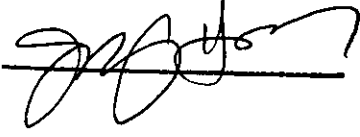


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Department of Real Estate
320 W. 4th Street, Suite 350
Los Angeles, CA 90013-1105

Telephone: (213) 576-6982

FILED
JAN 10 2005
DEPARTMENT OF REAL ESTATE
By 

**DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA**

In the Matter of the Application of

ARLENE GUZMAN RODRIGUEZ,

)
) No. H- 31357 LA
) L-2004100681

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

)
) Respondent)
)

It is hereby stipulated by and between ARLENE GUZMAN RODRIGUEZ (hereinafter "Respondent") and Respondent's attorney, Paul J. Carter, and the Complainant, acting by and through Shannon M. Chambers, Counsel for the Department of Real Estate, as follows for the purpose of settling and disposing of the Statement of Issues filed on October 7, 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. Respondent understands that any such restricted license will be issued subject to and be
8 limited by Section 10153.4 of the Business and Professions Code.

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

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

- 17 1. The license shall not confer any property right in the privileges to be exercised including the
18 right of renewal, and the Real Estate Commissioner may by appropriate order suspend the right
19 to exercise any privileges granted under this restricted license in the event of:
 - 20 a. The conviction of Respondent (including a plea of nolo contendere) to a crime which bears
21 a substantial relationship to Respondent's fitness or capacity as a real estate licensee; or
 - 22 b. The receipt of evidence that Respondent has violated provisions of the California Real
23 Estate Law, the Subdivided Lands Law, Regulations of the Real Estate Commissioner, or
24 conditions attaching to this restricted license.
- 25 2. Respondent shall not be eligible to apply for the issuance of an unrestricted real estate license
26 nor the removal of any of the conditions, limitations or restrictions attaching to the restricted
27

1 license until two years have elapsed from the date of issuance of the restricted license to
2 Respondent.

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

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

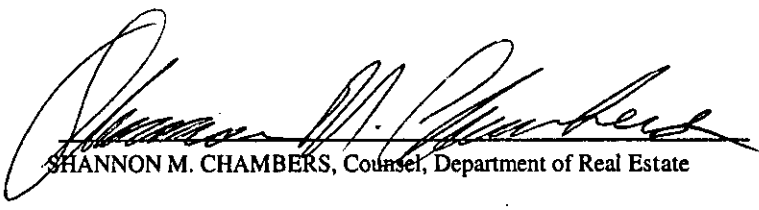
9 b. That broker will carefully review all transaction documents prepared by the restricted
10 licensee and otherwise exercise close supervision over the licensee's performance of acts
11 for which a license is required.

12 4. Respondent's restricted real estate salesperson license is issued subject to the requirements of
13 Section 10153.4 of the Business and Professions Code, to wit: Respondent is required, within
14 eighteen (18) months of the issuance of the restricted license, to submit evidence satisfactory to
15 the Commissioner of successful completion, at an accredited institution, of
16 a course in real estate practices and one of the courses listed in Section 10153.2, other than real
17 estate principles, advanced legal aspects of real estate, advanced real estate finance, or advanced
18 real estate appraisal. If Respondent fails to timely present to the Department satisfactory
19 evidence of successful completion of the two required courses, the restricted license shall be
20 automatically suspended effective eighteen (18) months after the date of its issuance. Said
21 suspension shall not be lifted unless, prior to the expiration of the restricted license, Respondent
22 has submitted the required evidence of course completion and the Commissioner has given
23 written notice to Respondent of the lifting of the suspension.

24 5. Pursuant to Section 10154, if Respondent has not satisfied the requirements for an unqualified
25 license under Section 10153.4, Respondent shall not be entitled to renew the restricted license,
26 and shall not be entitled to the issuance of another license which is subject to Section 10153.4
27 until four years after the date of the issuance of the preceding restricted license.

