

[Signature]

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Application of) NO. H-29416 LA
CALVIN LEE,)
Respondent.)

ORDER GRANTING UNRESTRICTED LICENSE

On November 6, 2002, a Decision was rendered herein, denying the Respondent's application for a real estate 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 November 14, 2002, and Respondent has operated as a restricted licensee without cause for disciplinary action against Respondent since that time.

///

///

///

1 On or about May 21, 2007, Respondent petitioned for
2 the removal of restrictions attaching to Respondent's real
3 estate salesperson license.

4 I have considered the petition of Respondent and
5 the evidence submitted in support thereof. Respondent has
6 demonstrated to my satisfaction that Respondent meets the
7 requirements of law for the issuance to Respondent of an
8 unrestricted real estate salesperson license and that it
9 would not be against the public interest to issue said license
10 to Respondent.

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

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

18 ///

19 ///

20 ///

21 ///

22 ///

23 ///

24 ///

25 ///

26 ///

27

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

This Order shall be effective immediately.

Dated: 1-8-58

JEFF DAVIS
Real Estate Commissioner

JEFF DAVIS
Real Estate Commission

FILED
JAN 22 2008
DEPARTMENT OF REAL ESTATE

[Signature]

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Application of) NO. H-29416 LA
CALVIN LEE,)
Respondent.)

ORDER GRANTING UNRESTRICTED LICENSE

On November 6, 2002, a Decision was rendered herein, denying the Respondent's application for a real estate 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 November 14, 2002, and Respondent has operated as a restricted licensee without cause for disciplinary action against Respondent since that time.

///

///

///

1 On or about May 21, 2007, Respondent petitioned for
2 the removal of restrictions attaching to Respondent's real
3 estate salesperson license.

4 I have considered the petition of Respondent and
5 the evidence submitted in support thereof. Respondent has
6 demonstrated to my satisfaction that Respondent meets the
7 requirements of law for the issuance to Respondent of an
8 unrestricted real estate salesperson license and that it
9 would not be against the public interest to issue said license
10 to Respondent.

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

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

18 ///

19 ///

20 ///

21 ///

22 ///

23 ///

24 ///

25 ///

26 ///

27

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

This Order shall be effective immediately.

Dated: 1-8-58

JEFF DAVIS
Real Estate Commissioner

FILED
NOV 12 2002
DEPARTMENT OF REAL ESTATE

Laura B. Dume

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Application of)	
CALVIN LEE,	) NO. H-29416 LA
Respondent.	) <u>STIPULATION</u>
	) <u>AND WAIVER</u>

It is hereby stipulated by and between CALVIN LEE (hereinafter "Respondent") and Respondent's attorney, Sheryl Lam, and the Complainant, acting by and through James R. Peel, Counsel for the Department of Real Estate, as follows for the purpose of settling and disposing of the Statement of Issues filed on March 12, 2002, in this matter:

A. Respondent acknowledges that Respondent has received and read the Statement of Issues and the Statement to Respondent filed by the Department of Real Estate in connection with Respondent's application for a real estate salesperson license. Respondent understands that the Real Estate Commissioner may hold a hearing on this Statement of Issues for the purpose of requiring further proof of Respondent's honesty

1 and truthfulness and to prove other allegations therein, or that
2 she may in her discretion waive the hearing and grant Respondent
3 a restricted real estate salesperson license based upon this
4 Stipulation and Waiver. Respondent also understands that by
5 filing the Statement of Issues in this matter the Real Estate
6 Commissioner is shifting the burden to Respondent to make a
7 satisfactory showing that Respondent meets all the requirements
8 for issuance of a real estate salesperson license. Respondent
9 further understands that by entering into this stipulation and
10 waiver, Respondent will be stipulating that the Real Estate
11 Commissioner has found that Respondent has failed to make such a
12 showing, thereby justifying the denial of the issuance to
13 Respondent of an unrestricted real estate salesperson license.

14 B. Respondent hereby admits that the allegations of
15 the Statement of Issues filed against Respondent are true and
16 correct and requests that the Real Estate Commissioner in her
17 discretion issue a restricted real estate salesperson license to
18 Respondent under the authority of Section 10156.5 of the Business
19 and Professions Code.

