

1 I hereby admit that the allegations of the Statement of Issues filed against me are true and correct and
2 request that the Real Estate Commissioner in her discretion issue a restricted real estate salesperson license
3 to me under the authority of Section 10156.5 of the Business and Professions Code. I understand that any
4 such restricted license will be issued subject to and be limited by Section 10153.4 of the Business and
5 Professions Code.

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

11 I further understand that the following conditions, limitations, and restrictions will attach to a
12 restricted 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 including the
14 right of renewal, and the Real Estate Commissioner may by appropriate order suspend the right
15 to exercise any privileges granted under 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
19 Estate Law, the Subdivided Lands Law, Regulations of the Real Estate Commissioner, or
20 conditions attaching to this restricted license.
- 21 2. I shall not be eligible to apply for the issuance of an unrestricted real estate license nor the
22 removal of any of the conditions, limitations or restrictions attaching to the restricted license
23 until two years have elapsed from the date of issuance of the restricted license to respondent.
- 24 3. With the application for license, or with the application for transfer to a new employing broker, I
25 shall submit a statement signed by the prospective employing broker on a form approved by the
26 Department of Real Estate wherein the employing broker shall certify as follows:

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

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

6 4. My restricted real estate salesperson license is issued subject to the requirements of Section
7 10153.4 of the Business and Professions Code, to wit: I am required, within eighteen (18)
8 months of the issuance of the restricted license, to submit evidence satisfactory to the
9 Commissioner of successful completion, at an accredited institution, of two of the courses listed
10 in Section 10153.2, other than real estate principles, advanced legal aspects of real estate,
11 advanced real estate finance, or advanced real estate appraisal. If I fail to timely present to the
12 Department satisfactory evidence of successful completion of the two required courses, the
13 restricted license shall be automatically suspended effective eighteen (18) months after the date
14 of its issuance. Said suspension shall not be lifted unless, prior to the expiration of the restricted
15 license, I have submitted the required evidence of course completion and the Commissioner has
16 given written notice to me of the lifting of the suspension.

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

21 DATED this 30th day of JUNE, 2001.

22 Alex Louis Kim
23 Respondent

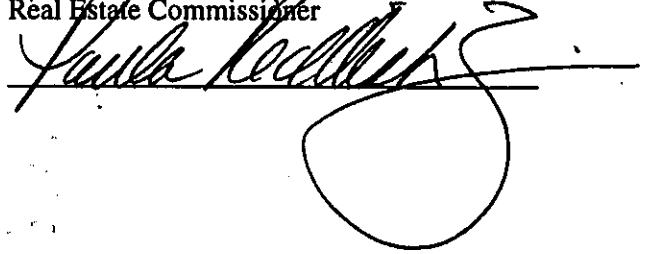
24 I have read the Statement of Issues filed herein and the foregoing Stipulation and Waiver signed by
25 respondent. I am satisfied that the hearing for the purpose of requiring further proof as to the honesty and
26 truthfulness of respondent need not be called and that it will not be inimical to the public interest to issue a
27 restricted real estate salesperson license to respondent.

1 Therefore, IT IS HEREBY ORDERED that a restricted real estate salesperson license be issued to
2 respondent ALEX LOUIS KIM if respondent has otherwise fulfilled all of the statutory requirements for
3 licensure. The restricted license shall be limited, conditioned, and restricted as specified in the foregoing
4 Stipulation and Waiver.

5 This Order is effective immediately.

6 DATED this 6th day of August, 2001.

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9 PAULA REDDISH ZINNEMANN
 Real Estate Commissioner

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1 MARTHA J. ROSETT, Counsel (SBN #142072)
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FILED
JUN 29 2001
DEPARTMENT OF REAL ESTATE

By CS

7 BEFORE THE DEPARTMENT OF REAL ESTATE

8 STATE OF CALIFORNIA

9 * * * *

10 In the Matter of the Application of) No. H-29111 LA
11 ALEX LOUIS KIM,)
12 Respondent.)
13)
14)

No. H-29111 LA

STATEMENT OF ISSUES

14 The Complainant, Thomas McCrady, a Deputy Real Estate
15 Commissioner of the State of California, for cause of Accusation
16 against ALEX LOUIS KIM ("Respondent") alleges as follows:

17 1.

18 The Complainant, Thomas McCrady, a Deputy Real Estate
19 Commissioner of the State of California, makes this Statement of
20 Issues in his official capacity.

21 2.

22
23 On or about February 6, 2001, pursuant to the
24 provisions of Section 10153.3 of the Business and Professions
25 Code, Respondent made application to the Department of Real
26 Estate of the State of California ("Department") for a real
27 estate salesperson license with the knowledge and understanding

1 that any license issued as a result of said application would be
2 subject to the conditions of Section 10153.4 of the California
3 Business and Professions Code.

4 3.

5 In response to Question 25 of said application, to wit:
6 "Have you ever been convicted of any violation of law,"

7 Respondent answered "No."

8 4.

9 On or about February 14, 1979, Respondent was convicted
10 on her plea of guilty to one count of violating California Health
11 and Safety Code Section 11359 (possession of marijuana for sale),
12 a felony and a crime of moral turpitude substantially related to
13 the qualifications, functions and duties of a real estate
14 licensee. Respondent was sentenced to serve 90 days in jail and
15 36 months probation.

16 5.

17 Respondent's failure to reveal the conviction set forth
18 in Paragraph 4 constitutes an attempt to procure a real estate
19 license by misrepresentation or by making a material misstatement
20 of fact in an application for a real estate license, and is
21 grounds for denial of Respondent's application for a real estate
22 license pursuant to Business and Professions Code Sections 480(c)
23 and 10177(a).

24 6.

25 Respondent's conviction, as set forth in Paragraph 4,
26 constitutes grounds for denial of Respondent's application for a
27 real estate license pursuant to Business and Professions Code

1 Sections 480(a) and 10177(b).

2 These proceedings are brought under the provisions of
3 Section 10100, Division 4 of the Business and Professions Code of
4 the State of California and Sections 11500 through 11528 of the
5 Government Code.

6 WHEREFORE, the Complainant prays that the above-
7 entitled matter be set for hearing and, upon proof of the charges
8 contained herein, that the Commissioner refuse to authorize the
9 issuance of, and deny the issuance of, a real estate salesperson
10 license to Respondent ALEX LOUIS KIM and for such other and
11 further relief as may be proper under the law.

12 Dated at Los Angeles, California

13 this 29th day of June, 2001.

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15 _____
16 Deputy Real Estate Commissioner
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23 cc: Alex Louis Kim
24 Sacto.
25 Thomas McCrady
26 EC
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