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12-20-04
Dated


SHANNON M. CHAMBERS, Counsel, Department of Real Estate

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 fax number (213) 576-6917. Respondent agrees, acknowledges and understands that by electronically sending to the Department a fax copy of 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

ARLENE GUZMAN RODRIGUEZ, Respondent

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

Dated

PAUL J. CARTER, Attorney for Respondent

DEC-15-04 WED 05:35 PM

FAX NO. 2135768917

P. 08

12-20-04

Dated

Shannon M. Chambers
SHANNON M. CHAMBERS, Counsel, Department of Real Estate

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.

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12/16/04

Dated

Arlene Guzman Rodriguez
ARLENE GUZMAN RODRIGUEZ, Respondent

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

12/17/04

Dated

Paul J. Carter
PAUL J. CARTER, Attorney for Respondent

RE 5117
(Rev. 11/04)

Page 4 of 5

Dec. 16 2004 02:54PM PG

FAX NO.: 5624954255

FROM: BERKUIST-CARTER

Dec. 17 2004 02:40PM PG

FAX NO.: 5624954255

FROM: BERKUIST-CARTER

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

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

This Order is effective immediately.

IT IS SO ORDERED 1-6-05




Jeff Davi
Real Estate Commissioner

50570

SHANNON M. CHAMBERS, Real Estate Counsel (SBN 212459)
Department of Real Estate
320 West 4th Street, Suite 350
Los Angeles, California 90013-1105

Telephone: (213) 576-6982
(Direct) (213) 576-6916

FILED
OCT 07 2004
DEPARTMENT OF REAL ESTATE
By 

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Application of)	NO. H-31357 LA
)	
ARLENE GUZMAN RODRIGUEZ,)	<u>STATEMENT OF ISSUES</u>
)	
Respondent.)	
)	

The Complainant, Maria Suarez, a Deputy Real Estate Commissioner of the State of California, for cause of Statement of Issues against ARLENE GUZMAN RODRIGUEZ ("Respondent"), is informed and alleges as follows:

1.

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

///

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2.

1
2 Respondent made application to the Department of Real
3 Estate of the State of California for a real estate salesperson
4 license on or about November 21, 2003, with the knowledge and
5 understanding that any license issued as a result of said
6 application would be subject to the conditions of Business and
7 Professions Code ("Code") Section 10153.4.

8
9 3.

10 (CRIMINAL CONVICTIONS)

11 On or about January 4, 1999, in the United States
12 District Court, Southern District of California, Case No.
13 98CR2913-H, Respondent ARLENE GUZMAN RODRIGUEZ, was convicted of
14 violating 21 United States Code section 952 and 960 (Importation
15 of a Controlled Substance). This is a crime involving moral
16 turpitude which is substantially related under Title 10, Chapter
17 6, Section 2910, California Code of Regulations, to the
18 qualifications, functions or duties of a real estate licensee.

19 4.

20 On or about October 2, 1989, in the Municipal Court of
21 Los Angeles, State of California, the Respondent, ARLENE GUZMAN
22 RODRIGUEZ was convicted of violating California Penal Code
23 section 487(1), (Grand Theft). This is a crime involving moral
24 turpitude which is substantially related under Title 10, Chapter
25 6, Section 2910, California Code of Regulations, to the
26 qualifications, functions or duties of a real estate licensee.

27 ///

1
2 The crime of which Respondent was convicted, as
3 alleged herein above in Paragraphs 3 and 4, constitutes cause
4 for denial of Respondent's application for a real estate license
5 under Code Sections 475(a)(2), 480(a)(1) and/or 10177(b).

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

10 WHEREFORE, Complainant prays that the above entitled
11 matter be set for hearing and, upon proof of the charges
12 contained herein, that the Commissioner refuse to authorize the
13 issuance of, and deny the issuance of, a real estate salesperson
14 license to Respondent, ARLENE GUZMAN RODRIGUEZ, and for such
15 other and further relief as may be proper under other provisions
16 of law.

17 Dated at Los Angeles, California
18 this 24th day of September, 2004.

19
20
21 
22 _____
23 Maria Suarez
24 Deputy Real Estate Commissioner

23 cc: ARLENE GUZMAN RODRIGUEZ
24 Buy America Real Estate
25 Maria Suarez
26 Sacto.
27 CW