20 C. Respondent is aware that by signing this
21 Stipulation and Waiver, Respondent is waiving Respondent's right
22 to a hearing and the opportunity to present evidence at the
23 hearing to establish Respondent's rehabilitation in order to
24 obtain an unrestricted real estate salesperson license if this
25 Stipulation and Waiver is accepted by the Real Estate
26 Commissioner. However, Respondent is not waiving Respondent's
27 right to a hearing and to further proceedings to obtain a

1 restricted or unrestricted license if this Stipulation and Waiver
2 is not accepted by the Commissioner.

3 D. Respondent further understands that the following
4 conditions, limitations, and restrictions will attach to a
5 restricted license issued by the Department of Real Estate
6 pursuant hereto:

7 1. The license shall not confer any property
8 right in the privileges to be exercised
9 including the right of renewal, and the Real
10 Estate Commissioner may by appropriate order
11 suspend the right to exercise any privileges
12 granted under this restricted license in the
13 event of:

14 a. The conviction of Respondent (including a
15 plea of nolo contendere) to a crime which
16 bears a substantial relationship to
17 Respondent's fitness or capacity as a real
18 estate licensee; or

19 b. The receipt of evidence that Respondent has
20 violated provisions of the California Real
21 Estate Law, the Subdivided Lands Law,
22 Regulations of the Real Estate
23 Commissioner, or conditions attaching to
24 this restricted license.

25 2. Respondent shall not be eligible to apply for
26 the issuance of an unrestricted real estate
27 license nor the removal of any of the

1 conditions, limitations or restrictions
2 attaching to the restricted license until two
3 years have elapsed from the date of issuance of
4 the restricted license to Respondent.

5 3. With the application for license, or with the
6 application for transfer to a new employing
7 broker, Respondent shall submit a statement
8 signed by the prospective employing broker on a
9 form approved by the Department of Real Estate
10 wherein the employing broker shall certify as
11 follows:

12 a. That broker has read the Statement of
13 Issues which is the basis for the issuance
14 of the restricted license; and

15 b. That broker will carefully review all
16 transaction documents prepared by the
17 restricted licensee and otherwise exercise
18 close supervision over the licensee's
19 performance of acts for which a license is
20 required.

21
22
23 DATED: Oct. 29, 2002

24 James R. Peel
25 JAMES R. PEEL, Counsel
26 Department Of Real Estate
27

* * *

I have read the Stipulation and Waiver, have discussed it with my counsel, and its terms are understood by me and are agreeable and acceptable to me. I understand that I am waiving rights given to me by the California Administrative Procedure Act (including but not limited to Sections 11506, 11508, 11509, and 11513 of the Government Code), and I willingly, intelligently, and voluntarily waive those rights, including the right of a hearing on the Statement of Issues at which I would have the right to cross-examine witnesses against me and to present evidence in defense and mitigation of the charges.

Respondent can signify acceptance and approval of the terms and conditions of this Stipulation and Waiver by faxing a copy of the signature page, as actually signed by Respondent, to the Department at the following fax number: (213) 576-6917. Respondent agrees, acknowledges and understands that by electronically sending to the Department a fax copy of his/her actual signature as it appears on the Stipulation and Waiver, that receipt of the faxed copy by the Department shall be as binding on Respondent as if the Department had received the original signed Stipulation and Waiver.

