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FILED
JUL 10 2007
DEPARTMENT OF REAL ESTATE

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BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Application of)	NO. H-30768 LA
)	
MURTAZA ALI LADHA,)	
)	
Respondent.)	

ORDER GRANTING UNRESTRICTED LICENSE

On July 26, 2004, a Decision was rendered herein, denying 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 August 28, 2004, and Respondent has operated as a restricted licensee without cause for disciplinary action against Respondent since that time.

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1 On or about September 26, 2006, Respondent petitioned
2 for 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
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 subject
14 to the following understanding and conditions:

15 1. The license issued pursuant to this Order shall
16 be deemed to be the first renewal of Respondent's real estate
17 salesperson license for the purpose of applying the provisions
18 of Section 10153.4.

19 2. Within nine (9) months from the date of this
20 Order Respondent shall:

21 (a) Submit a completed application and pay the
22 appropriate fee for a real estate salesperson license, and

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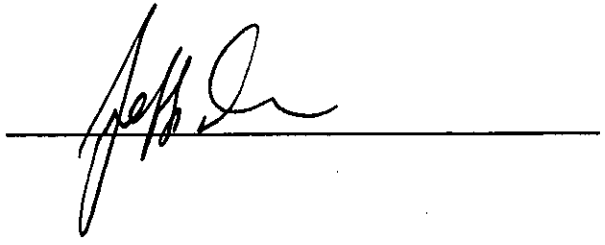
(b) Submit evidence of having taken and successfully
completed the courses specified in subdivisions (a) (1),
(2), (3) and (4) of Section 10170.5 of the Real Estate
Law for renewal of a real estate license.

3. Upon renewal of the license issued pursuant to
this Order, Respondent shall submit evidence of having 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: 6-8-07

JEFF DAVI
Real Estate Commissioner



cc: Murtaza A. Ladha
2086 Bridgewood Way
Upland, CA 91784

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Jal

Department of Real Estate
320 W. 4th Street, Suite 350
Los Angeles, CA 90013-1105

Telephone: (213) 576-6982

FILED
JUL 30 2004
DEPARTMENT OF REAL ESTATE

By Laura B. Stone

**DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA**

In the Matter of the Application of

MURTAZA ALI LADHA,

Respondent

)
) No. H- 30768 LA
) L-2004040115
)
) **STIPULATION AND**
) **WAIVER**
)
)
)

It is hereby stipulated by and between MURTAZA ALI LADHA (hereinafter "Respondent") and Respondent's attorney, Frank M. Buda, and the Complainant, acting by and through Chris Leong, Counsel for the Department of Real Estate, as follows for the purpose of settling and disposing of the Statement of Issues filed on March 17, 2004 in this matter:

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 and truthfulness and to prove other allegations therein, or that he may in his discretion waive the hearing and grant Respondent a restricted real estate salesperson license based upon this Stipulation and Waiver. Respondent also understands that by filing the Statement of Issues in this matter the Real Estate Commissioner is shifting the burden to Respondent to make a satisfactory showing that Respondent meets all the requirements for issuance of a real estate salesperson license. Respondent further understands that by

1 entering into this stipulation and waiver, Respondent will be stipulating that the Real Estate Commissioner
2 has found that Respondent has failed to make such a showing, thereby justifying the denial of the issuance
3 to Respondent of an unrestricted real estate salesperson license.

4 Respondent hereby admits that the allegations of the Statement of Issues filed against Respondent are
5 true and correct and requests that the Real Estate Commissioner in his discretion issue a restricted real
6 estate salesperson license to Respondent under the authority of Section 10156.5 of the Business and
7 Professions Code.

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

14 Respondent further understands that the following conditions, limitations, and restrictions will attach
15 to a restricted license issued by the Department of Real Estate pursuant hereto:

16 1. The license shall not confer any property right in the privileges to be exercised including the
17 right of renewal, and the Real Estate Commissioner may by appropriate order suspend the right
18 to exercise any privileges granted under this restricted license in the event of:

19 a. The conviction of Respondent (including a plea of nolo contendere) to a crime which bears
20 a substantial relationship to Respondent's fitness or capacity as a real estate 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. Respondent shall not be eligible to apply for the issuance of an unrestricted real estate license
25 nor the removal of any of the conditions, limitations, or restrictions attaching to the restricted
26 license until two years have elapsed from the date of issuance of the restricted license to
27 Respondent.

