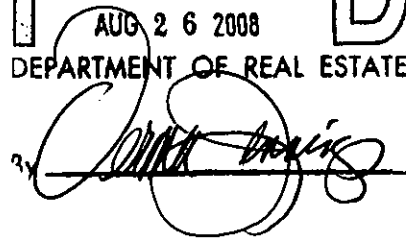


FILED  
AUG 26 2008  
DEPARTMENT OF REAL ESTATE



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BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \*

In the Matter of the Application of ) NO. H-31318 LA  
)  
JUSTIN THOMAS EGERER, )  
)  
Respondent. )

ORDER GRANTING UNRESTRICTED LICENSE

On November 23, 2004, a Decision was rendered herein, denying Respondent's application for a real estate broker license, but granting Respondent the right to the issuance of a restricted real estate broker license. A restricted real estate broker license was issued to Respondent on December 6, 2004.

On January 19, 2007, Respondent petitioned for the removal of restrictions attaching to Respondent's real estate broker license.

I have considered the petition of Respondent and the evidence submitted in support thereof. Respondent has demonstrated to my satisfaction that Respondent meets the requirements of law for the issuance to Respondent of an unrestricted real estate broker license and that it would

1 not be against the public interest to issue said license to  
2 Respondent.  
3

4 NOW, THEREFORE, IT IS ORDERED that Respondent's  
5 petition for removal of restrictions is granted and that an  
6 unrestricted real estate broker license be issued to Respondent  
7 if Respondent satisfies the following conditions within nine (9)  
8 months from the date of this Order:

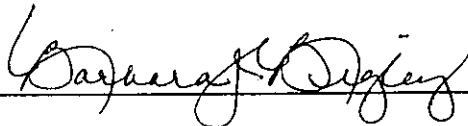
9 1. Submittal of a completed application and payment  
10 of the fee for a real estate broker license.

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

16 This Order shall be effective immediately.

17 Dated: 8/20/08

18 JEFF DAVI  
19 Real Estate Commissioner

20   
21 \_\_\_\_\_

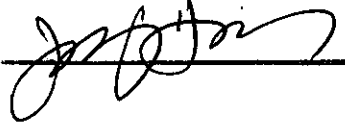
22 BY: Barbara J. Bigby  
23 Chief Deputy Commissioner

1 Department of Real Estate  
2 320 W. 4th Street, Suite 350  
3 Los Angeles, CA 90013-1105

4 Telephone: (213) 576-6982

**FILED**  
NOV 30 2004

DEPARTMENT OF REAL ESTATE

By 

7 **DEPARTMENT OF REAL ESTATE**

8 **STATE OF CALIFORNIA**

9  
10 *In the Matter of the Application of*

11 JUSTIN THOMAS EGERER,

12  
13  
14 Respondent

)  
) No. H- 31318 LA  
)  
)

) **STIPULATION AND**  
) **WAIVER**  
)  
)

15 I, JUSTIN THOMAS EGERER, respondent herein, do hereby affirm that I have applied to the  
16 Department of Real Estate for a real estate broker license and that to the best of my knowledge I have  
17 satisfied all of the statutory requirements for the issuance of the license, including the payment of the fee  
18 therefor.

19 I acknowledge that I have received and read the Statement of Issues and the Statement to Respondent  
20 filed by the Department of Real Estate on September 21, 2004, in connection with my application for a real  
21 estate broker license. I understand that the Real Estate Commissioner may hold a hearing on this Statement  
22 of Issues for the purpose of requiring further proof of my honesty and truthfulness and to prove other  
23 allegations therein, or that he may in his discretion waive the hearing and grant me a restricted real estate  
24 broker license based upon this Stipulation and Waiver. I also understand that by filing the Statement of  
25 Issues in this matter the Real Estate Commissioner is shifting the burden to me to make a satisfactory  
26 showing that I meet all the requirements for issuance of a real estate broker license. I further understand that

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

4 I hereby admit that the allegations of the Statement of Issues filed against me are true and correct and  
5 request that the Real Estate Commissioner in his discretion issue a restricted real estate broker license to me  
6 under the authority of Section 10156.5 of the Business and Professions Code.

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

12 I further understand that the following conditions, limitations, and restrictions will attach to a  
13 restricted license issued by the Department of Real Estate pursuant hereto:

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

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

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

22 2. I shall not be eligible to apply for the issuance of an unrestricted real estate license nor the  
23 removal of any of the conditions, limitations, or restrictions attaching to the restricted license  
24 until two years have elapsed from the date of issuance of the restricted license to respondent.

