

1 Bureau of Real Estate  
2 320 West 4th Street, Suite 350  
3 Los Angeles, California 90013  
4  
5 Telephone: (213) 576-6982  
6  
7

**FILED**

MAY 27 2014

BUREAU OF REAL ESTATE

By 

8 BEFORE THE BUREAU OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \*

11 In the Matter of the Accusation of )  
12 CHRISTINNE J. LEE, ) NO. H-38286 LA  
13 )  
14 Respondent. ) STIPULATION AND AGREEMENT  
15 )

16 It is hereby stipulated by and between CHRISTINNE J.  
17 LEE ("Respondent") and her attorney of record, Chijioke Ikonte,  
18 Esq., and the Complainant, acting by and through Diane Lee,  
19 Counsel for the Bureau of Real Estate, as follows for the purpose  
20 of settling and disposing of the Accusation filed on July 24,  
21 2012 in this matter:

22 1. All issues which were to be contested and all  
23 evidence which was to be presented by Complainant and Respondent  
24 at a formal hearing on the Accusation, which hearing was to be  
25 held in accordance with the provisions of the Administrative  
26 Procedure Act ("APA"), shall instead and in place thereof be  
27 submitted solely on the basis of the provisions of this

1 Stipulation and Agreement.

2           2. Respondent has received and read and understands  
3 the Statement to Respondent, the Discovery Provisions of the APA,  
4 and the Accusation filed by the Bureau of Real Estate in this  
5 proceeding.

6           3. Respondent, pursuant to the limitations set forth  
7 below, hereby admits that the factual allegations of the  
8 Accusation filed in this proceeding are true and correct and the  
9 Real Estate Commissioner shall not be required to provide further  
10 evidence of such allegations. The factual allegations are as  
11 follows: On or about June 17, 2010, in the Superior Court of  
12 California, County of Los Angeles, in case no. OBV00075,  
13 Respondent was convicted of violating California Penal Code  
14 Section 484(a) (petty theft), a misdemeanor.

15           4. It is understood by the parties that the Real  
16 Estate Commissioner may adopt the Stipulation and Agreement as  
17 his Decision in this matter, thereby imposing the penalty and  
18 sanctions on Respondent's real estate license and license rights  
19 as set forth in the below "Order." In the event that the  
20 Commissioner in his discretion does not adopt the Stipulation and  
21 Agreement, it shall be void and of no effect, and Respondent  
22 shall retain the right to a hearing and proceeding on the  
23 Accusation under all the provisions of the APA and shall not be  
24 bound by any admission or waiver made herein.

25           5. The Order or any subsequent Order of the Real  
26 Estate Commissioner made pursuant to this Stipulation and

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1 Agreement shall not constitute an estoppel, merger, or bar to any  
2 further administrative or civil proceedings by the Bureau of Real  
3 Estate with respect to any matters which were not specifically  
4 alleged to be causes for accusation in this proceeding.

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DETERMINATION OF ISSUES

7 By reason of the foregoing stipulations, admissions,  
8 and waivers and solely for the purpose of settlement of the  
9 pending Accusation without a hearing, it is stipulated and agreed  
10 that the following determination of issues shall be made:

11 The conduct of Respondent, as set forth in the  
12 Accusation, is grounds for the suspension or revocation of all of  
13 the real estate licenses and license rights of Respondent under  
14 the provision of California Business and Professions Code  
15 sections 490 and 10177(b).

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ORDER

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WHEREFORE, THE FOLLOWING ORDER is hereby made:

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All licenses and licensing rights of Respondent

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CHRISTINNE J. LEE, under the Real Estate Law are revoked;

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provided, however, a restricted real estate broker license shall

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be issued to Respondent pursuant to California Business and

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Professions Code section 10156.5 if Respondent makes application

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therefor and pays to the Bureau of Real Estate the appropriate

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fee for the restricted license within 90 days from the effective

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date of this Decision. The restricted license issued to

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Respondent shall be subject to all of the provisions of

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1 California Business and Professions Code section 10156.7 and to  
2 the following limitations, conditions, and restrictions imposed  
3 under authority of the California Business and Professions Code:

4 1. The restricted license issued to Respondent may be  
5 suspended prior to hearing by Order of the Real Estate  
6 Commissioner in the event of Respondent's conviction or plea of  
7 nolo contendere to a crime which is substantially related to  
8 Respondent's fitness or capacity as a real estate licensee.

9 2. The restricted license issued to Respondent may be  
10 suspended prior to hearing by Order of the Real Estate  
11 Commissioner on evidence satisfactory to the Commissioner that  
12 Respondent has violated provisions of the California Real Estate  
13 Law, the Subdivided Lands Law, Regulations of the Real Estate  
14 Commissioner, or conditions attaching to this restricted  
15 license.

