

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

3
4 Telephone: (213) 576-6982

FILED
JUL 27 2011
DEPARTMENT OF REAL ESTATE

By C

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

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11 *In the Matter of the Application of*) No. H- 37084 LA
12) L-2011040944
13) **STIPULATION AND WAIVER**
14 DARAVION JAQUAN BONNER,)
15)
16 Respondent.)

17 I, DARAVION JAQUAN BONNER, Respondent herein, do hereby affirm that I have applied
18 to the Department of Real Estate for a real estate salesperson license and that to the best of my
19 knowledge I have satisfied all of the statutory requirements for the issuance of the license, including
20 the payment of the fee therefor.

21 I acknowledge that I have received and read the Statement of Issues and the Statement to
22 Respondent filed by the Department of Real Estate on February 24, 2011, in connection with my
23 application for a real estate salesperson license. I understand that the Real Estate Commissioner
24 may hold a hearing on this Statement of Issues for the purpose of requiring further proof of my
25 honesty and truthfulness and to prove other allegations therein, or that she may in her discretion
26 waive the hearing and grant me a restricted real estate salesperson license based upon this
27 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

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

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

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

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

- 17 1. The license shall not confer any property right in the privileges to be exercised including
18 the right of renewal, and the Real Estate Commissioner may by appropriate order suspend
19 the right to exercise any privileges granted under this restricted license in the event of:
 - 20 a. Respondent's conviction (including a plea of nolo contendere) of a crime which
21 bears a substantial relationship to Respondent's fitness or capacity as a real estate
22 licensee; or
 - 23 b. The receipt of evidence that Respondent has violated provisions of the California
24 Real Estate Law, the Subdivided Lands Law, Regulations of the Real Estate
25 Commissioner or conditions attaching to this restricted license.

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- 1 2. I shall not be eligible to apply for the issuance of an unrestricted real estate license nor the
2 removal of any of the conditions, limitations, or restrictions attaching to the restricted
3 license until two years have elapsed from the date of issuance of the restricted license to
4 Respondent.
- 5 3. With the application for license, or with the application for transfer to a new employing
6 broker, I shall submit a statement signed by the prospective employing broker on a form
7 approved by the Department of Real Estate wherein the employing broker shall certify as
8 follows:
- 9 a. That broker has read the Statement of Issues which is the basis for the issuance of
10 the restricted license; and
- 11 b. That broker will carefully review all transaction documents prepared by the
12 restricted licensee and otherwise exercise close supervision over the licensee's
13 performance of acts for which a license is required.
- 14 4. Respondent shall notify the Commissioner in writing within 72 hours of any arrest by
15 sending a certified letter to the Commissioner at the Department of Real Estate, Post
16 Office Box 187000, Sacramento, CA 95818-7000. The letter shall set forth the date of
17 Respondent's arrest, the crime for which Respondent was arrested and the name and
18 address of the arresting law enforcement agency. Respondent's failure to timely file
19 written notice shall constitute an independent violation of the terms of the restricted
20 license and shall be grounds for the suspension or revocation of that license.

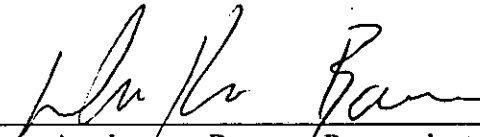
21 Respondent can signify acceptance and approval of the terms and conditions of this Stipulation
22 and Waiver by faxing a copy of the signature page, as actually signed by Respondent, to the
23 Department at fax number (213) 576-6917. Respondent agrees, acknowledges and understands that
24 by electronically sending to the Department a fax copy of his actual signature as it appears on

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1 the Stipulation and Waiver, that receipt of the faxed copy by the Department shall be as binding on
2 Respondent as if the Department had received the original signed Stipulation and Waiver.

3
4 6/21/11
5 Dated


6 Daravion Jaquan Bonner, Respondent

7 * * *

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

12 Therefore, IT IS HEREBY ORDERED that a restricted real estate salesperson license be
13 issued to Respondent DARAVION JAQUAN BONNER if Respondent has otherwise fulfilled all
14 of the statutory requirements for licensure. The restricted license shall be limited, conditioned, and
15 restricted as specified in the foregoing Stipulation and Waiver.

16 This Order is effective immediately.

17 IT IS SO ORDERED

7/12/11

18 Barbara J. Bigby
19 Acting Real Estate Commissioner

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1 LISSETE GARCIA, Counsel (SBN 211552)
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FILED
FEB 24 2011
DEPARTMENT OF REAL ESTATE

By

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Application of)
12) NO. H-37084 LA
13 DARAVION JAQUAN BONNER,)
14) STATEMENT OF ISSUES
Respondent.)

15 The Complainant, Robin Trujillo, a Deputy Real Estate
16 Commissioner of the State of California, for Statement of Issues
17 against DARAVION JAQUAN BONNER (hereinafter "Respondent"), is
18 informed and alleges in her official capacity as follows:

19 I

20 On or about July 27, 2009, Respondent made application
21 to the Department of Real Estate of the State of California for a
22 real estate salesperson license.

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II

On or about May 5, 1997, in the Municipal Court of Bellflower Courthouse Judicial District, County of Los Angeles, State of California, Case No. 7LC01603, Respondent was convicted of violating California Penal Code Section 476 (making, drawing or passing a worthless check), a misdemeanor. Said crime bears a substantial relationship under Section 2910, Title 10, Chapter 6, California Code of Regulations, to the qualifications, functions or duties of a real estate licensee.

III

On or about February 4, 2003, in the Superior Court of California, County of Los Angeles, Case No. TA065719, Respondent was convicted of violating California Penal Code Section 476 (making, drawing or passing a worthless check), a felony. Said crime bears a substantial relationship under Section 2910, Title 10, Chapter 6, California Code of Regulations, to the qualifications, functions or duties of a real estate licensee.

IV

The crimes of which Respondent was convicted, as alleged in Paragraphs II and III above, constitute cause for denial of Respondent's application for a real estate license under Business and Professions Code Sections 475(a)(2), 480(a), and 10177(b).

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2 These proceedings are brought under the provisions of
3 Section 10100, Division 4 of the Business and Professions Code of
4 the State of California and Sections 11500 through 11528 of the
5 California Government Code.

6 WHEREFORE, the Complainant prays that the above-entitled
7 matter be set for hearing and, upon proof of the charges contained
8 herein, that the Commissioner refuse to authorize the issuance of,
9 and deny the issuance of, a real estate salesperson license to
10 Respondent, DARAVIDION JAQUAN BONNER, and for such other and further
11 relief further relief as may be proper under applicable provisions
12 of law.

13 Dated at Los Angeles, California

14 this 23 day of February, 2011.
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17 
18 ROBIN TRUJILLO
19 Deputy Real Estate Commissioner
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24 cc: Daravion Jaquan Bonner
25 Robin Trujillo
26 Sacto.
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