

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

3 Telephone: (213) 576-6982
4
5
6

FILED
DEC 21 2009
DEPARTMENT OF REAL ESTATE
K. M. Nichols

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

9
10 *In the Matter of the Application of*

11 **PATRICK P. RANIGA,**

12
13 Respondent)
14)

) No. H- 36350 LA
)
)

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

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

18 I acknowledge that I have received and read the Statement of Issues and the Statement to Respondent
19 filed by the Department of Real Estate on November 10, 2009, in connection with my application for a real
20 estate salesperson license. I understand that the Real Estate Commissioner may hold a hearing on this
21 Statement of Issues for the purpose of requiring further proof of my honesty and truthfulness and to prove
22 other allegations therein, or that he may in his discretion waive the hearing and grant me a restricted real
23 estate salesperson license based upon this Stipulation and Waiver. I also understand that by filing the
24 Statement of Issues in this matter the Real Estate Commissioner is shifting the burden to me to make a
25 satisfactory showing that I meet all the requirements for issuance of a real estate salesperson license. I
26 further understand that by entering into this stipulation and waiver I will be stipulating that the Real Estate
27

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 3 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:
27

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27

- a. That broker has read the Statement of Issues which is the basis for the issuance of the restricted license; and
- b. That broker will carefully review all transaction documents prepared by the restricted licensee and otherwise exercise close supervision over the licensee's performance of acts for which a license is required.

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.

Dated

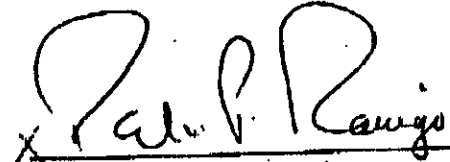
PATRICK P. RANIGA, Respondent

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27

- a. That broker has read the Statement of Issues which is the basis for the issuance of the restricted license; and
- b. That broker will carefully review all transaction documents prepared by the restricted licensee and otherwise exercise close supervision over the licensee's performance of acts for which a license is required.

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.

X 11/17/09
Dated


PATRICK P. RANIGA, Respondent

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27

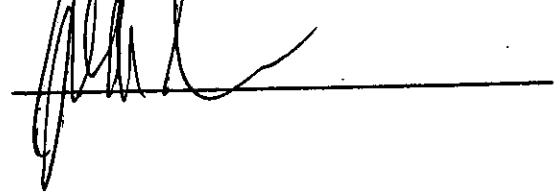
I have read the Statement of Issues filed herein and the foregoing Stipulation and Waiver signed by respondent. I am satisfied that the hearing for the purpose of requiring further proof as to the honesty and truthfulness of respondent need not be called and that it will not be inimical to the public 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 PATRICK P. RANIGA 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 12-16-09.

Jeff Davi
Real Estate Commissioner



Shari
glue

SHARI SVENINGSON, Counsel (SBN 195298)
Department of Real Estate
320 West 4th Street, Suite 350
Los Angeles, California 90013-1105

FILED
NOV 10 2009

DEPARTMENT OF REAL ESTATE

He Dehob

Telephone: (213) 576-6982
(Direct) (213) 576-6907

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

| | | |
|-------------------------------------|---|----------------------------|
| In the Matter of the Application of |) | NO. H-36350 LA |
| |) | |
| PATRICK P. RANIGA, |) | |
| |) | <u>STATEMENT OF ISSUES</u> |
| |) | |
| Respondent. |) | |
| |) | |

The Complainant, Maria Suarez, a Deputy Real Estate Commissioner of the State of California, for cause of Statement of Issues against PATRICK P. RANIGA, aka Paralksh Champm, Paralksh Shantilal, Prakash Raniga, Pat Raniga ("Respondent"), is informed and alleges as follows:

1.

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

///

///

2.

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

(PRIOR LICENSE HISTORY)

3.

On August 1, 2005, effective August 29, 2005, in Case No. H-31766 LA, the Real Estate Commissioner denied the real estate salesperson application of Respondent pursuant to Business and Professions Code Sections 475(a)(2); 480(a)(1); and/or 10177(b) as a result of the criminal convictions described below in paragraphs 4 through 6.

(CRIMINAL CONVICTIONS)

4.

On or about March 26, 2004, in the California Superior Court, County of Orange, in Case No. 03NF1523 F A, Respondent was convicted of violating seven (7) counts of Penal Code Section 487(a) (Grand Theft: Money/Labor/Property) and seven (7) counts of Penal Code Section 476(a) (Non-Sufficient Funds), all felonies. On or about November 8, 2007, these criminal convictions were expunged pursuant to Penal Code Section 1203.4. The underlying facts of these criminal convictions are substantially related to the qualifications, functions or duties of a real estate licensee under Title 10, Chapter 6, Section 2910, California Code of Regulations.

5.

1
2 On or about October 2, 1990, in the California
3 Superior Court, County of Orange, in Case No. NF9001208,
4 Respondent was convicted of violating Penal Code Section
5 487.1(Grand Theft: Property), a misdemeanor. The underlying
6 facts of this criminal conviction are substantially related to
7 the qualifications, functions or duties of a real estate
8 licensee under Title 10, Chapter 6, Section 2910, California
9 Code of Regulations.

10 6.

11 In aggravation, on or about September 18, 2002, in
12 the in the California Superior Court, County of Orange, in Case
13 No. 02NM05035 M A, Respondent was convicted of violating Vehicle
14 Code Section 23103(Reckless Driving), a misdemeanor.

15 7.

16 The crimes of which Respondent was convicted, as
17 alleged herein above in Paragraphs 4 and 5 constitute cause for
18 denial of Respondent's application for a real estate license
19 under Business and Professions Code Sections 475(a)(2);
20 480(a)(1); and/or 10177(b).

21 ///

22 ///

23 ///

24 ///

25 ///

26 ///

27

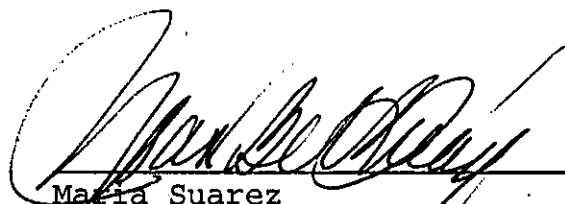
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27

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

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, PATRICK P. RANIGA, and for such other and further relief as may be proper in the premises.

Dated at Los Angeles, California

This 29th day of October 2009.



Maria Suarez
Deputy Real Estate Commissioner

Cc: PATRICK P. RANIGA
Maria Suarez
Sacto.