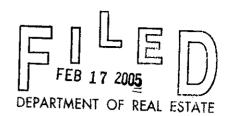
Department of Real Estate 320 W. 4th Street, Suite 350 Los Angeles, CA 90013-1105

Telephone: (213) 576-6982



By KMederhelt

DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

ARTO JOHANNES YLIKANGAS,

Respondent

No. H- 31513 LA

STIPULATION AND
WAIVER

It is hereby stipulated by and between ARTO JOHANNES YLIKANGAS (hereinafter "Respondent") and Respondent's attorney, Frank M. Buda, Esq., and the Complainant, acting by and through Elliott Mac Lennan, Counsel for the Department of Real Estate, as follows for the purpose of settling and disposing of the Statement of Issues filed on November 19, 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

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

Respondent hereby admits that the allegations of the Statement of Issues filed against Respondent are true and correct and requests that the Real Estate Commissioner in his discretion issue a restricted real estate salesperson license to Respondent under the authority of Section 10156.5 of the Business and Professions Code. Respondent understands that any such restricted license will be issued subject to and be limited by Section 10153.4 of the Business and Professions Code.

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

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

- 1. The license shall not confer any property right in the privileges to be exercised including the right of renewal, and the Real Estate Commissioner may by appropriate order suspend the right to exercise any privileges granted under this restricted license in the event of:
 - a. The conviction of Respondent (including a plea of nolo contendere) to a crime which bears a substantial relationship to Respondent's fitness or capacity as a real estate licensee; or
 - b. The receipt of evidence that Respondent has violated provisions of the California Real

 Estate Law, the Subdivided Lands Law, Regulations of the Real Estate Commissioner, or

 conditions attaching to this restricted license.
- 2. Respondent shall not be eligible to apply for the issuance of an unrestricted real estate license nor the removal of any of the conditions, limitations or restrictions attaching to the restricted

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

- 3. With the application for license, or with the application for transfer to a new employing broker,
 Respondent shall submit a statement signed by the prospective employing broker on a form
 approved by the Department of Real Estate wherein the employing broker shall certify as
 follows:
 - a. That broker has read the Statement of Issues which is the basis for the issuance of the restricted license; and
 - b. That broker will carefully review all transaction documents prepared by the restricted licensee and otherwise exercise close supervision over the licensee's performance of acts for which a license is required.
- Respondent's restricted real estate salesperson license is issued subject to the requirements of Section 10153.4 of the Business and Professions Code, to wit: Respondent is required, within eighteen (18) months of the issuance of the restricted license, to submit evidence satisfactory to of Commissioner successful completion, an accredited a course in real estate practices and one of the courses listed in Section 10153.2, other than real estate principles, advanced legal aspects of real estate, advanced real estate finance, or advanced real estate appraisal. If Respondent fails to timely present to the Department satisfactory evidence of successful completion of the two required courses, the restricted license shall be automatically suspended effective eighteen (18) months after the date of its issuance. Said suspension shall not be lifted unless, prior to the expiration of the restricted license, Respondent has submitted the required evidence of course completion and the Commissioner has given written notice to Respondent of the lifting of the suspension.
- 5. Pursuant to Section 10154, if Respondent has not satisfied the requirements for an unqualified license under Section 10153.4, Respondent shall not be entitled to renew the restricted license, and shall not be entitled to the issuance of another license which is subject to Section 10153.4 until four years after the date of the issuance of the preceding restricted license.