16 3. Respondent shall not be eligible to apply for the  
17 issuance of an unrestricted real estate license nor for the  
18 removal of any of the conditions, limitations, or restrictions  
19 of a restricted license until two (2) years have elapsed from  
20 the date of issuance of the restricted license to Respondent.

21 4. Respondent shall, within nine (9) months from the  
22 effective date of this Decision, present evidence satisfactory to  
23 the Real Estate Commissioner that Respondent has, since the most  
24 recent issuance of an original or renewal real estate license,  
25 taken and successfully completed the continuing education  
26 requirements of Article 2.5 of Chapter 3 of the Real Estate Law

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1 for renewal of a real estate license. If Respondent fails to  
2 satisfy this condition, the Commissioner shall order the  
3 suspension of the restricted license until the Respondent  
4 presents such evidence. The Commissioner shall afford Respondent  
5 the opportunity for a hearing pursuant to the Administrative  
6 Procedure Act to present such evidence.

7 5. Respondent shall, within six (6) months from the  
8 effective date of this Decision, take and pass the Professional  
9 Responsibility Examination administered by the Bureau of Real  
10 Estate including the payment of the appropriate examination fee.  
11 If Respondent fails to satisfy this condition, the Commissioner  
12 shall order suspension of Respondent's license until Respondent  
13 passes the examination. The Commissioner shall afford Respondent  
14 the opportunity for a hearing pursuant to the Administrative  
15 Procedure Act to present such evidence.

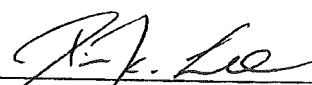
16 6. Respondent shall notify the Commissioner in  
17 writing within 72 hours of any arrest by sending a certified  
18 letter to the Commissioner at the Bureau of Real Estate, Post  
19 Office Box 137013, Sacramento, CA 95813-7013. The letter shall  
20 set forth the date of Respondent's arrest, the crime for which  
21 Respondent was arrested, and the name and address of the  
22 arresting law enforcement agency. Respondent's failure to  
23 timely file written notice shall constitute an independent  
24 violation of the terms of the restricted license and shall be  
25 grounds for the suspension or revocation of that license.

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1 DATED:

04/30/2014

  
DIANE LEE

Counsel for Complainant

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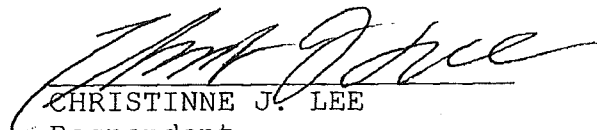
4 I have read the Stipulation and Agreement, have  
5 discussed it with my counsel, and its terms are understood by me  
6 and are agreeable and acceptable to me. I understand that I am  
7 waiving rights given to me by the California Administrative  
8 Procedure Act (including but not limited to California Government  
9 Code sections 11506, 11508, 11509, and 11513), and I willingly,  
10 intelligently, and voluntarily waive those rights, including the  
11 right of requiring the Commissioner to prove the allegations in  
12 the Accusation at a hearing at which I would have the right to  
13 cross-examine witnesses against me and to present evidence in  
14 defense and mitigation of the charges.

15 Respondent can signify acceptance and approval of the  
16 terms and conditions of this Stipulation and Agreement by faxing  
17 a copy of the signature page, as actually signed by Respondent,  
18 to the Bureau of Real Estate at the following telephone/fax  
19 number: (213) 576-6917. Respondent agrees, acknowledges, and  
20 understands that by electronically sending to the Bureau of Real  
21 Estate a fax copy of her actual signature as it appears on the  
22 Stipulation and Agreement, that receipt of the faxed copy by the  
23 Bureau of Real Estate shall be as binding on Respondent as if the  
24 Bureau of Real Estate had received the original signed  
25 Stipulation and Agreement.

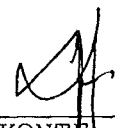
26 Further, if the Respondent is represented by counsel,  
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1 the Respondent's counsel can signify his agreement to the terms  
2 and conditions of the Stipulation and Agreement by submitting  
3 that signature via fax. The Commissioner has asked that  
4 counsel's signature be under penalty of perjury that he will  
5 concurrently or within 24 hours of obtaining Respondent's  
6 signature to the agreement by depositing in the mail the original  
7 settlement/stipulation containing the original signatures of both  
8 the Respondent and Respondent's counsel.

9  
10 DATED: 4-15-2014


  
CHRISTINNE J. LEE  
Respondent

11  
12  
13 DATED: 4/15/2014

  
CHIJIJOKE IKONTE  
Respondent's Counsel

14  
15  
16 The foregoing Stipulation and Agreement is hereby  
17 adopted as my Decision in this matter and shall become effective  
18 at 12 o'clock noon on June 16, 2014.

19  
20 IT IS SO ORDERED MAY 06 2014

21  
22 REAL ESTATE COMMISSIONER  
  
23  
24  
25 JEFFREY MASON  
26 Chief Deputy Commissioner  
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