1 3. With the application for license, or with the application for transfer to a new employing broker,
2 Respondent 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 7/15/04

11 Dated

10 CHRIS LEONG

11 CHRIS LEONG, Counsel, Department of Real Estate

13 * * *

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

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

26 7-8-04

27 Dated

26 MURTAZA ALI LADHA

27 MURTAZA ALI LADHA, Respondent

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

3 7-12-04

4 Dated

Frank M. Buda

FRANK M. BUDA, Attorney for Respondent

5 * * *

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

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

14 This Order is effective immediately.

15 IT IS SO ORDERED July 26, 2004

John R. Liberator

16 JOHN R. LIBERATOR
17 Acting Real Estate Commissioner

Sacto Day

FILED
APR 22 2004
DEPARTMENT OF REAL ESTATE

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

By *Jane B. Crow*

In the Matter of the Application of

MURTAZA ALI LADHA,

}
}

Case No. H-30768 LA

OAH No. L-2004040115

Respondent

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 the Office of Administrative Hearings, 320 West Fourth Street, Suite 630, Los Angeles, California 90013 on **JULY 1, 2004**, 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 his or her costs. The interpreter must be certified in accordance with Sections 11435.30 and 11435.55 of the Government Code.

DEPARTMENT OF REAL ESTATE

Dated: April 22, 2004

By *Chris Leong*
CHRIS LEONG, Counsel

cc: Murtaza Ali Ladha
Frank M. Buda, Esq.
Sacto./OAH

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JAMES R. PEEL, Counsel (SBN 47055)
Department of Real Estate
320 West Fourth Street, Ste. 350
Los Angeles, California 90013-1105
Telephone: (213) 576-6982
-or- (213) 576-6913 (Direct)

FILED
MAR 17 2004
DEPARTMENT OF REAL ESTATE
By *[Signature]*

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Application of) No. H-30768 LA
MURTAZA ALI LADHA,) STATEMENT OF ISSUES
Respondent.)

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

I

On or about August 12, 2003, Respondent applied to the Department of Real Estate of the State of California for a real estate salesperson license.

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II

1 On or about December 10, 2001, Respondent made
2 application to the Department of Real Estate for a real estate
3 salesperson license. In response to Question 25 of said
4 application, to wit, "Have you ever been convicted of any
5 violation of law?", Respondent answered "No". Said application
6 was later denied by the Department.
7

III

8 On or about May 17, 1988, in the Municipal Court of
9 California, County of San Bernardino, Respondent was convicted of
10 violating Penal Code Section 488 (petty theft).
11

IV

12 Said crime involves moral turpitude and is
13 substantially related to the qualifications, functions, or duties
14 of a real estate licensee.
15

V

16 Respondent's conviction in the matter referred to in
17 Paragraph III is cause under Sections 480(a)(1) and 10177(b) of
18 the Business and Professions Code for denying Respondent's
19 application for a real estate license.
20

VI

21 Respondent's failure to reveal the matter set forth in
22 Paragraph III in said 2001 application constitutes the attempted
23 procurement of a real estate license by fraud, misrepresentation
24 or deceit, or by making a material misstatement of fact in said
25 application, or by knowingly making a false statement of fact
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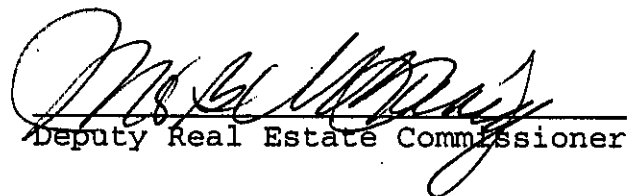
1 required to be revealed in said application, which failure is
2 cause for denying Respondent's 2003 application for a real estate
3 license under Sections 480(c) and 10177(a) of the Business and
4 Professions Code of the State of California.

5 The Statement of Issues is brought under the provisions
6 of Section 10100, Division 4 of the Business and Professions Code
7 of the State of California and Sections 11500 through 11528 of
8 the Government Code.

9 WHEREFORE, the Complainant prays that the above-
10 entitled matter be set for hearing and, upon proof of the charges
11 contained herein, that the Commissioner refuse to authorize the
12 issuance of, and deny the issuance of, a real estate salesperson
13 license to Respondent, MURTAZA ALI LADHA, and for such other and
14 further relief as may be proper in the premises.

15 Dated at Los Angeles, California,

16 this 4th day of January, 2004.

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20 
21 Deputy Real Estate Commissioner

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23
24
25 cc: Murtaza Ali Ladha
26 Maria Suarez
27 Sacto.
GS