

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

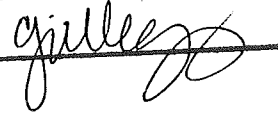
4 Telephone: (213) 576-6982

FILED

SEP - 4 2014

BUREAU OF REAL ESTATE

By



5
6
7
8 **BEFORE THE BUREAU OF REAL ESTATE**
9 **STATE OF CALIFORNIA**

10 * * *

11 In the Matter of the Application of

12 Christina Ann Troll,

13 Respondent.

) No. H- 39589 LA
)
)

STIPULATION AND

WAIVER

(B&P 10100.4)
14
15

16 I, Christina Ann Troll, ("Respondent") do hereby affirm that I have applied to the Bureau
17 of Real Estate for a real estate salesperson license, and that to the best of my knowledge I have
18 satisfied all of the statutory requirements for the issuance of the license, including, but not
19 limited to, the payment of the fee therefor.

20 I acknowledge that by entering into this Stipulation and Waiver, I am stipulating that the
21 Real Estate Commissioner has found grounds that justify the denial of the issuance of an
22 unrestricted real estate salesperson license to me. I agree that there are grounds to deny the
23 issuance of an unrestricted real estate salesperson license to me pursuant to California Business
24 and Professions Code Sections 475(a)(2), 480(a), and 10177(b) for the following convictions:
25 1. On or about February 17, 2005, in the Superior Court of California, County of Riverside, case
26 no. INF049790, Respondent was violating California Business and Professions Code Section
27 4140 (possession of a hypodermic needle), a misdemeanor.

1 2. On or about March 25, 2008, in the Superior Court of California, County of Riverside, case
2 no. INF060601, Respondent was convicted of violating California Penal Code Section 459
3 (burglary) and 484E(e) (fraudulent use of access card), both felonies.

4 3. On or about March 25, 2008, in the Superior Court of California, County of Riverside, case
5 no. INF060616, Respondent was convicted of violating California Penal Code Sections 459
6 (burglary) and 368(d) (stealing from elderly adult), both felonies.

7 4. On or about March 25, 2008, in the Superior Court of California, County of Riverside, case
8 no. INF060733, Respondent was convicted of violating California Vehicle Code Section
9 10851(a) (taking vehicle without owner's consent) and California Penal Code Section 496
10 (receiving stolen property), both felonies.

11 5. On or about March 25, 2008, in the Superior Court of California, County of Riverside, case
12 no. INF060611, Respondent was convicted of California Penal Code Sections 484E(e)
13 (fraudulent use of access card) and 496 (receiving stolen property), both felonies.

14 6. On or about June 9, 2008, in the Superior Court of California, County of Riverside, case no.
15 INF062213, Respondent was convicted of violating California Penal Code Section 484 (theft), a
16 felony.

17 I hereby request that the Real Estate Commissioner in his discretion issue a restricted real
18 estate salesperson license to me under the authority of California Business and Professions Code
19 Sections 10100.4 and 10156.5. I understand that any such restricted license will be issued
20 subject to the provisions of and limitations of California Business and Professions Code Sections
21 10156.6 and 10156.7.

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

27 I further understand that the following conditions, limitations, and restrictions will attach

1 to a restricted real estate salesperson license issued by the Bureau of Real Estate pursuant hereto:

2 1. The license shall not confer any property right in the privileges to be exercised

3 including the right of renewal, and the Real Estate Commissioner may by appropriate
4 order suspend the right to exercise any privileges granted under this restricted license
5 in the event of:

6 a. The conviction of respondent (including a plea of nolo contendere) to a crime
7 that bears a substantial relationship to Respondent's fitness or capacity as a real
8 estate licensee; or

9 b. The receipt of evidence that Respondent has violated provisions of the
10 California Real Estate Law, the Subdivided Lands Law, Regulations of the Real
11 Estate Commissioner, or conditions attaching to this restricted license.

12 2. I shall not be eligible to apply for the issuance of an unrestricted real estate license
13 nor the removal of any of the conditions, limitations, or restrictions attaching to the
14 restricted license until three (3) years have elapsed from the date of issuance of the
15 restricted license to Respondent.

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

24 4. With the application for license or with the application for transfer to a new
25 employing broker, I shall submit a statement signed by the prospective employing
26 broker on a form approved by the Bureau of Real Estate wherein the employing
27 broker shall certify as follows:

1 a. That broker has read the Stipulation and Waiver which is the basis for the
2 issuance of the restricted license; and

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

6 08/08/2014
7 Dated

R. J. Cee
Counsel
Bureau of Real Estate

9 5. I have read the Stipulation and Waiver, and its terms are understood by me and are
10 agreeable and acceptable to me. I understand that I am waiving rights given to me by
11 the California Administrative Procedure Act (including, but not limited to, California
12 Government Code Sections 11504, 11506, 11508, 11509, and 11513), and I
13 willingly, intelligently, and voluntarily waive those rights, including, but not limited
14 to, the right to a hearing on a Statement of Issues at which I would have the right to
15 cross-examine witnesses against me and to present evidence in defense and
16 mitigation of the charges.

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

25 8/5/14
26 Dated

Christina Troll
Christina Ann Troll, Respondent

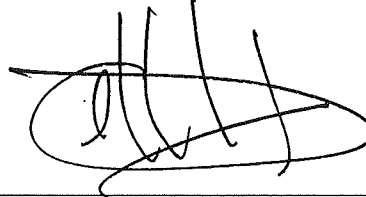
1
2 I have read the foregoing Stipulation and Waiver signed by Respondent. I am satisfied
3 that the hearing for the purpose of requiring further proof as to the honesty and truthfulness of
4 Respondent need not be called and that it will not be inimical to the public interest to issue a
5 restricted real estate salesperson license to Respondent.
6

7 Therefore, IT IS HEREBY ORDERED that a restricted real estate salesperson license be
8 issued to Respondent Christina Ann Troll if Respondent has otherwise fulfilled all of the
9 statutory requirements for licensure. The restricted salesperson license shall be limited,
10 conditioned, and restricted as specified in the foregoing Stipulation and Waiver.

11 This Order is effective immediately.

12 IT IS SO ORDERED August 26, 2014.

13 REAL ESTATE COMMISSIONER

14
15
16 

17 By: JEFFREY MASON
18 Chief Deputy Commissioner
19
20
21
22
23
24
25
26
27