



1 successfully completed the continuing education requirement of Article 2.5 of Chapter 3 of the  
2 Real Estate Law for renewal of a real estate license, within nine (9) months from the effective  
3 date of the Decision. The Commissioner has determined that as of November 28, 2012,  
4 Respondent has failed to satisfy this condition, and as such, is in violation of Section 10177(k) of  
5 the Code.

6 NOW, THEREFORE, IT IS ORDERED under authority of Section 10156.7 of the  
7 Business and Professions Code of the State of California that the restricted real estate salesperson  
8 license heretofore issued to Respondent and the exercise of any privileges thereunder is hereby  
9 suspended until such time as Respondent provides proof satisfactory to the Department of  
10 compliance with the condition referred to above, or pending final determination made after  
11 hearing (see "Hearing Rights" set forth below).

12 IT IS FURTHER ORDERED that all license certificates and identification cards  
13 issued by the Department of Real Estate which are in the possession of Respondent be  
14 immediately surrendered by personal delivery or by mailing in the enclosed self-addressed  
15 envelope to:

16 Department of Real Estate  
17 Attn: Flag Section  
18 P. O. Box 187000  
19 Sacramento, CA 95818-7000

20 HEARING RIGHTS: Pursuant to the provisions of Section 10156.7 of the  
21 Business and Professions Code, you have the right to a hearing to contest the Commissioner's  
22 determination that you are in violation of Section 10177(k) of the Code. If you desire a hearing,  
23 you must submit a written request. The request may be in any form, as long as it is in writing  
24 and indicates that you want a hearing. Unless a written request for a hearing, signed by or on  
25 behalf of you, is delivered or mailed to the Department at 320 W. 4<sup>th</sup> Street, Room 350, Los  
26 Angeles, California 90013, within 20 days after the date that this Order was mailed to or served  
27 on you, the Department will not be obligated or required to provide you with a hearing.

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This Order shall be effective immediately.

DATED: 2/1, 2013.

Real Estate Commissioner



By AWET P. KIDANE  
Chief Deputy Commissioner

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