

FILED
AUG 26 2008
DEPARTMENT OF REAL ESTATE

1 Department of Real Estate
2 320 W. 4th Street, Suite 350
3 Los Angeles, CA 90013-1105
4
5
6 Telephone: (213) 576-6982

K. Medeiros

7 **DEPARTMENT OF REAL ESTATE**
8 **STATE OF CALIFORNIA**

9
10 *In the Matter of the Application of*

11 ANTONIO W. RIQUELME,

12
13 Respondent

)
) No. H- 35091 LA
)
)
) **STIPULATION AND**
) **WAIVER**
)
)
)
)

14
15 I, ANTONIO W. RIQUELME, respondent herein, do hereby affirm that I have applied to the
16 Department of Real Estate for a real estate salesperson license and that to the best of my knowledge I have
17 satisfied all of the statutory requirements for the issuance of the license, including the payment of the fee
18 therefor.

19 I acknowledge that I have received and read the Statement of Issues and the Statement to Respondent
20 filed by the Department of Real Estate on July 7, 2008, in connection with my application for a real estate
21 salesperson license. I understand that the Real Estate Commissioner may hold a hearing on this Statement of
22 Issues for the purpose of requiring further proof of my honesty and truthfulness and to prove other
23 allegations therein, or that he may in his discretion waive the hearing and grant me a restricted real estate
24 salesperson license based upon this Stipulation and Waiver. I also understand that by filing the Statement of
25 Issues in this matter the Real Estate Commissioner is shifting the burden to me to make a satisfactory
26 showing that I meet all the requirements for issuance of a real estate salesperson license. I further
27 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 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.

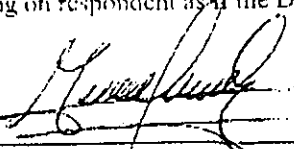
20 5. Pursuant to Section 10154, if I have not satisfied the requirements for an unqualified license

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 X AUGUST-01-2008
4 Dated

X 
ANTONIO W. RIQUELME, 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 ANTONIO W. RIQUELME 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 _____

16 Jeff Davi
17 Real Estate Commissioner

19 _____

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 _____
4 Dated ANTONIO W. RIQUELME, Respondent
5 * * *

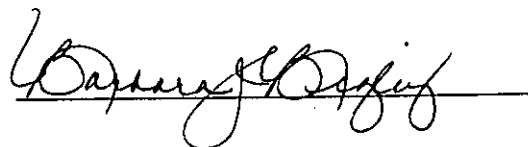
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8 truthfulness of respondent need not be called and that it will not be inimical to the public interest to issue a
9 restricted real estate salesperson license to respondent.

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

14 This Order is effective immediately.

15 IT IS SO ORDERED 8/17/08

16 Jeff Davi
17 Real Estate Commissioner

18 
19 _____

20 BY: Barbara J. Bigby
21 Chief Deputy Commissioner

1 SHARI SVENINGSON, Counsel (SBN 195298)
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) 576-6907

FILED
JUL - 7 2008
DEPARTMENT OF REAL ESTATE

K. K. K. K.

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Application of) NO. H-35091 LA
12)
13 ANTONIO W. RIQUELME,)
14) STATEMENT OF ISSUES
15 Respondent.)

16 The Complainant, Maria Suarez, a Deputy Real Estate
17 Commissioner of the State of California, for cause of Statement
18 of Issues against ANTONIO W. RIQUELME, aka Antonio Antonio
19 Riquelme, Antonio W. Martinez, Antonio Wenceslao ("Respondent"),
20 is 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.

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26 ///

2.

1 Respondent made application to the Department of Real
2 Estate of the State of California for a real estate salesperson
3 license on or about November 6, 2006, with the knowledge and
4 understanding that any license issued as a result of said
5 application would be subject to the conditions of Business and
6 Professions Code ("Code") Section 10153.4.
7

8
9 (CRIMINAL CONVICTIONS)

10 3.

11 On or about December 19, 2005, in the California
12 Superior Court, County of Riverside, in Case no. INM161500,
13 Respondent was convicted of Vehicle Code Section 23152(b) (DUI)
14 and Penal Code Section 148(a) (Obstruct/Resist Peace Officer),
15 both misdemeanors. These criminal convictions bear a substantial
16 relationship under Title 10, Chapter 6, Section 2910, California
17 Code of Regulations, to the qualifications, functions or duties
18 of a real estate licensee.
19

20 4.

21 On or about June 7, 2002, in the California Superior
22 Court, County of Los Angeles, in Case no. BA229919, Respondent
23 was convicted of violating Vehicle Code Section 23152(a) (DUI), a
24 misdemeanor. This criminal conviction bears a substantial
25 relationship under Title 10, Chapter 6, Section 2910, California
26 Code of Regulations, to the qualifications, functions or duties
27 of a real estate licensee.

5.

1 On or about October 1, 2001, in the California
2 Superior Court, County of San Bernardino, in Case no. TWV034283,
3 Respondent was convicted of violating Vehicle Code Section
4 23152(b) (DUI), a misdemeanor. This criminal conviction bears a
5 substantial relationship under Title 10, Chapter 6, Section
6 2910, California Code of Regulations, to the qualifications,
7 functions or duties of a real estate licensee.
8

9 6.

10 On or about September 30, 1994, in the New York
11 Superior Court, County of New York, in Case no. 94NO48086,
12 Respondent was convicted of violating New York Statute VTL
13 1192.3 (Operate Motor Vehicle While Intoxicated), a misdemeanor.
14 This criminal conviction bears a substantial relationship under
15 Title 10, Chapter 6, Section 2910, California Code of
16 Regulations, to the qualifications, functions or duties of a
17 real estate licensee.
18

19 The Statement of Issues is brought under the
20 provisions of Section 10100, Division 4 of the Business and
21 Professions Code of the State of California and Sections 11500
22 and 11529 of the Government Code.

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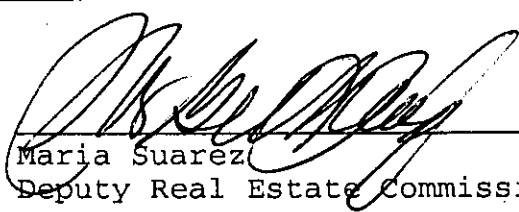
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WHEREFORE, Complainant prays that the above entitled matter be set for hearing and, upon proof of the charges contained herein, that the Commissioner refuse to authorize the issuance of, and deny the issuance of, a real estate salesperson license to Respondent, ANTONIO W. RIQUELME, and for such other and further relief as may be proper in the premises.

Dated at Los Angeles, California

This 3rd day of July, 2008.



Maria Suarez
Deputy Real Estate Commissioner

Cc: ANTONIO W. RIQUELME
Metro City, Inc.
Maria Suarez
Sacto.