NOVIKOVA aka Svetlana Novikova-Amerzlak aka Lana Novikovamerzlak, is informed and alleges in his official capacity as follows:

1

Respondent is presently licensed and/or has licensed rights as a real estate salesperson subject to Section 10153.4(c) under the Real Estate Law (Part 1 of Division 4 of the California Business and Professions Code) (Code).

/

/

Respondent was originally licensed by the Department of Real Estate of the State California as a real estate salesperson on November 21, 1998, following respondent's application therefor filed on October 20, 1998, and has continuously thereafter been so licensed.

In response to Question 25 of said license application, to wit: "Have you ever been convicted of any violation of law? (You may omit any traffic violation where the disposition was a fine and the amount was \$100 or less.)" Respondent checked the box denoting "No."

On July 2, 1997, in the Municipal Court of Los Angeles, Van Nuys Judicial District, County of Los Angeles, State of California, respondent was convicted upon a plea of nolo contendere to one count of violating Section 484(a) of the California Penal Code (petty theft), a misdemeanor crime that occurred on June 7, 1997, which by its facts and circumstances involves moral turpitude and is substantially related under Section 2910, Chapter 6, Title 10 of the California Code of Regulations, to the qualifications, functions or duties of a real estate licensee.

Respondent's failure to reveal the conviction set forth in Paragraph 4, above, in her application, constitutes the procurement of a real estate license by fraud,

1 misrepresentation or deceit or by making a material  
2 misstatement of fact. This is cause for suspension or  
3 revocation of respondent's real estate salesperson's license  
4 under Section 498 and 10177(a) of the Code.

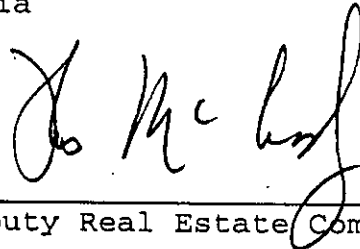
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6 The facts as alleged in Paragraph 4, above,  
7 constitute cause for the suspension or revocation of the  
8 license and license rights of respondent under Sections 490  
9 and 10177(b) of the Code.

10 WHEREFORE, Complainant prays that a hearing be  
11 conducted on the allegations of this Accusation and that  
12 upon proof thereof, a decision be rendered imposing  
13 disciplinary action against the license and license rights  
14 of respondent SVETLANA NOVIKOVA under the Real Estate Law  
15 (Part 1 of Division 4 of the Business and Professions Code)  
16 and for such other and further relief as may be proper under  
17 other applicable provision of law.

18 Dated at Los Angeles, California

19 This 23rd day of May, 2000.

20   
21  
22 Deputy Real Estate Commissioner

23  
24  
25  
26 cc: Svetlana Novikova  
27 Sacto  
SR