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APR 24 2010

DEPARTMENT OF REAL ESTATE

*[Signature]*

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

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In the Matter of the Application of ) No. H-33126 LA  
SHANNON RENEE PARKER, )  
Respondent. )

ORDER GRANTING UNRESTRICTED LICENSE

On August 31, 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 October 6, 2006 and Respondent has operated as a restricted licensee without cause for disciplinary action against Respondent since that time.

On or about April 10, 2009, Respondent petitioned for removal of restrictions of said real estate salesperson license.

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1 I have considered Respondent's petition and the evidence and arguments  
2 submitted in support thereof. Respondent has demonstrated to my satisfaction that Respondent  
3 meets the requirements of law for the issuance to Respondent of an unrestricted real estate  
4 salesperson license and that it would not be against the public interest to issue said license to  
5 Respondent.

6 NOW, THEREFORE, IT IS ORDERED that Respondent's petition for removal  
7 of restrictions is granted and that a real estate salesperson license be issued to Respondent, if  
8 Respondent satisfies the following conditions within twelve (12) months from the date of this

9 Order:

10  
11 1. The license issued pursuant to this order shall be deemed to be the first  
12 renewal of Respondent's real estate salesperson license for the purpose of applying the  
13 provisions of Section 10153.4.

14  
15 2. Within twelve (12) months from the date of this order Respondent shall:

16 (a) Submit a completed application and pay the fee for a real estate salesperson  
17 license, and

18 (b) Submit evidence of having taken and successfully completed the courses  
19 specified in subdivisions (a)(1), (2), (3), (4) and (5) of Section 10170.5 of the Real Estate Law  
20 for renewal of a license.

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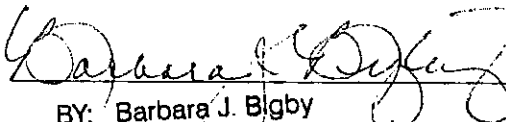
1                    3. Upon renewal of the license issued pursuant to this order, Respondent shall  
2 submit evidence of having taken and successfully completed the continuing education  
3 requirements of Article 2.5 of Chapter 3 of the Real Estate Law for renewal of a real estate  
4 license.

5                    This Order shall be effective immediately.

6                    IT IS SO ORDERED

4/21/10

7                    JEFF DAVI  
8                    Real Estate Commissioner

9  
10                      
11                    BY: Barbara J. Bigby  
12                    Chief Deputy Commissioner



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 request 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 8/18/06  
4 Dated

Shannon Renee Parker  
SHANNON RENEE PARKER, Respondent

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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 SHANNON RENEE PARKER if respondent has otherwise fulfilled all of the statutory  
11 requirements for licensure. The restricted license shall be limited, conditioned, and restricted as specified in  
12 the foregoing Stipulation and Waiver.

13 This Order is effective immediately.

14 IT IS SO ORDERED

August 31, 2006

16 Jeff Davi  
17 Real Estate Commissioner

18  
19 By:

Dolores Weeks  
DOLORES WEEKS  
Regional Manager

*Sachs*

KELVIN K. LEE, Real Estate Counsel (SBN 152867)  
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**FILED**

AUG - 9 2006

DEPARTMENT OF REAL ESTATE

BY: *Jana B. [Signature]*

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \*

In the Matter of the Application of	)	NO. H-33126 LA
	)	
SHANNON RENEE PARKER,	)	
	)	<u>STATEMENT OF ISSUES</u>
	)	
Respondent.	)	
	)	

The Complainant, Phillip Ihde, a Deputy Real Estate Commissioner of the State of California, for cause of Statement of Issues against SHANNON RENEE PARKER, ("Respondent"), is informed and alleges as follows:

1.

The Complainant, Phillip Ihde, a Deputy Real Estate Commissioner of the State of California, makes this Statement of Issues against Respondent in his official capacity.

2.

Respondent made application to the Department of Real Estate of the State of California for a real estate salesperson



1 license on or about August 30, 2005, with the knowledge and  
2 understanding that any license issued as a result of said  
3 application would be subject to the conditions of Business and  
4 Professions Code ("Code") Section 10153.4.

5 3.

6 FIRST CAUSE FOR DENIAL

7 (CRIMINAL CONVICTION)

8 On or about November 28, 1988, in the Superior Court  
9 of the State of California, County of Orange, West Justice  
10 Center, in Case No. WEW173000PO, Respondent SHANNON RENEE  
11 PARKER, was convicted of one (1) count of violating Section 488  
12 of the California Penal Code (Petty Theft). This is a crime  
13 that involves moral turpitude and is substantially related under  
14 Title 10, Chapter 6, Section 2910, California Code of  
15 Regulations, to the qualifications, functions or duties of a  
16 real estate licensee.  
17

18 4.

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

23 5.

24 SECOND CAUSE FOR DENIAL

25 FAILURE TO DISCLOSE PRIOR CONVICTION ON APPLICATION

26 In response to Question 25 of her license application,  
27 to wit: "HAVE YOU EVER BEEN CONVICTED OF ANY VIOLATION OF LAW?

1 CONVICTIONS EXPUNGED UNDER PENAL CODE SECTION 1203.4 MUST BE  
2 DISCLOSED. HOWEVER, YOU MAY OMIT MINOR TRAFFIC CITATIONS WHICH  
3 DO NOT CONSTITUTE A MISDEMEANOR OR FELONY OFFENSE". Respondent  
4 answered "No," and failed to reveal the conviction described  
5 above in Paragraph 3.

6 Respondent's failure to reveal the conviction set  
7 forth herein in Paragraph 3, above, in her license application,  
8 constitutes the attempt to procure a real estate license by  
9 fraud, misrepresentation, or deceit, or by making a material  
10 misstatement of fact, or knowingly making a false statement of  
11 material fact required to be revealed in said application, which  
12 is grounds for denial of the issuance of a license under  
13 Business and Professions Code Sections 475(a)(1), 480((c),  
14 and/or 10177(a).

15 This Statement of Issues is brought under the  
16 provisions of Section 10100, Division 4 of the Business and  
17 Profession Code of the State of California and Sections 11500  
18 through 11528 of the Government Code.  
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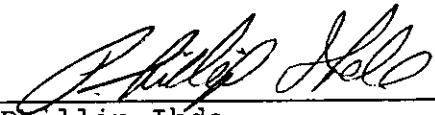
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WHEREFORE, Complainant prays that the above entitled matter be set for hearing and, upon proof of the charges contained herein, that the Commissioner refuse to authorize the issuance of, and deny the issuance of, a real estate salesperson license to Respondent, SHANNON RENEE PARKER, and for such other and further relief as may be proper under other provisions of law.

Dated at Los Angeles, California

this 9<sup>TH</sup> day of AUGUST, 2006.

  
Phillip Ihde  
Deputy Real Estate Commissioner

SHANNON RENEE PARKER  
Beachside Realtors/Richard Hedman  
Phillip Ihde  
Sacto.