

**FILED**

AUG 18 2011

DEPARTMENT OF REAL ESTATE  
BY: 

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

3 Telephone: (213) 576-6982

7 DEPARTMENT OF REAL ESTATE  
8 STATE OF CALIFORNIA

10 *In the Matter of the Application of*

11 CHRISTINA MARIE CRUANAS,

13 Respondent

) No. H-37221 LA  
)  
)

) STIPULATION AND  
) WAIVER  
)  
)

15 It is hereby stipulated by and between CHRISTINA MARIE CRUANAS (hereinafter "Respondent")  
16 and Respondent's attorney, FRANK M. BUDA , and the Complainant, acting by and through Amelia  
17 Vetrone , Counsel for the Department of Real Estate, as follows for the purpose of settling and disposing of  
18 the Statement of Issues filed on April 22, 2011 in this matter:

19 Respondent acknowledges that Respondent has received and read the Statement of Issues and the  
20 Statement to Respondent filed by the Department of Real Estate in connection with Respondent's  
21 application for a real estate salesperson license. Respondent understands that the Real Estate Commissioner  
22 may hold a hearing on this Statement of Issues for the purpose of requiring further proof of Respondent's  
23 honesty and truthfulness and to prove other allegations therein, or that she may in her discretion waive the  
24 hearing and grant Respondent a restricted real estate salesperson license based upon this Stipulation and  
25 Waiver. Respondent also understands that by filing the Statement of Issues in this matter the Real Estate  
26 Commissioner is shifting the burden to Respondent to make a satisfactory showing that Respondent meets  
27 all the requirements for issuance of a real estate salesperson license. Respondent further understands that by

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

4 Respondent hereby admits that the allegations of the Statement of Issues filed against Respondent are  
5 true and correct and requests that the Real Estate Commissioner in her/his discretion issue a restricted real  
6 estate salesperson license to Respondent under the authority of Section 10156.5 of the Business and  
7 Professions Code.

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

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

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

1 3. With the application for license, or with the application for transfer to a new employing broker,

2 Respondent shall submit a statement signed by the prospective employing broker on a form  
3 approved by the Department of Real Estate wherein the employing broker shall certify as follows:

4 a. That broker has read the Statement of Issues which is the basis for the issuance of the  
5 restricted license; and

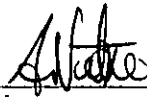
6 b. That broker will carefully review all transaction documents prepared by the restricted  
7 licensee and otherwise exercise close supervision over the licensee's performance of acts for  
8 which a license is required.

9 4. Respondent shall notify the Commissioner in writing within 72 hours of any arrest by sending a

10 certified letter to the Commissioner at the Department of Real Estate, Post Office Box 187000,  
11 Sacramento, CA 95818-7000. The letter shall set forth the date of Respondent's arrest, the crime  
12 for which Respondent was arrested and the name and address of the arresting law enforcement  
13 agency. Respondent's failure to timely file written notice shall constitute an independent  
14 violation of the terms of the restricted license and shall be grounds for the suspension or  
15 revocation of that license.

16  
17 7-19-11

18 Dated

17 

18 Amelia Vetrone, Counsel, Department of Real Estate

19  
20 \* \* \*

21 I have read the Stipulation and Waiver, have discussed it with my counsel, and its terms are understood  
22 by me and are agreeable and acceptable to me. I understand that I am waiving rights given to me by the  
23 California Administrative Procedure Act (including but not limited to Sections 11506, 11508, 11509, and  
24 11513 of the Government Code), and I willingly, intelligently, and voluntarily waive those rights, including  
25 the right of a hearing on the Statement of Issues at which I would have the right to cross-examine witnesses  
26 against me and to present evidence in defense and mitigation of the charges.

