

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

4 Telephone: (213) 576-6982



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

9  
10 *In the Matter of the Application of*

11 RICHARD IRA MONOSON,

12  
13 Respondent

) No. H- 35181 LA  
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) **STIPULATION AND**  
) **WAIVER**

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15 I, RICHARD IRA MONOSON, 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 31, 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.

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

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

- 13 1. The license shall not confer any property right in the privileges to be exercised including the  
14 right of renewal, and the Real Estate Commissioner may by appropriate order suspend the right  
15 to exercise any privileges granted under this restricted license in the event of:
  - 16 a. The conviction of respondent (including a plea of nolo contendere) to a crime which bears a  
17 substantial relationship to respondent's fitness or capacity as a real estate licensee; or
  - 18 b. The receipt of evidence that respondent has violated provisions of the California Real  
19 Estate Law, the Subdivided Lands Law, Regulations of the Real Estate Commissioner or  
20 conditions attaching to this restricted license.
- 21 2. I shall not be eligible to apply for the issuance of an unrestricted real estate license nor the  
22 removal of any of the conditions, limitations, or restrictions attaching to the restricted license  
23 until two years have elapsed from the date of issuance of the restricted license to respondent.
- 24 3. With the application for license, or with the application for transfer to a new employing broker, I  
25 shall submit a statement signed by the prospective employing broker on a form approved by the  
26 Department of Real Estate wherein the employing broker shall certify as follows:  
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- 1 a. That broker has read the Statement of Issues which is the basis for the issuance of the  
2 restricted license; and  
3 b. That broker will carefully review all transaction documents prepared by the restricted  
4 licensee and otherwise exercise close supervision over the licensee's performance of acts  
5 for which a license is required.

6 Respondent can signify acceptance and approval of the terms and conditions of this Stipulation and  
7 Waiver by faxing a copy of the signature page, as actually signed by respondent, to the Department at fax  
8 number (213) 576-6917. Respondent agrees, acknowledges and understands that by electronically sending  
9 to the Department a fax copy of his actual signature as it appears on the Stipulation and Waiver, that receipt  
10 of the faxed copy by the Department shall be as binding on Respondent as if the Department had received  
11 the original signed Stipulation and Waiver.

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13 X AUG 4, 2008  
14 Dated

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X Richard Monoson DC  
RICHARD IRA MONOSON, Respondent

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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 RICHARD IRA MONOSON 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 8/17/08

Jeff Davi  
Real Estate Commissioner



BY: Barbara J. Bigby  
Chief Deputy Commissioner

SHARI SVENINGSON, Counsel (SBN 225005)  
Department of Real Estate  
320 West 4th Street, Suite 350  
Los Angeles, California 90013-1105

Telephone: (213) 576-6982  
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**FILED**  
JUL 31 2008  
DEPARTMENT OF REAL ESTATE

*[Signature]*

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \*

In the Matter of the Application of ) NO. H-35181 LA  
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)  
RICHARD IRA MONOSON, )  
) STATEMENT OF ISSUES  
)  
Respondent. )

The Complainant, Robin Trujillo, a Deputy Real Estate  
Commissioner of the State of California, for cause of Statement  
of Issues against RICHARD IRA MONOSON, ("Respondent"), is  
informed and alleges as follows:

1.

The Complainant, Robin Trujillo, a Deputy Real Estate  
Commissioner of the State of California, makes this Statement of  
Issues against Respondent in her official capacity.

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2.

On or about January 3, 2008, Respondent made application to the Department of Real Estate of the State of California for a real estate salesperson license.

(CONVICTION)

3.

On or about November 4, 1999, in the California Superior Court, County of Los Angeles, Case No. LA033523, Respondent was convicted of violating three (3) counts of Penal Code Section 550(a)(1) (Present False/Fraud Claim Payment), all felonies. The underlying facts of these crimes are substantially related under Title 10, Chapter 6, Section 2910, California Code of Regulations, to the qualifications, functions or duties of a real estate licensee.

(LICENSE DISCIPLINE)

4.

On or about November 28, 2000, the Board of Chiropractic Examiners of the State of California, in Case No. AC-00-134, ordered that Respondent's chiropractic license be revoked, effective December 27, 2000. As more fully set forth in the Accusation in the above-mentioned case, Respondent was found to have been convicted of the crimes described in paragraph 3, above. Respondent was also found to have conspired to submit false claims for payment to auto insurance companies.

On or about December 24, 2007, Respondent's petition to the Board of Chiropractic Examiners for reinstatement of his



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

8 Dated at Los Angeles, California

9 this 29 day of July, 2008.

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12 Robin Trujillo  
13 Deputy Real Estate Commissioner  
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24 cc: RICHARD IRA MONOSON  
25 Robin Trujillo  
26 Sacto.  
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