

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

4 Telephone: (213) 576-6982

**FILED**

MAR 30 2011

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DEPARTMENT OF REAL ESTATE  
BY: R. Meberhold

7 DEPARTMENT OF REAL ESTATE

8 STATE OF CALIFORNIA

9  
10 *In the Matter of the Application of*

11 MARTHA C. ISAZA DE LONGORIA,

12  
13 Respondent

)  
) No. H- 36909 LA  
)  
)

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

14  
15 I, MARTHA C. ISAZA DE LONGORIA, respondent herein, do hereby affirm that I have applied to  
16 the Department of Real Estate for a real estate salesperson license and that to the best of my knowledge I  
17 have satisfied all of the statutory requirements for the issuance of the license, including the payment of the  
18 fee 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 November 9, 2010, in connection with my application for a real  
21 estate salesperson license. I understand that the Real Estate Commissioner may hold a hearing on this  
22 Statement of Issues for the purpose of requiring further proof of my honesty and truthfulness and to prove  
23 other allegations therein, or that he may in his discretion waive the hearing and grant me a restricted real  
24 estate salesperson license based upon this Stipulation and Waiver. I also understand that by filing the  
25 Statement of Issues in this matter the Real Estate Commissioner is shifting the burden to me to make a  
26 satisfactory showing that I meet all the requirements for issuance of a real estate salesperson license. I  
27 further understand that by entering into this stipulation and waiver I will be stipulating that the Real Estate

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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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*(Handwritten mark)*

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- 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 her 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.

2-11-2011  
Dated

*(Handwritten signature: Martha C. Isaza de Longoria)*  
\_\_\_\_\_  
MARTHA C. ISAZA DE LONGORIA 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 MARTHA C. ISAZA DE LONGORIA 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

3/23/2011

Jeff Davi  
Real Estate Commissioner

*James J. Lee*

1 DIANE LEE, Counsel (SBN 247222)  
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3 320 West 4th Street, Suite 350  
4 Los Angeles, California 90013  
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**FILED**

NOV -9 2010

DEPARTMENT OF REAL ESTATE  
BY: *R. McCall*

8 BEFORE THE DEPARTMENT OF REAL ESTATE  
9 STATE OF CALIFORNIA

10 \* \* \*

11 In the Matter of the Application of ) No. H- 36909 LA  
12 )  
13 MARTHA C. ISAZA DE LONGORIA, ) STATEMENT OF ISSUES  
14 )  
15 Respondent. )

16 The Complainant, Robin Trujillo, a Deputy Real Estate  
17 Commissioner of the State of California, acting in her official  
18 capacity, for Statement of Issues against MARTHA C. ISAZA DE  
19 LONGORIA aka Martha Cecilia Isaza aka Carolyn Lozado  
20 ("Respondent") alleges as follows:

21 1.

22 On or about March 2, 2009, Respondent made application  
23 to the Department of Real Estate of the State of California for  
24 a real estate salesperson license.

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1 (CRIMINAL CONVICTION)

2 2.

3 On or about July 20, 2005, in the Superior Court of  
4 California, County of Los Angeles, Case No. LA048947, Respondent  
5 was convicted of violating California Penal Code Section 118(a)  
6 (perjury), a felony. Said crime bears a substantial  
7 relationship to the qualifications, functions, or duties of a  
8 real estate licensee under Section 2910, Title 10, Chapter 6,  
9 California Code of Regulations.

10 3.

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

16  
17 (PRIOR LICENSE ACTION)

18 4.

19 On or about September 18, 2006, the State of  
20 California, Department of Real Estate, in case no. H-33235 LA,  
21 filed a Statement of Issues as to Respondent's real estate  
22 salesperson license application. As more fully set forth in the  
23 Decision for the above-mentioned case, the Department of Real  
24 Estate established that grounds existed for the denial of  
25 Respondent's license based on her criminal conviction.

26 On December 22, 2006, this matter was heard before the  
27 Office of Administrative Hearings, Los Angeles, California. The

1 Proposed Decision of January 18, 2007 was rejected by the  
2 California Real Estate Commissioner on February 8, 2007. In a  
3 Decision after Rejection dated June 12, 2007, the California  
4 Real Estate Commissioner denied Respondent's application for a  
5 real estate salesperson license. The Decision became effective  
6 on July 2, 2007.

7 5.

8 The prior Department of Real Estate action against  
9 Respondent as alleged in paragraph 4, above, constitutes cause  
10 for denial of Respondent's application for a real estate license  
11 under California Business and Professions Code Section 10117(f).

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

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