

1 Bureau of Real Estate
320 West 4th Street, Suite 350
2 Los Angeles, California 90013

3 (213) 576-6982
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FILED

JAN 22 2015

BUREAU OF REAL ESTATE

By *Sydney Warner*

8 BEFORE THE BUREAU OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of)
12 JOHN ANTHONY LOPEZ,) NO. H-39717 LA
13) STIPULATION AND AGREEMENT
14) (B & P § 10100.4)
Respondent.)

15 I, JOHN ANTHONY LOPEZ, ("Respondent") hereby affirm
16 that I am presently licensed and/or have license rights under the
17 Real Estate Law, Part 1, of Division 4, of the California
18 Business and Professions Code as a real estate broker. My real
19 estate broker license number is 01037267.

20 I have been informed by the Bureau of Real Estate
21 ("Bureau") that I am the subject of an investigation of possible
22 violations of the Real Estate Law, Sections 10000 et seq., of the
23 Business and Professions Code ("Code"), and Regulations of the
24 Real Estate Commissioner, Title 10, Chapter 6, of the California
25 Code of Regulations, which could result in the filing of an
26 Accusation to revoke or suspend my real estate license, and
27 pursuant to Code Section 10100.4, I wish to enter into this

1 Stipulation and Agreement ("Stipulation").

2 I acknowledge that that by entering into this
3 Stipulation, I am stipulating that the Real Estate Commissioner
4 has found grounds to file an Accusation to revoke or suspend my
5 real estate license and license rights pursuant to Code sections
6 490, and 10177(b) based on my 2013 conviction for violation of
7 California Penal Code Section 602(K) (trespass), a misdemeanor, in
8 the Superior Court of California, Los Angeles County Case No.
9 3WA00554.

10 All issues which were to be contested and all evidence
11 which was to be presented by the Bureau and Respondent at a
12 formal hearing on an Accusation, and hearing held in accordance
13 with the provisions of the Administrative Procedure Act ("APA"),
14 shall instead and in place thereof be submitted solely on the
15 basis of the provisions of this Stipulation.

16 I hereby request that the Real Estate Commissioner in
17 his discretion revoke my real estate broker license and licensing
18 rights, and under the authority of Code Section 10100.4, issue a
19 restricted real estate broker license to me pursuant to Code
20 Section 10156.5 if I make application therefore and pay to the
21 Bureau of Real Estate the appropriate fee for the restricted
22 license within 90 days of the effective date of the below Order
23 adopting this Stipulation and Agreement. I understand that any
24 such restricted license will be issued subject to the provisions
25 and limitations of Code Sections 10156.6 and 10156.7.

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

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

13 1. The restricted license issued to Respondent may be
14 suspended prior to hearing by Order of the Real Estate
15 Commissioner in the event of Respondent's conviction or
16 plea of *nolo contendere* to a crime which is
17 substantially related to Respondent's fitness or
18 capacity as a real estate licensee.

19 2. The restricted license issued to Respondent may be
20 suspended prior to hearing by Order of the Real Estate
21 Commissioner on evidence satisfactory to the
22 Commissioner that Respondent has violated provisions of
23 the California Real Estate Law, the Subdivided Lands
24 Law, Regulations of the Real Estate Commissioner or
25 conditions attaching to the restricted license.

26 3. Respondent shall not be eligible to apply for the
27 issuance of an unrestricted real estate license nor for


1 the removal of any of the conditions, limitations or
2 restrictions of a restricted license until two years
3 have elapsed from the effective date of the Decision.
4 4. Respondent shall, within nine months from the
5 effective date of this Decision, present evidence
6 satisfactory to the Real Estate Commissioner that
7 Respondent has, since the most recent issuance of an
8 original or renewal real estate license, taken and
9 successfully completed the continuing education
10 requirements of Article 2.5 of Chapter 3 of the Real
11 Estate Law for renewal of a real estate license. If
12 Respondent fails to satisfy this condition, the
13 Commissioner may order the suspension of the restricted
14 license until the Respondent presents such evidence.
15 The Commissioner shall afford Respondent the
16 opportunity for a hearing pursuant to the
17 Administrative Procedure Act to present such evidence.
18 5. Respondent shall notify the Commissioner in writing
19 within 72 hours of any arrest by sending a certified
20 letter to the Commissioner at the Bureau of Real
21 Estate, Post Office Box 137013, Sacramento, CA 95813-
22 7000. The letter shall set forth the date of
23 Respondent's arrest, the crime for which Respondent was
24 arrested and the name and address of the arresting law
25 enforcement agency. Respondent's failure to timely
26 file written notice shall constitute an independent
27 violation of the terms of the restricted license and

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shall be grounds for the suspension or revocation of that license.

I have read this Stipulation and Agreement, herein, and
its terms are understood by me, and are agreeable and acceptable to me. I understand that I am waiving rights given to me by the California Administrative Procedure Act (including, but not limited to, California Government Code sections 11504, 11506, 11508, 11509, and 11513), and I willingly, intelligently, and voluntarily waive those rights, including, but not limited to, the right to a hearing on an Accusation at which I would have the right to cross-examine witnesses against me and to present evidence in defense and mitigation of the charges.

9/30/14
Date


JOHN ANTHONY LOPEZ, Respondent

Respondent can signify acceptance and approval of the terms and conditions of this Stipulation and Agreement, herein, by faxing a copy of its signature page, as actually signed by Respondent, to the Bureau of Real Estate at the following fax number (213) 576-6917, and by mailing the original signature page to the attention of Julie L. To, Legal Section, Bureau of Real Estate, 320 West 4th Street, Suite 350, Los Angeles, CA 90013. Respondent agrees, acknowledges, and understands that by electronically sending to the Bureau of Real Estate a fax copy of Respondent's actual signature as it appears on the Stipulation and Agreement, that receipt of the faxed copy by the Bureau of

1 Real Estate shall be as binding on Respondent as if the Bureau of
2 Real Estate had received the original signed Stipulation and
3 Agreement.

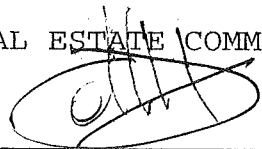
4 I have read the foregoing Stipulation and Agreement
5 signed by Respondent JOHN ANTHONY LOPEZ. I am satisfied that the
6 hearing for the purpose of requiring further proof as to honesty
7 and truthfulness of Respondent need not be called, and that it
8 will not be inimical to the public interest to issue a restricted
9 real estate salesperson license to Respondent.

10 Therefore, IT IS HEREBY ORDERED that the real estate
11 broker license of Respondent JOHN ANTHONY LOPEZ be revoked and a
12 restricted real estate broker license be issued if Respondent has
13 otherwise fulfilled all of the statutory requirements for
14 licensure. The restricted real estate broker license shall be
15 limited, conditioned, and restricted as specified in the
16 foregoing Stipulation and Agreement.

17 This Order is effective immediately.

18 IT IS SO ORDERED DEC 01 2014

20 REAL ESTATE COMMISSIONER

21 

22 By: JEFFREY MASON
23 Chief Deputy Commissioner