DATED: 9/23/02

Calvin Lee
CALVIN LEE
Respondent

1 I have reviewed the Stipulation and Agreement as to
2 form and content and have advised my client accordingly.

3
4 DATED: 9/27/02


5 SHERYL LAM
6 Attorney for Respondent

7 * * *

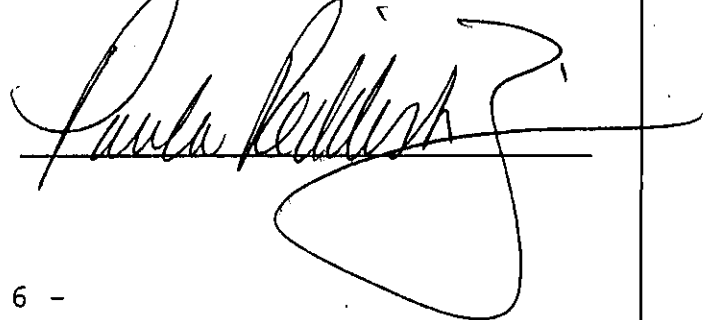
8 I have read the Statement of Issues filed herein and
9 the foregoing Stipulation and Waiver signed by Respondent. I am
10 satisfied that the hearing for the purpose of requiring further
11 proof as to the honesty and truthfulness of Respondent need
12 not be called and that it will not be inimical to the public
13 interest to issue a restricted real estate salesperson license
14 to Respondent.

15 Therefore, IT IS HEREBY ORDERED that a restricted real
16 estate salesperson license be issued to Respondent, if Respondent
17 has otherwise fulfilled all of the statutory requirements for
18 licensure. The restricted license shall be limited, conditioned,
19 and restricted as specified in the foregoing Stipulation and
20 Waiver.

21 This Order is effective immediately.

22 IT IS SO ORDERED November 6, 2002.

23 PAULA REDDISH ZINNEMANN
24 Real Estate Commissioner

25 
26
27

BEFORE THE DEPARTMENT OF REAL ESTATE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * * *

In the Matter of the Application of) Case No. H-29416 LA
CALVIN LEE,) L-2002040628
Respondent(s))

James R. Peel

NOTICE OF HEARING ON APPLICATION

To the above-named respondent:

You are hereby notified that a hearing will be held before the Department of Real Estate at Office of Administrative Hearings, 320 West Fourth Street, Suite 630, Los Angeles, California, on **SEPTEMBER 26, 2002** at the hour of **9:00 a.m.**, or as soon thereafter as the matter can be heard, upon the Statement of Issues served upon you. If you object to the place of hearing, you must notify the presiding administrative law judge of the Office of Administrative Hearings within ten (10) days after this notice is served on you. Failure to notify the presiding administrative law judge within ten days will deprive you of a change in the place of the hearing.

You may be present at the hearing. You have the right to be represented by an attorney at your own expense. You are not entitled to the appointment of an attorney to represent you at public expense. You are entitled to represent yourself without legal counsel. If you are not present in person nor represented by counsel at the hearing, the Department may take disciplinary action against you based upon any express admission or other evidence including affidavits, without any notice to you.

The burden of proof is upon you to establish that you are entitled to the license or other action sought. If you are not present nor represented at the hearing, the Department may act upon your application without taking evidence.

You may present any relevant evidence and will be given full opportunity to cross-examine all witnesses testifying against you. You are entitled to the issuance of subpoenas to compel the attendance of witnesses and the production of books, documents or other things by applying to the Department of Real Estate.

The hearing shall be conducted in the English language. If you want to offer the testimony of any witness who does not proficiently speak the English language, you must provide your own interpreter and pay for his or her costs. The interpreter must be certified in accordance with Sections 11435.30 and 11435.55 of the Government Code.

Dated: July 16, 2002

DEPARTMENT OF REAL ESTATE

By: *James R. Peel*
JAMES R. PEEL, Counsel

cc: Calvin Lee
Sheryl Lam, Esq.
Sacto.
OAH

RE 500 JRP:lbo

Sacto
Jae

FILED
MAY 1 2002

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

DEPARTMENT OF REAL ESTATE

* * * *

Jana B. Orma

In the Matter of the Application of) Case No. H-29416 LA
) L-2002040628
CALVIN LEE,)
)
Respondent(s))

NOTICE OF HEARING ON APPLICATION

To the above-named respondent:

You are hereby notified that a hearing will be held before the Department of Real Estate at Office of Administrative Hearings, 320 West Fourth Street, Suite 630, Los Angeles, California, on **MAY 24, 2002** at the hour of **1:30 p.m.**, or as soon thereafter as the matter can be heard, upon the Statement of Issues served upon you. If you object to the place of hearing, you must notify the presiding administrative law judge of the Office of Administrative Hearings within ten (10) days after this notice is served on you. Failure to notify the presiding administrative law judge within ten days will deprive you of a change in the place of the hearing.

