

FILED

FEB 16 2017

BUREAU OF REAL ESTATE

By: *[Signature]*

1 DIANE LEE, Counsel (SBN 247222)
2 Bureau of Real Estate
3 320 West 4th Street, Suite 350
4 Los Angeles, California 90013

5 Telephone: (213) 576-6982
6 (Direct) (213) 576-6907
7

8 BEFORE THE BUREAU OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of)	No. H40548 LA
)	
12 JERRY WHITE,)	<u>ACCUSATION</u>
)	
13 Respondent.)	
)	

15 The Complainant, Veronica Kilpatrick, a Supervising Special Investigator of the
16 State of California for cause of Accusation against JERRY WHITE aka Jerry Michael White
17 aka Jerome Myron Cooper ("Respondent") alleges as follows:

18 1.

19 The Complainant, Veronica Kilpatrick, a Supervising Special Investigator of the
20 State of California, makes this Accusation in her official capacity.

21 2.

22 Respondent presently has a restricted real estate salesperson license (license no.
23 01841838). On or about December 31, 2015, Respondent's license was suspended due to his
24 March 13, 2014 conviction, described below.

25 ///

26 ///

27 ///

1 3.

2 On or about May 19, 2010, the then-Department of Real Estate filed a Decision
3 adopting the Proposed Decision, in case no. H-36399 LA, denying real estate salesperson
4 license application, but giving him the right to a restricted real estate salesperson license.
5

6 (CRIMINAL CONVICTIONS)

7 4.

8 On or about March 13, 2014, in the Superior Court of California, County of Los
9 Angeles, case no. 3CA19333, Respondent as Jerome Myron Cooper was convicted of violating
10 California Penal Code section 242 (battery), a misdemeanor. In part, Respondent was
11 sentenced to 36 months of summary probation, complete 300 hours of community labor, enroll
12 in and complete a level 3 anger management course, stay 100 yards away from the location of
13 the incident, pay restitution to the victim, and pay various fines and fees. This crime is
14 substantially related to the qualifications, functions, or duties of a real estate licensee under
15 Section 2910, Title 10, Chapter 6, California Code of Regulations.
16

17 5.

18 In aggravation, on or about October 16, 1974, in the Superior Court of
19 California, County of Los Angeles, Respondent was convicted of violating two counts of
20 California Vehicle Code section 10851 (taking vehicle without owner's consent), one count of
21 California Penal Code section 487.3 (theft), and one count of California Penal Code section 496
22 (buying stolen property), all misdemeanors. In part, Respondent was sentenced to 24 months of
23 summary probation, serve seven days in jail, and pay various fines and fees.

24 6.

25 In aggravation, on or about August 23, 1976, in the Superior Court of California,
26 County of Los Angeles, Respondent was convicted of violating California Penal Code section
27 484(a) (theft), a misdemeanor. In part, Respondent was sentenced to 12 months of summary
probation and various fines and fees.

1 7.

2 In aggravation, on or about December 2, 1986, Respondent was convicted of
3 violating California Penal Code section 242 (battery), a misdemeanor. In part, Respondent was
4 sentenced to 3 years of summary probation and 53 days in jail.

5 8.

6 In aggravation, on or about October 29, 1998, in the Municipal Court of
7 Criminal Justice Center Judicial District, County of Los Angeles, California, case no.
8 8CR29394, Respondent as Jerome Myron Cooper was convicted of violating California Penal
9 Code section 490.1(a) (petty theft with value of no more than \$50), an infraction.

10 9.

11 In aggravation, on or about April 3, 2000, in the Superior Court of California,
12 County of Los Angeles, case no. BA151281, Respondent as Jerome Myron Cooper was
13 convicted of violating California Health and Safety Code section 11350(a) (possession of a
14 controlled substance), a felony. Respondent was sentenced to 36 months of formal probation,
15 serve 90 days in jail, and pay various fines and fees. Respondent was also ordered to use only
16 his "true and complete name, date of birth, social security number at all times." On or about
17 September 24, 2002, Respondent was found to be in violation of probation, and was ordered to
18 serve 365 days in jail with a live-in rehabilitation program as an alternative. On or about April
19 9, 2008, this conviction was dismissed pursuant to California Penal Code section 1203.4.

