

*facto*  
*plano*

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

Telephone: (213) 576-6982

**FILED**  
JAN 21 2009  
DEPARTMENT OF REAL ESTATE

By *Jane B. [Signature]*

**DEPARTMENT OF REAL ESTATE**

**STATE OF CALIFORNIA**

*In the Matter of the Application of*

**CHRIS GUS MILONAKIS**

Respondent

No. H- 35527 LA

**STIPULATION AND  
WAIVER**

I, CHRIS GUS MILONAKIS, respondent herein, do hereby affirm that I have applied to the Department of Real Estate for a real estate broker license and that to the best of my knowledge I have satisfied all of the statutory requirements for the issuance of the license, including the payment of the fee therefor.

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 December 9, 2008, in connection with my application for a real estate broker 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 broker 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 broker license. I further understand that

1 by entering into this stipulation and waiver I will be stipulating that the Real Estate Commissioner has  
2 found that I have failed to make such a showing, thereby justifying the denial of the issuance to me of an  
3 unrestricted real estate broker license.

4 I hereby admit that the allegations of the Statement of Issues filed against me are true and correct and  
5 request that the Real Estate Commissioner in his discretion issue a restricted real estate broker license to me  
6 under the authority of Section 10156.5 of the Business and Professions Code.

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

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

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

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

1 to the Department a fax copy of his actual signature as it appears on the Stipulation and Waiver, that receipt  
2 of the faxed copy by the Department shall be as binding on Respondent as if the Department had received  
3 the original signed Stipulation and Waiver.

4  
5 1/5/09  
6 Dated

7  
8   
9 CHRIS GUS MILONAKIS, Respondent

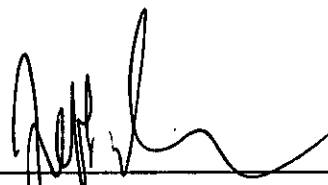
10 \* \* \*

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

15 Therefore, IT IS HEREBY ORDERED that a restricted real estate broker license be issued to  
16 respondent CHRIS GUS MILONAKIS if respondent has otherwise fulfilled all of the statutory requirements  
17 for licensure. The restricted license shall be limited, conditioned, and restricted as specified in the foregoing  
18 Stipulation and Waiver.

19 This Order is effective immediately.

20 IT IS SO ORDERED 1-15-09

21  
22   
23 Jeff Davi  
24 Real Estate Commissioner

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

4 Telephone: (213) 576-6982

**FILED**  
JAN 21 2009  
DEPARTMENT OF REAL ESTATE

By *James B. Dean*

7 **DEPARTMENT OF REAL ESTATE**

8 **STATE OF CALIFORNIA**

9  
10 *In the Matter of the Application of*

11  
12 **CHRIS GUS MILONAKIS**

13  
14 Respondent

)  
) No. H- 35527 LA  
)  
)

) **STIPULATION AND**  
) **WAIVER**  
)  
)

15 I, CHRIS GUS MILONAKIS, respondent herein, do hereby affirm that I have applied to the  
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17 satisfied all of the statutory requirements for the issuance of the license, including the payment of the fee  
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4  
5 1/5/09  
6 Dated

  
CHRIS GUS MILONAKIS, Respondent

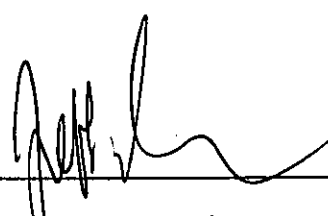
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16 This Order is effective immediately.

17 IT IS SO ORDERED 1-15-09

18   
19 Jeff Davi  
20 Real Estate Commissioner  
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27

1 JAMES DEMUS, Counsel (SBN 225005)  
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) 576-6910  
7  
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FILED  
DEC - 9 2008  
DEPARTMENT OF REAL ESTATE

By James B. Demus

9 BEFORE THE DEPARTMENT OF REAL ESTATE

10 STATE OF CALIFORNIA

11 \* \* \*

12 In the Matter of the Application of ) NO. H-35527 LA  
13 CHRIS GUS MILONAKIS, ) STATEMENT OF ISSUES  
14 Respondent. )  
15

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

20 1.

21 On or about March 31, 2008, Respondent made  
22 application to the Department of Real Estate of the State of  
23 California for a real estate broker license.

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1 FIRST CAUSE FOR DENIAL

2 (CRIMINAL CONVICTION)

3  
4 2.

5 On or about October 10, 1991, Respondent was convicted  
6 in the State of California, San Diego County, Case No. M622431,  
7 for violating California Penal Code Section 484(a)- 488 (theft  
8 of property), a misdemeanor. Said crime bears a substantial  
9 relationship under Section 2910, Title 10, Chapter 6, California  
10 Code of Regulations, to the qualifications, functions or duties  
11 of a real estate licensee.

12 3.

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

18 SECOND CAUSE FOR DENIAL

19 (FAILURE TO REVEAL CONVICTION)

20 4.

21 In response to Part D, Question 1 of the license  
22 application, to wit: "HAVE YOU EVER BEEN CONVICTED OF A  
23 MISDEMEANOR OR FELONY? CONVICTIONS EXPUNGED UNDER PENAL CODE  
24 SECTION 1203.4 MUST BE DISCLOSED. HOWEVER, YOU MAY OMIT MINOR  
25 TRAFFIC CITATIONS WHICH DO NOT CONSTITUTE A MISDEMEANOR OR  
26 FELONY OFFENSE", Respondent failed to reveal the conviction  
27 described in Paragraph 2 above.

1 5.

2 Respondent's failure to disclose the conviction, as  
3 set forth in Paragraph 2 above, in his license application,  
4 constitutes an attempt to procure a real estate license by  
5 fraud, misrepresentation, or deceit, or by making a false  
6 statement of material fact required to be revealed in said  
7 application, which is grounds for denial of the issuance of a  
8 license under Business and Professions Code Sections 475(a)(1),  
9 480(c) and 10177(a).

10 These proceedings are brought under the provisions of  
11 Section 10100, Division 4 of the Business and Professions Code  
12 of the State of California and Sections 11500 through 11528 of  
13 the California Government Code.

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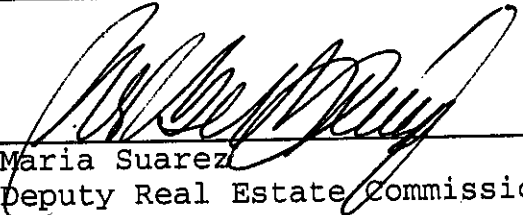
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1           WHEREFORE, the Complainant prays that the above-  
2 entitled matter be set for hearing and, upon proof of the  
3 charges contained herein, that the Commissioner refuse to  
4 authorize the issuance of, and deny the issuance of, a real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

8 Dated at Los Angeles, California

9 this 5th day of December, 2008.

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11   
12 Maria Suarez  
13 Deputy Real Estate Commissioner  
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24

25 cc: Chris Gus Milonakis  
26 Maria Suarez  
27 Sacto.