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2	20-1-05 En		
3	Dated Elliott Mac Lennan, Counsel, Department of Real Estate		
4	* * *		
5	I have read the Stipulation and Waiver, have discussed it with my counsel, and its terms are		
6	understood by me and are agreeable and acceptable to me. I understand that I am waiving rights given to me		
7	by the California Administrative Procedure Act (including but not limited to Sections 11506, 11508, 11509,		
8	and 11513 of the Government Code), and I willingly, intelligently, and voluntarily waive those rights,		
9	including the right of a hearing on the Statement of Issues at which I would have the right to cross-examine		
10	witnesses against me and to present evidence in defense and mitigation of the charges.		
11	Respondent can signify acceptance and approval of the terms and conditions of this Stipulation and		
12	Waiver by faxing a copy of the signature page, as actually signed by respondent, to the Department at fax		
13	number (213) 576-6917. Respondent agrees, acknowledges and understands that by electronically sending		
14	to the Department a fax copy of his actual signature as it appears on the Stipulation and Waiver, that receipt		
15	of the faxed copy by the Department shall be as binding on Respondent as if the Department had received		
16	the original signed Stipulation and Waiver.		
17			
18	Dated ARTO JOHANNES YLIKANGAS, Respondent		
19	I have reviewed the Stipulation and Waiver as to form and content and have advised my client		
20	accordingly.		
21	Dated Frank M. Buda,, Attorney for Respondent		
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11 13 15 RE 511E (Rev. 10/04) FRANK BUDA ESQ.

PAGE 07/08

Dated	fillion Mac Leman, Counsel, Department of Real Research
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inderstood by me and are agreeable and acc	eptable to me. I understand that I am waiving rights given to m
y the California Administrative Procedure	Act (including but not limited to Sections 11505, 11508, 1150
and 11513 of the Government Code), and I	willingly, intelligently, and voluntarily waive those rights,
ncluding the right of a hearing on the States	ment of Issues at which I would have the right to cross-examin
witnesses against me and to present evidence	
Respondent can signify acceptance an	d approval of the terms and conditions of this Stipulation and
Waiver by faxing a copy of the signature pa	ige, as actually signed by respondent, to the Department at fax
number (213) 576-6917. Respondent agrees	s, acknowledges and understands that by electronically sending
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of the faxed copy by the Department shall t	be as birding on Respondent as if the Department had received
the original signed Stipulation and Walver.	* /
1-13-2005 Dated	ARTO JOHANNES YLIKANGAS, Respiratent
I have reviewed the Stipulation and V	Vaiver as to form and content and have advised my client
accordingly.	
1-13-05	Im a land
Dated	Frank M. Buda, Autornoy for Respondent
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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. 2-15-05 IT IS SO ORDERED Real Estate Commissioner

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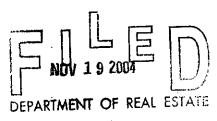
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ELLIOTT MAC LENNAN, SBN 66674 Department of Real Estate 320 West 4th Street, Ste. 350 Los Angeles, California 90013-1105

Telephone: (213) 576-6911 (direct) -or- (213) 576-6982 (office)



By Kohelerhold

BEFORE THE DEPARTMENT OF REAL ESTATE STATE OF CALIFORNIA

In the Matter of the Application of ARTO JOHANNES YLIKANGAS,

No. H-31513 LA

STATEMENT OF ISSUES

Respondent.

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The Complainant, Maria Suarez, a Deputy Real Estate

Commissioner of the State of California, for Statement of Issues

against ARTO JOHANNES YLIKANGAS (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 March 22, 2004, subject to Section 10153.4(c) under the Real Estate Law (Part 1 of Division 4 of the California Business and Professions Code) (Code).

CRIMINAL CONVICTION

2.

On March 13, 2000, in the Superior Court of California, County of San Bernardino, in Case No. MCF05440, respondent was convicted upon a plea of guilty to violating one count of the California Penal Code Section 243(e)(1) (Domestic Battery), a misdemeanor, which by its facts and circumstances, involves moral turpitude and is substantially related under Section 2910, Chapter 6, Title 10 of the California Code of Regulations, to the qualifications, functions or duties of a real estate licensee.

3.

Respondent's conviction, as set forth in Paragraph 2, above, is cause to deny Respondent's real estate license application under Sections 480(a) and 10177(b) of the California Business and Professions Code.

These proceedings are brought under the provisions of Section 10100, Division 4 of the California Business and Professions Code and Sections 11500 through 11529 of the California Government Code.

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WHEREFORE, the Complainant prays that 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 ARTO JOHANNES YLIKANGAS, and for such other and further relief as may be proper in the premises.

Dated at Los Angeles, California

day of Melleule , 2004.

Real Estate Comprissioner

Arto Johannes Ylikangas MGR Services, Inc. Maria Suarez

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