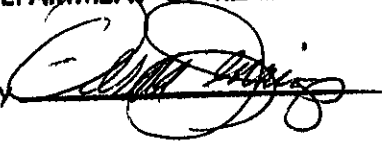


FILED
APR 14 2011
DEPARTMENT OF REAL ESTATE

By 

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Application of) No. H-32660 LA
)
SHAWN M. JOHNSON,)
)
Respondent.)

ORDER GRANTING UNRESTRICTED LICENSE

On May 17, 2006, a Decision was rendered herein denying the real estate salesperson license of Respondent, but granting Respondent the right to the issuance of a restricted real estate salesperson license. A restricted real estate salesperson license was issued to Respondent on July 1, 2006, and Respondent has operated as a restricted licensee without cause for disciplinary action against Respondent since that time.

On or about July 31, 2009, Respondent petitioned for removal of restrictions of said real estate salesperson license.

I have considered Respondent's petition and the evidence and arguments 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

1 salesperson license and that it would not be against the public interest to issue said license to
2 Respondent.

3 NOW, THEREFORE, IT IS ORDERED that Respondent's petition for removal
4 of restrictions is granted and that a real estate salesperson license be issued to Respondent, if
5 Respondent satisfies the following conditions:

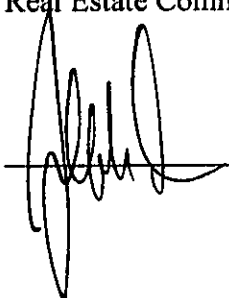
6 1. Submits a completed application and pays the fee for a real estate salesperson
7 license within the 12 month period following the date of this Order; and

8 2. Submits proof that Respondent has completed the continuing education
9 requirements for renewal of the license sought. The continuing education courses must be
10 completed either (i) within the 12 month period preceding the filing of the completed application,
11 or (ii) within the 12 month period following the date of this Order.

12 This Order shall be effective immediately.

13 Dated: 2-16-2011

14 JEFF DAVI
15 Real Estate Commissioner

16 
17
18
19
20
21
22
23
24
25
26
27

FILED
JUN 7 2008
DEPARTMENT OF REAL ESTATE

By Taura B. O'Neil

STATE OF CALIFORNIA

No. H- 32660 LA

STIPULATION AND WAIVER

I acknowledge that I have received and read the Statement of Issues and the Statement to Respondent filed by the Department of Real Estate on April 6, 2006, in connection with my application for a real estate salesperson license. I understand that the Real Estate Commissioner may hold a hearing on this Statement of Issues for the purpose of requiring further proof of my honesty and truthfulness and to prove other allegations therein, or that he may in his discretion waive the hearing and grant me a restricted real estate salesperson license based upon this Stipulation and Waiver. I also understand that by filing the Statement of Issues in this matter the Real Estate Commissioner is shifting the burden to me to make a satisfactory showing that I meet all the requirements for issuance of a real estate salesperson license. I further understand that by entering into this stipulation and waiver I will be stipulating that the Real Estate

1 Commissioner has found that I have failed to make such a showing, thereby justifying the denial of the
2 issuance to me of an unrestricted real estate salesperson license.

3 I hereby admit that the allegations of the Statement of Issues filed against me are true and correct and
4 requests that the Real Estate Commissioner in his discretion issue a restricted real estate salesperson license
5 to me under the authority of Section 10156.5 of the Business and Professions Code. I understand that any
6 such restricted license will be issued subject to and be limited by Section 10153.4 of the Business and
7 Professions Code.

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

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

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

- 1 3. With the application for license, or with the application for transfer to a new employing broker, I
2 shall submit a statement signed by the prospective employing broker on a form approved by the
3 Department of Real Estate wherein the employing broker shall certify as follows:
- 4 a. That broker has read the Statement of Issues which is the basis for the issuance of the
5 restricted license; and
- 6 b. That broker will carefully review all transaction documents prepared by the restricted
7 licensee and otherwise exercise close supervision over the licensee's performance of acts
8 for which a license is required.
- 9 4. My restricted real estate salesperson license is issued subject to the requirements of Section
10 10153.4 of the Business and Professions Code, to wit: I am required, within eighteen (18) months
11 of the issuance of the restricted license, to submit evidence satisfactory to the Commissioner of
12 successful completion, at an accredited institution, of a course in real estate practices and one of
13 the courses listed in Section 10153.2, other than real estate principles, advanced legal aspects of
14 real estate, advanced real estate finance, or advanced real estate appraisal. If I fail to timely
15 present to the Department satisfactory evidence of successful completion of the two required
16 courses, the restricted license shall be automatically suspended effective eighteen (18) months
17 after the date of its issuance. Said suspension shall not be lifted unless, prior to the expiration of
18 the restricted license, I have submitted the required evidence of course completion and the
19 Commissioner has given written notice to Respondent of the lifting of the suspension.
- 20 5. Pursuant to Section 10154, if I have not satisfied the requirements for an unqualified license
21 under Section 10153.4, Respondent shall not be entitled to renew the restricted license, and shall
22 not be entitled to the issuance of another license which is subject to Section 10153.4 until four
23 years after the date of the issuance of the preceding restricted license.

