

FILED

DEC 23 2015

BUREAU OF REAL ESTATE

By 

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

Telephone: (213) 576-6982

BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \*

In the Matter of the Application of

Carter Laurence Kaufman,

Respondent.

) NO. H-40078 LA  
)  
)  
)  
)

**STIPULATION AND WAIVER**

(B&P 10100.4)

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

I acknowledge that by entering into this Stipulation and Waiver, I am stipulating that the Real Estate Commissioner has found grounds that justify the denial of the issuance of an unrestricted real estate salesperson license to me. I agree that there are grounds to deny the issuance of an unrestricted real estate salesperson license to me pursuant to California Business and Professions Code Sections 475(a)(2), 480(a), and 10177(b) for the following conviction: On or about November 3, 2008, in the Superior Court of California, County of Orange, case no. 08HF1599, Respondent was convicted of violating California Health and Safety Code section 11350 (possession of a controlled substance, to wit: oxycontin), a felony.

1        I hereby request that the Real Estate Commissioner in his discretion issue a restricted  
2 real estate salesperson license to me under the authority of California Business and Professions  
3 Code sections 10100.4 and 10156.5. I understand that any such restricted license will be issued  
4 subject to the provisions of and limitations of California Business and Professions Code sections  
5 10156.6 and 10156.7.

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

11        I agree that by signing this Stipulation and Waiver, the conditions, limitations, and  
12 restrictions imposed on my restricted license, identified below, may be removed only by filing a  
13 Petition for Removal of Restrictions ("petition") with the Real Estate Commissioner, and that  
14 my petition must follow the procedures set forth in California Government Code section 11522.

15        I further understand that the following conditions, limitations, and restrictions will attach  
16 to a restricted real estate salesperson license issued by the Bureau of Real Estate pursuant  
17 hereto:

- 18        1.        The license shall not confer any property right in the privileges to be exercised  
19                including the right of renewal, and the Real Estate Commissioner may by  
20                appropriate order suspend the right to exercise any privileges granted under this  
21                restricted license in the event of:
  - 22                a.        The conviction of Respondent (including a plea of nolo contendere) to a  
23                        crime that bears a substantial relationship to Respondent's fitness or  
24                        capacity as a real estate licensee; or
  - 25                b.        The receipt of evidence that Respondent has violated provisions of the  
26                        California Real Estate Law, the Subdivided Lands Law, Regulations of

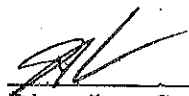
the Real Estate Commissioner, or conditions attaching to this restricted license.

2. I shall not be eligible to petition for the issuance of an unrestricted real estate license nor the removal of any of the conditions, limitations, or restrictions attaching to the restricted license until two (2) years have elapsed from the date of issuance of the restricted license to Respondent.
3. I shall notify the Real Estate Commissioner in writing within 72 hours of any arrest by sending a certified letter to the Real Estate Commissioner at the Bureau of Real Estate, Post Office Box 137013, Sacramento, CA 95813-7013. The letter shall set forth the date of Respondent's arrest, the crime for which Respondent was arrested, and the name and address of the arresting law enforcement agency. Respondent's failure to timely file written notice shall constitute an independent violation of the terms of the restricted license and shall be grounds for the suspension or revocation of that license.
4. With the application for license or with the application for transfer to a new employing broker, I shall submit a statement signed by the prospective employing broker on a form approved by the Bureau of Real Estate, such as the Restricted Salesperson Change Application (RE 214A), wherein the employing broker shall certify as follows:
  - a. That broker has read the Stipulation and Waiver which is the basis for the issuance of the restricted license; and
  - b. That broker will carefully review all transaction documents prepared by the restricted licensee and otherwise exercise close supervision over the licensee's performance of acts for which a license is required.

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1  
2 DATED: 11/24/2015

  
Diane Lee, Counsel  
Bureau of Real Estate

3  
4 5. I have read the Stipulation and Waiver, and its terms are understood by me and  
5 are agreeable and acceptable to me. I understand that I am waiving rights given to me by the  
6 California Administrative Procedure Act (including, but not limited to, California Government  
7 Code sections 11504, 11506, 11508, 11509, and 11513), and I willingly, intelligently, and  
8 voluntarily waive those rights, including, but not limited to, the right to a hearing on a Statement  
9 of Issues at which I would have the right to cross-examine witnesses against me and to present  
10 evidence in defense and mitigation of the charges.

11 6. Respondent can signify acceptance and approval of the terms and conditions of  
12 this Stipulation and Waiver by faxing a copy of its signature page, as actually signed by  
13 Respondent, to the Bureau of Real Estate at the following telephone/fax number: (213) 576-  
14 6917. Respondent agrees, acknowledges, and understands that by electronically sending to the  
15 Bureau of Real Estate a fax copy of his actual signature as it appears on the Stipulation and  
16 Waiver, that receipt of the faxed copy by the Bureau of Real Estate shall be as binding on  
17 Respondent as if the Bureau of Real Estate had received the original signed Stipulation and  
18 Waiver.

19  
20 DATED: 11/23/15

  
Carter Laurence Kaufman, Respondent

21  
22 I have read the foregoing Stipulation and Waiver signed by Respondent. I am satisfied  
23 that the hearing for the purpose of requiring further proof as to the honesty and truthfulness of  
24 Respondent need not be called and that it will not be inimical to the public interest to issue a  
25 restricted real estate salesperson license to Respondent.

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1 Therefore, IT IS HEREBY ORDERED that a restricted real estate salesperson license be  
2 issued to Respondent Carter Laurence Kaufman if Respondent has otherwise fulfilled all of the  
3 statutory requirements for licensure. The restricted salesperson license shall be limited,  
4 conditioned, and restricted as specified in the foregoing Stipulation and Waiver.

5 This Order is effective immediately.

6 IT IS SO ORDERED DECEMBER 16, 2015.

8 WAYNE S. BELL  
9 REAL ESTATE COMMISSIONER

10 

11 By: JEFFREY MASON  
12 Chief Deputy Commissioner