You may be present at the hearing. You have the right to be represented by an attorney at your own expense. You are not entitled to the appointment of an attorney to represent you at public expense. You are entitled to represent yourself without legal counsel. If you are not present in person nor represented by counsel at the hearing, the Department may take disciplinary action against you based upon any express admission or other evidence including affidavits, without any notice to you.

The burden of proof is upon you to establish that you are entitled to the license or other action sought. If you are not present nor represented at the hearing, the Department may act upon your application without taking evidence.

You may present any relevant evidence and will be given full opportunity to cross-examine all witnesses testifying against you. You are entitled to the issuance of subpoenas to compel the attendance of witnesses and the production of books, documents or other things by applying to the Department of Real Estate.

The hearing shall be conducted in the English language. If you want to offer the testimony of any witness who does not proficiently speak the English language, you must provide your own interpreter and pay for his or her costs. The interpreter must be certified in accordance with Sections 11435.30 and 11435.55 of the Government Code.

Dated: May 1, 2002

DEPARTMENT OF REAL ESTATE

By: James R. Peel
JAMES R. PEEL, Counsel

cc: Calvin Lee
Julio Fontoura, Esq.
Sacto.
OAH

RE 500 JRP:lbo

SACD-Flag

SEAN CRAHAN, SBN 49351
Department of Real Estate
320 West 4th Street, Ste. 350
Los Angeles, California 90013-1105

Telephone: (213) 576-6907 (direct)
-or- (213) 576-6982 (office)

FILED
MAR 12 2002
DEPARTMENT OF REAL ESTATE

By *[Signature]*

DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Application of)	No. H-29416 LA
CALVIN LEE,)	<u>STATEMENT OF ISSUES</u>
Respondent.)	

The Complainant, Maria Suarez, a Deputy Real Estate Commissioner of the State of California, for Statement of Issues against CALVIN LEE (Respondent), is informed and alleges in her official capacity as follows:

1.

Respondent made application to the Department of Real Estate of the State of California for a real estate salesperson license on or about September 6, 2001.

2.

On or about September 15, 1998, in the Municipal Court, Glendale Judicial District, County of Los Angeles, California, in case number 8GL03861, Respondent was convicted of violating

1 California Penal Code Section 273.5(a) [Inflict corporal injury
2 on spouse], a misdemeanor, a crime of moral turpitude and
3 substantially related under Section 2910, Chapter 6, Title 10 of
4 the California Code of Regulations, to the qualifications,
5 functions or duties of a real estate licensee. Respondent was
6 sentenced to three years' probation. Respondent failed to
7 complete probation, his probation was revoked on September 2,
8 1999.

9 3.

10 On or about September 2, 1999, in the Municipal Court,
11 Glendale Judicial District, County of Los Angeles, California, in
12 case number 9GLO2819, Respondent was convicted of violating
13 California Penal Code Section 594(a) [Vandalism], a misdemeanor,
14 a crime of moral turpitude and substantially related under
15 Section 2910, Chapter 6, Title 10 of the California Code of
16 Regulations, to the qualifications, functions or duties of a real
17 estate licensee. Respondent was sentenced to three years'
18 probation including restitution to the victims.

19 4.

20 The convictions, as set forth in Paragraphs 2 and 3,
21 above, are cause for denial of Respondent's application for a
22 real estate license pursuant to Code Sections 480(a)(1) and
23 10177(b).

24 //

25 //

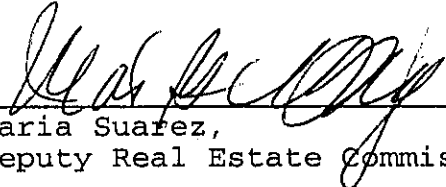
26 //

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

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

11 Dated at Los Angeles, California

12 This 11th day of March, 2002

13
14
15 
16 Maria Suarez,
17 Deputy Real Estate Commissioner
18
19
20
21
22
23

24 cc: Calvin Lee
25 Maria Suarez
26 AW
27 Sacto.

SC/sc