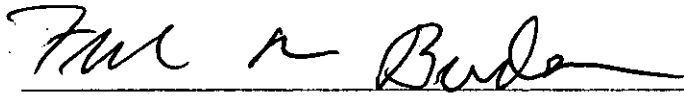
1 Respondent can signify acceptance and approval of the terms and conditions of this Stipulation and  
2 Waiver by faxing a copy of the signature page, as actually signed by Respondent, to the Department at fax  
3 number (213) 576-6917. Respondent agrees, acknowledges and understands that by electronically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

7 7/18/2011  
8 Dated

9   
10 CHRISTINA MARIE CRUANAS, Respondent

11 *I have reviewed the Stipulation and Waiver as to form and content and have advised my client*  
12 *accordingly.*

13 7-18-2011  
14 Dated

15   
16 FRANK M. BUDA, Attorney for Respondent

17 \* \* \*

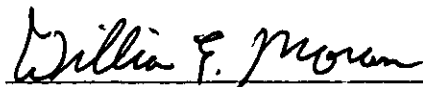
18 I have read the Statement of Issues filed herein and the foregoing Stipulation and Waiver signed by  
19 Respondent. I am satisfied that the hearing for the purpose of requiring further proof as to the honesty and  
20 truthfulness of Respondent need not be called and that it will not be inimical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

22 Therefore, IT IS HEREBY ORDERED that a restricted real estate salesperson license be issued to  
23 Respondent, if Respondent has otherwise fulfilled all of the statutory requirements for licensure. The  
24 restricted license shall be limited, conditioned, and restricted as specified in the foregoing Stipulation and  
25 Waiver.

26 This Order is effective immediately.

27 IT IS SO ORDERED August 11, 2011

BARBARA J. BIGBY  
Acting Real Estate Commissioner

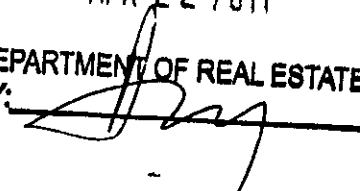


1 AMELIA V. VETRONE, Counsel (SBN 134612)  
2 Department of Real Estate  
3 320 West 4th Street, Suite 350  
4 Los Angeles, California 90013-1105

5 Telephone: (213) 576-6982  
6 (Direct) (213) 576-6940

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APR 22 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 CHRISTINA MARIE CRUANAS, )  
13 Respondent. )  
14 \_\_\_\_\_ )

No. H- 37221 LA

STATEMENT OF ISSUES

15 The Complainant, Robin Trujillo, a Deputy Real Estate  
16 Commissioner of the State of California, acting in her official  
17 capacity, for Statement of Issues against CHRISTINA MARIE  
18 CRUANAS, ("Respondent") alleges as follows:

19 1.

20 On or about November 5, 2009, Respondent made  
21 application to the Department of Real Estate of the State of  
22 California for a real estate salesperson license.

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1 (CRIMINAL CONVICTIONS)

2 2.

3 On or about March 14, 2000, in the Superior Court of  
4 California, County of Los Angeles, Case No. MA019965, Respondent  
5 was convicted of violating Penal Code Section 4573 (Bring Drugs  
6 Into a Jail), 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 On or about September 8, 2003, in the Superior Court  
12 of California, County of Los Angeles, Case No. LA042769,  
13 Respondent was convicted of violating Penal Code Section  
14 459 (Burglary), a felony. Said crime bears a substantial  
15 relationship to the qualifications, functions or duties of a  
16 real estate licensee under Section 2910, Title 10, Chapter 6,  
17 California Code of Regulations.

18 4.

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

23  
24 These proceedings are brought under the provisions of  
25 Section 10100, Division 4 of the Business and Professions Code  
26 of the State of California and Sections 11500 through 11528 of  
27 the California Government Code.

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WHEREFORE, the 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, CHRISTINA MARIE CRUANAS, and for such other and further relief as may be proper under other applicable provisions of law.

Dated at Los Angeles, California: April 4, 2011.

  
\_\_\_\_\_  
Robin Trujillo  
Deputy Real Estate Commissioner

cc: CHRISTINA MARIE CRUANAS  
Susan Schneider  
Robin Trujillo  
Sacto