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

1 of the faxed copy by the Department shall be as binding on respondent as if the Department had received
2 the original signed Stipulation and Waiver.

3 April 8, 2006

4 Dated

Shawn Johnson

SHAWN JOHNSON, Respondent

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

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

13 This Order is effective immediately.

14 IT IS SO ORDERED

5-17-06

16 Jeff Davi
17 Real Estate Commissioner

18 [Signature]
19
20
21
22
23
24
25
26
27

Info

KELVIN K. LEE, Counsel (SBN 152867)
Department of Real Estate
320 West 4th Street, Suite 350
Los Angeles, California 90013-1105

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

FILED
APR 6 2008
DEPARTMENT OF REAL ESTATE

Laura B. [Signature]

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Application of)	No. H-32660 LA
SHAWN JOHNSON,	)
	)
Respondent.	)

The Complainant, Maria Suarez, a Deputy Real Estate Commissioner of the State of California, for cause of Statement of Issues against SHAWN JOHNSON, ("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.

2.

Respondent made application to the Department of Real Estate of the State of California for a real estate salesperson license on or about June 20, 2005, with the knowledge and understanding that any license issued as a result of said

1 application would be subject to the conditions of Business and
2 Professions Code ("Code") Section 10153.4. CRIMINAL CONVICTION

3 3.

4 On or about June 20, 2000, in the Superior Court of
5 California, County of Los Angeles, in Case No. KA047702,
6 Respondent was convicted of one (1) count of violating Section
7 350(a)(2) of the California Penal Code, (Manufacture or Sale of
8 a Counterfeit Mark, of More than 1000 Articles), a felony. This
9 crime involves moral turpitude, and bears a substantial
10 relationship, under Section 2910, Title 10, Chapter 6,
11 California Code of Regulations, to the qualifications, functions
12 or duties of a real estate licensee.

13 4.

14 The crime for which Respondent was convicted, as
15 described in Paragraph 3, above, constitutes cause for denial of
16 Respondent's application for a real estate license under Code
17 Sections 475(a)(2), 480(a)(1) and/or 10177(b).

18 5.

19
20 SECOND CAUSE FOR DENIAL

21 DENIAL OF PRIOR OCCUPATIONAL LICENSE

22 On or about December 28, 2004, before the California
23 Department of Insurance, File No. LBB 1574-AP (AR), the
24 Insurance Commissioner, John Garamendi, ordered that that
25 Respondent's application for a license to act as a life agent be
26 denied. The Commissioner also ordered that a restricted license
27 to act as a life agent be issued to the Respondent. This Order

1 became effective on January 28, 2004.

2 Said denial of the Respondent's application for an
3 unrestricted license and issuance of a restricted license was
4 based on the fact that the Respondent had sustained the
5 conviction listed in Paragraph 3, above.

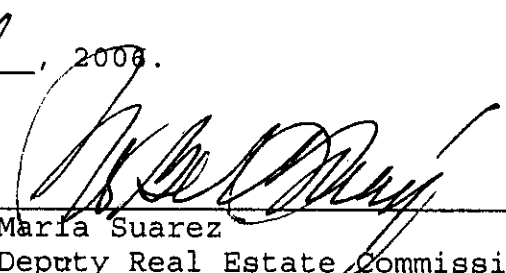
6 6.

7 The Insurance Commissioner's Order to deny the
8 Respondent application for an unrestricted license to act as a
9 Life Agent in the State of California, as described in Paragraph
10 5, constitutes cause under Section 10177(f) of the Code for the
11 denial of all license and license rights of Respondent under the
12 real estate law.

13 WHEREFORE, Complainant prays that the above entitled
14 matter be set for hearing and, upon proof of the charges
15 contained herein, that the Commissioner refuse to authorize the
16 issuance of, and deny the issuance of, a real estate salesperson
17 license to Respondent, SHAWN JOHNSON, and for such other and
18 further relief as may be proper under other provisions of law.
19

20 Dated at Los Angeles, California

21 this 5th day of April, 2008.

22
23 
24 Maria Suarez
25 Deputy Real Estate Commissioner

26 cc: Shawn Johnson
27 Maria Suarez
Sacto.