25 Respondent can signify acceptance and approval of the terms and conditions of this Stipulation and  
26 Waiver by faxing a copy of the signature page, as actually signed by respondent, to the Department at fax  
27 number (213) 576-6917. Respondent agrees, acknowledges and understands that by electronically sending

1 to the Department a fax copy of his actual signature as it appears on the Stipulation and Waiver, that receipt  
2 of the faxed copy by the Department shall be as binding on Respondent as if the Department had received  
3 the original signed Stipulation and Waiver.

4  
5 10-18-04

6 Dated

7  
8   
9 JUSTIN THOMAS EGERER, Respondent

10 \*\*\*

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

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

19 This Order is effective immediately.

20 IT IS SO ORDERED \_\_\_\_\_

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1 to the Department a fax copy of his actual signature as it appears on the Stipulation and Waiver, that receipt  
2 of the faxed copy by the Department shall be as binding on Respondent as if the Department had received  
3 the original signed Stipulation and Waiver.

4  
5 10-18-04

6 Dated

7  
8   
9 JUSTIN THOMAS EGERER, Respondent

10 \*\*\*

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

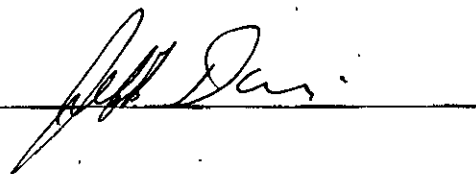
15 Therefore, IT IS HEREBY ORDERED that a restricted real estate broker license be issued to  
16 respondent JUSTIN THOMAS EGERER if respondent has otherwise fulfilled all of the statutory  
17 requirements for licensure. The restricted license shall be limited, conditioned, and restricted as specified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

19 This Order is effective immediately.

20 IT IS SO ORDERED *November 23 2004*

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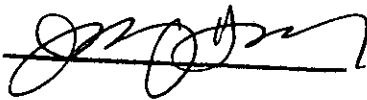
JEFF DAVI  
Real Estate Commissioner



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2 Department of Real Estate  
3 320 West 4th Street, Suite 350  
4 Los Angeles, California 90013-1105

5 Telephone: (213) 576-6982  
6 (Direct) (213) 576-6905

**FILED**  
SEP 21 2004  
DEPARTMENT OF REAL ESTATE

By 

7  
8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \*

11 In the Matter of the Application of ) NO. H-31318 LA  
12 )  
13 JUSTIN THOMAS EGERER, ) STATEMENT OF ISSUES  
14 Respondent. )

15 The Complainant, Maria Suarez, a Deputy Real Estate  
16 Commissioner of the State of California, for cause of Statement  
17 of Issues against JUSTIN THOMAS EGERER ("Respondent"), is  
18 informed and alleges as follows:

19 I

20 The Complainant, Maria Suarez, a Deputy Real Estate  
21 Commissioner of the State of California, makes this Statement  
22 of Issues against Respondent in her official capacity.

23 II

24 Respondent made application to the Department of Real  
25 Estate of the State of California for a real estate broker  
26 license on or about March 22, 2004.  
27

III

(CRIMINAL CONVICTIONS)

1  
2  
3 On or about October 27, 2003, in the Superior Court of  
4 Santa Barbara County, State of California, in Case No. 1106253  
5 Respondent JUSTIN THOMAS EGERER, was convicted of one (1) count  
6 of violating California Business and Profession Code Section  
7 7027.1, subdivision (a), (Contracting Without a License). This  
8 is a crime involving moral turpitude which is substantially  
9 related under Title 10, Chapter 6, Section 2910, subdivisions  
10 (a)(4), (a)(7) and (a)(8) of the California Code of Regulations,  
11 to the qualifications, functions or duties of a real estate  
12 licensee.

13 IV

14 The crime of which Respondent was convicted, as  
15 alleged herein above in Paragraph III, constitutes cause for  
16 denial of Respondent's application for a real estate license  
17 under Code Sections 475(a)(2), 480(a)(1) and/or 10177(b).

18 The Statement of Issues is brought under the  
19 provisions of Section 10100, Division 4 of the Business and  
20 Profession Code of the State of California and Sections 11500  
21 through 11528 of the Government Code.

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1 WHEREFORE, Complainant prays that the above entitled  
2 matter be set for hearing and, upon proof of the charges  
3 contained herein, that the Commissioner refuse to authorize the  
4 issuance of, and deny the issuance of, a real estate broker  
5 license to Respondent, JUSTIN THOMAS EGERER, and for such other  
6 and further relief as may be proper under other provisions of  
7 law.

8 Dated at Los Angeles, California

9 this 17<sup>th</sup> day of September, 2004.

10  
11   
12 Maria Suarez  
Deputy Real Estate Commissioner

13 cc: JUSTIN THOMAS EGERER  
14 Maria Suarez  
15 Sacto.  
16 LWA  
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