

Handwritten initials/signature

FILED

DEC 16 2011

DEPARTMENT OF REAL ESTATE

BY: *Handwritten signature*

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)	No. H-31828 LA
)	
LILY GHILARDI JAGER,)	
)	
Respondent.)	
)	

ORDER SUSPENDING RESTRICTED REAL ESTATE LICENSE

To: LILY GHILARDI JAGER
2679 Redondo Avenue
Long Beach, CA 90806

On July 21, 2005, the Real Estate Commissioner approved the Stipulation and Agreement as his Decision in Department Case No. H-31828 LA. The Decision granted a restricted real estate salesperson license subject to terms, conditions, and restrictions, including but not limited to the following:

6. During the term of any restricted license, Respondent shall submit to the Department of Real Estate as of the last day of each March, June, September and December, proof satisfactory to the Real Estate Commissioner of Respondent's ongoing participation in a recognized alcohol diversion program. Said proof shall be submitted to the

1 Manager of the Crisis Response Team at the Los
2 Angeles Office of the Department of Real Estate and
3 shall be verified as true and accurate by Respondent
4 under penalty of perjury.

5 The Commissioner may suspend the restricted
6 license issued to Respondent pending a hearing held
7 in accordance with Section 11500 et seq., of the
8 Government Code, if such proof is not timely
9 submitted as provided for herein, or as provided for
10 in a subsequent agreement between the Respondent and
11 the Commissioner. The suspension shall remain in
12 effect until such proof is submitted or until
13 Respondent enters into an agreement satisfactory to
14 the Commissioner to provide such proof, or until a
15 decision providing otherwise is adopted following a
16 hearing held pursuant to this condition.

17 Respondent was issued a restricted real estate
18 salesperson license on August 22, 2005, but failed to provide a
19 report of participation in a recognized alcohol diversion
20 program for the quarters ending September and December 2009;
21 March, June, September, and December 2010; and March and June
22 2011.

23 NOW, THEREFORE, IT IS ORDERED under authority of
24 California Business and Professions Code Section 10156.7 that
25 Respondent's restricted real estate salesperson license and the
26 exercise of any privileges thereunder are hereby suspended until
27 Respondent enters into an agreement satisfactory to the
Commissioner to provide such proof or a decision providing
otherwise is adopted following a hearing.

IT IS FURTHER ORDERED that all license certificates
and identification cards issued by the Department of Real Estate
which are in the possession of Respondent be immediately
surrendered by personal delivery or by mailing in the enclosed
self-addressed envelope to:


1 DEPARTMENT OF REAL ESTATE
2 Attention: Flag Section
3 P.O. Box 187000
4 Sacramento, CA 95818-7000

5 HEARING RIGHTS: You have the right to a hearing to
6 contest the Commissioner's determination that you are in
7 violation of the Order issued in this matter. If you desire a
8 hearing, you must submit a written request. The request may be
9 in any form, as long as it is in writing and indicates that you
10 want a hearing. Unless a written request for a hearing, signed
11 by or on behalf of you, is delivered or mailed to the Department
12 of Real Estate at 320 West 4th Street, Suite 350, Los Angeles,
13 CA 90013-1105, within 20 days after the date that this Order was
14 mailed to or served on you, the Department of Real Estate will
15 not be obligated or required to provide you with a hearing.

16 This Order shall be effective immediately.

17 Dated: 11/17, 2011.

18 BARBARA J. BIGBY,
19 Acting Real Estate Commissioner

20 
21 _____
22
23
24
25
26
27