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J. Amato*

FILED
SEP 28 2007
DEPARTMENT OF REAL ESTATE

K. Michaelson

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BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Application of) NO. H-29981 LA
MARGARET BLANCHARD,)
Respondent.)

ORDER GRANTING UNRESTRICTED LICENSE

On March 24, 2003, 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 April 21, 2003. Respondent has operated as a restricted licensee without cause for disciplinary action against Respondent since that time.

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1 On November 6, 2006, Respondent petitioned for the
2 removal of restrictions attaching to Respondent real estate
3 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
10 license to Respondent.

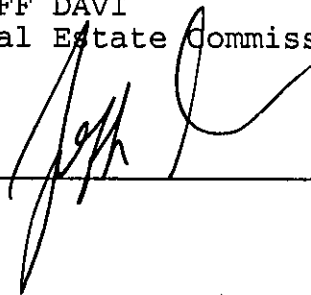
11 NOW, THEREFORE, IT IS ORDERED that Respondent's
12 petition for removal of restrictions is granted and that a
13 real estate salesperson license be issued to Respondent if
14 Respondent satisfies the following condition within nine (9)
15 months from the date of this Order:

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

18 This Order shall be effective immediately.

19 Dated: 9-19-07.

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21 JEFF DAVI
22 Real Estate Commissioner

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FILED
MAR 26 2003
DEPARTMENT OF REAL ESTATE



DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

In the Matter of the Application of

MARGARET BLANCHARD,

Respondent

)
) No. H- 29981 LA
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)
) **STIPULATION AND**
) **WAIVER**
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I, MARGARET BLANCHARD, 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 March 5, 2003, 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 she may in her 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
2 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 and
4 request that the Real Estate Commissioner in her discretion issue a restricted real estate salesperson license
5 to me under the authority of Section 10156.5 of the Business and 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 DATED this 7 day of March, 2003

7 Margaret Blanchard
8 MARGARET BLANCHARD, Respondent

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

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

18 This Order is effective immediately.

19 DATED this 24th day of March, 2003.

20 Paula Reddish Zinnemann
21 Paula Reddish Zinnemann
22 Real Estate Commissioner

23

24 BY: John R. Liberator
25 Chief Deputy Commissioner

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1 MARTHA J. ROSETT, Counsel (SBN 142072)
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2 320 West Fourth St., #350
Los Angeles, CA 90013-1105

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4 (213) 576-6982
5 (213) 576-6914

FILED
MAR - 5 2003
DEPARTMENT OF REAL ESTATE

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8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

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11 In the Matter of the Application of)
12 MARGARET BLANCHARD,)
13 Respondent.)

No. H-29981 LA

STATEMENT OF ISSUES

14
15 The Complainant, Maria Suarez, a Deputy Real Estate
16 Commissioner of the State of California, for Statement of Issues
17 against MARGARET BLANCHARD, aka Jacqueline Richards, and Margaret
18 Zeola Richards ("Respondent"), alleges in her official capacity
19 as follows:

20 1.

21
22 On or about May 17, 2002, pursuant to the
23 provisions of Section 10153.3 of the Business and Professions
24 Code (hereinafter "Code"), Respondent made application to the
25 Department of Real Estate of the State of California for a real
26 estate salesperson license.

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2 On or about May 24, 2000, in the Los Angeles County
3 Municipal Court, Van Nuys Judicial District, State of California,
4 in Case No. 9VN02934, Respondent was convicted of violating
5 Vehicle Code Section 20 (use of false name in document filed with
6 DMV), a crime of moral turpitude which is substantially related
7 to the qualifications, functions and duties of a real estate
8 licensee. Respondent was sentenced to two years probation, the
9 terms and conditions of which included payment of fines and
10 performance of fifty hours of community service. On or about
11 December 17, 2002, Respondent's petition to withdraw her plea and
12 have the case dismissed pursuant to Penal Code Section 1203.4 was
13 granted.

3.

14
15 Respondent's conviction set forth in Paragraph 2 above
16 constitutes grounds for denial of Respondent's application for a
17 real estate license pursuant to Code Sections 10177(b) and
18 480(a).

19 These proceedings are brought under the provisions of
20 Section 10100, Division 4 of the Business and Professions Code of
21 the State of California and Sections 11500 through 11528 of the
22 Government Code.

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WHEREFORE, the Complainant prays that the above-entitled matter be set for hearing and, upon proof of the charges contained herein, that the Commissioner refuse to authorize the issuance of, and deny the issuance of, a real estate salesperson license to Respondent MARGARET BLANCHARD and for such other and further relief as may be proper under the law.

Dated at Los Angeles, California
this 4th day of March, 2003.



Deputy Real Estate Commissioner

cc: Margaret Blanchard
Sacto.
Maria Suarez
JN