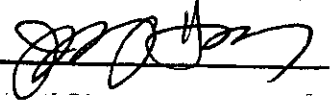


1 Department of Real Estate
320 W. 4th Street, Suite 350
2 Los Angeles, CA 90013-1105

3 Telephone: (213) 576-6982

FILED
MAY 23 2006

DEPARTMENT OF REAL ESTATE

By 

7 **DEPARTMENT OF REAL ESTATE**

8 **STATE OF CALIFORNIA**

10 *In the Matter of the Application of*

11 MAMDOH SADEK BASTOROUS,

14 Respondent

) No. H- 32252 LA

) L-2005110440

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

15 It is hereby stipulated by and between MAMDOH SADEK BASTOROUS (hereinafter "Respondent")
16 and Respondent's attorney, Frank M. Buda, and the Complainant, acting by and through Alvaro Mejia,
17 Counsel for the Department of Real Estate, as follows for the purpose of settling and disposing of the
18 Statement of Issues filed on October 14, 2005 in this matter:

19 Respondent acknowledges that Respondent has received and read the Statement of Issues and the
20 Statement to Respondent filed by the Department of Real Estate in connection with Respondent's
21 application for a real estate salesperson license. Respondent understands that the Real Estate Commissioner
22 may hold a hearing on this Statement of Issues for the purpose of requiring further proof of Respondent's
23 honesty and truthfulness and to prove other allegations therein, or that he may in his discretion waive the
24 hearing and grant Respondent a restricted real estate salesperson license based upon this Stipulation and
25 Waiver. Respondent also understands that by filing the Statement of Issues in this matter the Real Estate
26 Commissioner is shifting the burden to Respondent to make a satisfactory showing that Respondent meets
27 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:

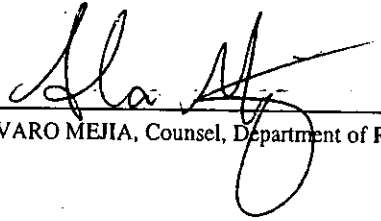
- 16 1. The license shall not confer any property right in the privileges to be exercised including the
17 right of renewal, and the Real Estate Commissioner may by appropriate order suspend the right
18 to exercise any privileges granted under this restricted license in the event of:
 - 19 a. The conviction 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 3/17/06
11 Dated

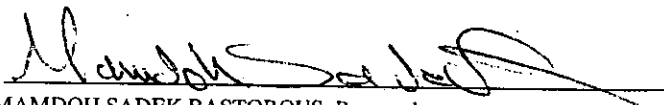

12 ALVARO MEJIA, Counsel, Department of Real Estate

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 3/23/06
27 Dated


MAMDOH SADEK BASTOROUS, Respondent

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

3-20-06
Dated

Frank M. Buda
FRANK M. BUDA, Attorney for Respondent

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 5-17-06

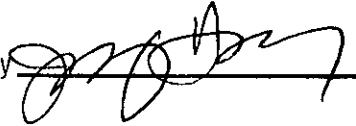
Jeff Davi
Jeff Davi
Real Estate Commissioner

2006

1 ALVARO MEJIA, Counsel (SBN 216956)
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) 576-6916

FILED
OCT 14 2005
DEPARTMENT OF REAL ESTATE

By 

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11	In the Matter of the Application of)	NO. H- 32252 LA
12)	
13	MAMDOH SADEK BASTOROUS,)	
14)	<u>STATEMENT OF ISSUES</u>
15)	
16	Respondent.)	

17 The Complainant, Maria Suarez, a Deputy Real Estate
18 Commissioner of the State of California, for cause of Statement
19 of Issues against MAMDOH SADEK BASTOROUS, ("Respondent"), is
20 informed and alleges as follows:

21 1.

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

25 2.

26 Respondent made application to the Department of Real
27 Estate of the State of California for a real estate salesperson
license on or about November 2, 2004.

3.

(CRIMINAL CONVICTIONS)

1
2
3 On or about May 22, 2003, in the Superior Court of
4 California, County of Orange, in case no. 03WM01791, Respondent
5 was convicted of violating California Vehicle Code Section 10852
6 (Tampering with Vehicle), a misdemeanor. This is a crime, which
7 is substantially related, under Title 10, Chapter 6, Section
8 2910, California Code of Regulations, to the qualifications,
9 functions or duties of a real estate licensee.

10
11 4.

12 On or about May 21, 2003, in the Superior Court of
13 California, County of Orange, in case no. 03WM03716, Respondent
14 was convicted of violating California Business and Professions
15 Code Section 25658(a) (Sell/Furnish Liquor to Minor), a
16 misdemeanor. This is a crime involving moral turpitude and is
17 substantially related under Title 10, Chapter 6, Section 2910,
18 California Code of Regulations, to the qualifications, functions
19 or duties of a real estate licensee.

20
21 5.

22 The crimes of which Respondent was convicted, as
23 alleged herein above in Paragraphs 3 and 4, constitutes cause
24 for denial of Respondent's application for a real estate license
25 under Business and Professions Code Sections 475(a)(2);
26 480(a)(1); and/or 10177(b).

27 ///

1 The Statement of Issues is brought under the
2 provisions of Section 10100, Division 4 of the Business and
3 Professions Code of the State of California and Sections 11500
4 and 11529 of the Government Code.

5 WHEREFORE, Complainant prays that the above entitled
6 matter be set for hearing and, upon proof of the charges
7 contained herein, that the Commissioner refuse to authorize the
8 issuance of, and deny the issuance of, a real estate salesperson
9 license to Respondent, MAMDOH SADEK BASTOROUS, and for such
10 other and further relief as may be proper under other provisions
11 of law.

12 Dated at Los Angeles, California

13 this 14th day of October, 2005.

14
15
16 
17 Maria Suarez
Deputy Real Estate Commissioner

18
19 Cc: MAMDOH SADEK BASTOROUS
20 Money Wise Investments Inc.
21 Maria Suarez
22 Sacto.
23 AN
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27