

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

4 Telephone: (213) 576-6982

FILED

APR 10 2012

5 DEPARTMENT OF REAL ESTATE
6 BY: *[Signature]*

7
8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Application of

12 WILLIAM MICHAEL TRILLO,

13 Respondent.

) No. H- 38035 LA

) **STIPULATION AND WAIVER**

) (B&P 10100.4)

14
15 I, WILLIAM MICHAEL TRILLO, ("Respondent") do hereby affirm that I have applied
16 to the Department of Real Estate for a real estate salesperson license, and that to the best of my
17 knowledge I have satisfied all of the statutory requirements for the issuance of the license,
18 including, but not limited to, the payment of the fee therefor.

19 I acknowledge that by entering into this Stipulation and Waiver, I am stipulating that the
20 Real Estate Commissioner has found grounds to justify the denial of the issuance of an
21 unrestricted real estate salesperson license to me. I agree that there are grounds to deny the
22 issuance of an unrestricted real estate salesperson license to me pursuant to California Business
23 and Professions Code Sections 480(a), 480(c), 10177(a) and 10177(b) for my failure to reveal my
24 convictions for Disturbing the Peace in Nevada in 1979, and for violating California Penal Code
25 Section 484(a) (petty theft), a misdemeanor, in 1989, on my license application.

26 I hereby request that the Real Estate Commissioner in her discretion issue a restricted real
27 estate salesperson license to me under the authority of California Business and Professions Code

1 Sections 10100.4 and 10156.5. I understand that any such restricted license will be issued
2 subject to the provisions of and limitations of California Business and Professions Code Sections
3 10156.6 and 10156.7.

4 I understand that by my signing of this Stipulation and Waiver, provided this Stipulation
5 and Waiver is accepted and signed by the Real Estate Commissioner, the Real Estate
6 Commissioner will not file a Statement of Issues based on the grounds herein, and I am waiving
7 my right to a hearing and the opportunity to present evidence at the hearing to establish my
8 rehabilitation in order to obtain an unrestricted real estate salesperson license.

9 I further understand that the following conditions, limitations, and restrictions will attach
10 to a restricted real estate salesperson license issued by the Department of Real Estate pursuant
11 hereto:

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

1 employing broker on a form approved by the Department of Real Estate wherein the
2 employing broker shall certify as follows:

- 3 a. That broker has read the Decision which is the basis for the issuance of the
4 restricted license; and
- 5 b. That broker will carefully review all transaction documents prepared by the
6 restricted licensee and otherwise exercise close supervision over the licensee's
7 performance of acts for which a license is required.
- 8 4. Respondent shall notify the Real Estate Commissioner in writing within 72 hours of
9 any arrest by sending a certified letter to the Real Estate Commissioner at the
10 Department of Real Estate, Post Office Box 187000, Sacramento, CA 95818-7000.
11 The letter shall set forth the date of Respondent's arrest, the crime for which
12 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
14 independent violation of the terms of the restricted license and shall be grounds for
15 the suspension or revocation of that license.

16 3-12-12

17 Dated

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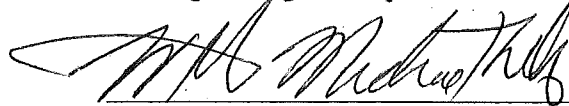
17 Amelia V. Vetrone, Counsel, Department of Real Estate

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- 19 5. I have read the Stipulation and Waiver, and its terms are understood by me and are
20 agreeable and acceptable to me. I understand that I am waiving rights given to me by
21 the California Administrative Procedure Act (including, but not limited to, California
22 Government Code Sections 11504, 11506, 11508, 11509, and 11513), and I
23 willingly, intelligently, and voluntarily waive those rights, including, but not limited
24 to, the right to a hearing on a Statement of Issues at which I would have the right to
25 cross-examine witnesses against me and to present evidence in defense and
26 mitigation of the charges.
- 27 6. Respondent can signify acceptance and approval of the terms and conditions of this

1 Stipulation and Waiver by faxing a copy of its signature page, as actually signed by
2 Respondent, to the Department of Real Estate at the following telephone/fax number:
3 (213) 576-6917. Respondent agrees, acknowledges, and understands that by
4 electronically sending to the Department of Real Estate a fax copy of his/her actual
5 signature as it appears on the Stipulation and Waiver, that receipt of the faxed copy
6 by the Department of Real Estate shall be as binding on Respondent as if the
7 Department of Real Estate had received the original signed Stipulation and Waiver.

8 March 10, 2012

9 Dated

10 

11 William Michael Trillo, Respondent

12 I have read the foregoing Stipulation and Waiver signed by Respondent. I am satisfied
13 that the hearing for the purpose of requiring further proof as to the honesty and truthfulness of
14 Respondent need not be called and that it will not be inimical to the public interest to issue a
15 restricted real estate salesperson license to Respondent.

16 Therefore, IT IS HEREBY ORDERED that a restricted real estate salesperson license be
17 issued to Respondent WILLIAM MICHAEL TRILLO if Respondent has otherwise fulfilled all
18 of the statutory requirements for licensure. The restricted salesperson license shall be limited,
19 conditioned, and restricted as specified in the foregoing Stipulation and Waiver.

20 This Order is effective immediately.

21 IT IS SO ORDERED _____

22 BARBARA J. BIGBY

23 _____
24 Acting Real Estate Commissioner

1 Stipulation and Waiver by faxing a copy of its signature page, as actually signed by
2 Respondent, to the Department of Real Estate at the following telephone/fax number:
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9 _____
10 Dated

_____ William Michael Trillo, Respondent


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21 IT IS SO ORDERED

3/29/2012

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23
24
25 
26 Real Estate Commissioner
By WAYNE S. BELL
27 Chief Counsel