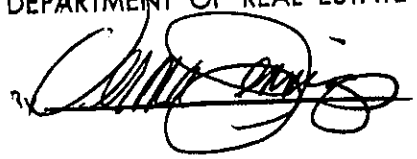


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FILED
NOV 13 2006
DEPARTMENT OF REAL ESTATE

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

Telephone: (213) 576-6982



DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * * *

In the Matter of the Application of)	No. H-32780 LA
)	L-2006 060 667
THOMAS JURADO,)
)	<u>STIPULATION AND WAIVER</u>
Respondent.)

It is hereby stipulated by and between THOMAS JURADO (hereinafter "Respondent") and Respondent's attorney, Robert M. Sawyer, and the Complainant, acting by and through James R. Peel, Counsel for the Department of Real Estate, as follows for the purpose of settling and disposing of the Statement of Issues filed May 2, 2006, 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 broker license. Respondent understands that the Real Estate Commissioner may hold a hearing on this Statement of Issues for the purpose of

1 requiring further proof of Respondent's honesty and truthfulness
2 and to prove other allegations therein, or that he may in his
3 discretion waive the hearing and grant Respondent a real estate
4 broker license based upon this Stipulation and Waiver.
5 Respondent also understands that by filing the Statement of
6 Issues in this matter the Real Estate Commissioner is shifting
7 the burden to Respondent to make a satisfactory showing that
8 Respondent meets all the requirements for issuance of a real
9 estate broker license. Respondent further understands that by
10 entering into this stipulation and waiver Respondent will be
11 stipulating that the Real Estate Commissioner has found that
12 Respondent has failed to make such a showing, thereby justifying
13 the denial of the issuance to Respondent of a plenary real estate
14 broker license.

15 Respondent hereby admits that the allegations of the
16 Statement of Issues filed against Respondent are true and correct
17 and requests that the Real Estate Commissioner in his discretion
18 issue a real estate broker license to Respondent subject to the
19 terms and conditions of this Stipulation.

20 Respondent is aware that by signing this Stipulation
21 and Waiver, Respondent is waiving Respondent's right to a hearing
22 and the opportunity to present evidence at the hearing to
23 establish Respondent's rehabilitation in order to obtain a
24 plenary real estate broker license if this Stipulation and Waiver
25 is accepted by the Real Estate Commissioner. However, Respondent
26 is not waiving Respondent's right to a hearing and to further
27

1 proceedings to obtain a plenary license if this Stipulation and
2 Waiver is not accepted by the Commissioner.

3 A real estate broker license shall be issued to
4 Respondent, provided, however, Respondent understands that the
5 following conditions, limitations and restrictions will attach to
6 a broker license issued by the Department of Real Estate pursuant
7 hereto:

8 All licenses and licensing rights of Respondent THOMAS
9 JURADO, under the Real Estate Law are suspended for a period of
10 sixty (60) days from the date of issuance of a real estate broker
11 license; provided, however, that said sixty (60) day suspension
12 shall be stayed for six (6) months after issuance of a real
13 estate broker license upon the following terms and conditions:

14 1. Respondent shall obey all laws, rules and
15 regulations governing the rights, duties and responsibilities of
16 a real estate licensee in the State of California.

17 2. That no final subsequent determination be made,
18 after hearing or upon stipulation, that cause for disciplinary
19 action occurred between the effective date of this Decision and
20 the end of the six (6) month period. Should such determination
21 be made, the Commissioner may, in his discretion, vacate and set
22 aside the stay order and reimpose all or a portion of the stayed
23 suspension. Should no such determination be made, the stay
24 imposed herein shall become permanent.

25 Oct 17, 2006
26 Dated

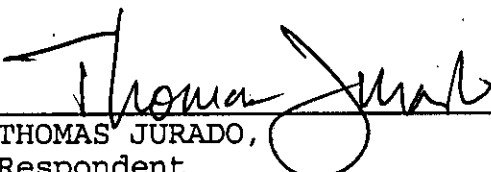
27 James R. Peel
JAMES R. PEEL, Counsel
Department of Real Estate

* * *

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 his 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.

10/12/06
Dated


THOMAS JURADO,
Respondent

///


///

///

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

3
4 October 12, 2006

5 Dated

6 
7 ROBERT M. SAWYER,
8 Attorney for Respondent

9 * * *

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

16 Therefore, IT IS HEREBY ORDERED that a real estate
17 broker license be issued to Respondent THOMAS JURADO if
18 Respondent has otherwise fulfilled all of the statutory
19 requirements for licensure. The license shall be limited,
20 conditioned and restricted as specified in the foregoing
21 Stipulation and Waiver.

22 This Order is effective immediately.

23 IT IS SO ORDERED

24  10/29/06
25 JEFF DAVI
26 Real Estate Commissioner
27

5/10

FILED
MAY - 2 2006
DEPARTMENT OF REAL ESTATE

[Handwritten signature]

1 JAMES R. PEEL, Counsel (SBN 47055)
2 Department of Real Estate
3 320 West Fourth Street, Ste. 350
4 Los Angeles, California 90013-1105
5
6
7
8 Telephone: (213) 576-6982
9 -or- (213) 576-6913 (Direct)

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

11 In the Matter of the Application of)	No. H-32780 LA
12 THOMAS JURADO,)	<u>STATEMENT OF ISSUES</u>
13 Respondent.)	
14 _____)	

15
16 The Complainant, Maria Suarez, a Deputy Real Estate
17 Commissioner of the State of California, for Statement of Issues
18 against THOMAS JURADO (Respondent) is informed and alleges in her
19 official capacity as follows:

20 I

21 On or about September 27, 2004, Respondent applied to
22 the Department of Real Estate of the State of California for a
23 real estate broker license.

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25 ///
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27 ///

1
2 II

3 The Decision of the Department of Real Estate, State of
4 California, in case no. H-30661 LA, effective February 1, 2005,
5 whereby Respondent's real estate salesperson license was
6 suspended for sixty days which suspension was stayed for two
7 years on terms and conditions for violation of Section 10177 (g)
8 of the California Business and Professions Code.

9 III

10 The matter described above in Paragraph II is
11 substantially related to the functions, duties, and
12 responsibilities of a real estate licensee.

13 IV

14 The matter described in Paragraph II constitutes cause
15 for denial of Respondent's application for a real estate broker
16 license under Sections 480(a)(3) and 10177(f) of the California
17 Business and Professions Code.

18 The Statement of Issues is brought under the provisions
19 of Section 10100, Division 4 of the Business and Professions Code
20 of the State of California and Sections 11500 through 11528 of
21 the Government Code.

22 ///

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1 WHEREFORE, the Complainant prays that the above-
2 entitled matter be set for hearing and, upon proof of the charges
3 contained herein, that the Commissioner refuse to authorize the
4 issuance of, and deny the issuance of, a real estate broker
5 license to Respondent THOMAS JURADO and for such other and
6 further relief as may be proper in the premises.
7

8 Dated at Los Angeles, California,

9 this 5th day of December, 2005.

10
11 
12 MARIA SUAREZ
13 Deputy Real Estate Commissioner
14
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19

20 cc: Thomas Jurado
21 Maria Suarez
22 Sacto.
23
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26
27