20 10.

21 In aggravation, on or about June 8, 2001, in the Superior Court of California,
22 County of Los Angeles, case no. 1CR08777, Respondent as Jerome Cooper was convicted of
23 violating California Penal Code section 484(a) (petty theft), a misdemeanor. Respondent was
24 sentenced to 12 months of summary probation, serve 3 days in jail with 3 days credit, and pay
25 various fines and fees.

26 ///

27 ///

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27

11.

In aggravation, on or about August 26, 2002, in the Superior Court of California, County of Los Angeles, case no. 2CR11172, Respondent as Jerome Myron Cooper was convicted of violating California Penal Code section 666-484(a) (petty theft with a prior), a misdemeanor. Respondent was sentenced to 36 months of summary probation, serve 5 days in jail with 5 days credit, and pay various fines and fees.

12.

In aggravation, on or about February 28, 2011, in the Superior Court of California, County of Los Angeles, case no. SA068589, Respondent as Jerome Myron Cooper was convicted of violating California Penal Code section 470(a) (forgery), a misdemeanor. In part, Respondent was sentenced to 36 months of summary probation, complete 60 days of CalTrans, and various fines and fees. The underlying facts involved Respondent's attempt to obtain a California driver's license under a fraudulent name.

13.

The crimes of which Respondent was convicted, as described above, constitute cause under California Business and Professions Code sections 490 and 10177(b) for the suspension or revocation of the license and license rights of Respondent under the Real Estate Law.

(MISREPRESENTATION TO BUREAU OF REAL ESTATE ON APPLICATION AND
SUBSEQUENT RENEWAL APPLICATIONS)

14.

Respondent was born on or about August 15, 1956 in Los Angeles, California.

15.

From his date of birth to at least June 16, 2011, Respondent's legal name was Jerome Myron Cooper.

///

1 16.

2 On or about March 3, 2008, Respondent submitted a Salesperson License
3 Application to the then-Department of Real Estate (now Bureau of Real Estate) with the name
4 "Jerry White." As proof, he provided a copy of a California driver's license alleging his legal
5 name was "Jerry Michael White." However, at the time, his legal name was Jerome Myron
6 Cooper. As a part of his application, Respondent submitted a State Public Benefits Statement
7 (RE 2015), and alleged therein that he was born in Memphis, Tennessee when he was actually
8 born in Los Angeles, California. Respondent failed to disclose his date of birth on the
9 Salesperson License Application, so the then-Department of Real Estate requested he provide
10 his date of birth. On or about December 26, 2008, Respondent replied his date of birth was
11 August 15, 1951, when in fact he was born in 1956.

12 17.

13 Respondent's false statements of material facts on his Salesperson License
14 Application and accompanying documents constitute grounds for disciplinary action against
15 Respondent's restricted salesperson license under California Business and Professions Code
16 sections 475(a)(1), 475(a)(3), 480(d), 10157, and 10177(a) and Title 10, Chapter 6, California
17 Code of Regulations section 2731(b).

18
19 (MISREPRESENTATION TO BUREAU OF REAL ESTATE ON APPLICATION AND
20 SUBSEQUENT RENEWAL APPLICATIONS)

21 18.

22 On or about July 7, 2014, Respondent filed a Salesperson Renewal Application
23 with the Bureau of Real Estate with the name "Jerry White." In response to Question 4 of this
24 license application, to wit: "WITHIN THE SIX-YEAR PERIOD PRIOR TO FILING THIS
25 APPLICATION, HAVE YOU EVER BEEN CONVICTED OF ANY VIOLATION OF THE
26 LAW? ALL STATE AND FEDERAL MISDEMEANOR AND FELONY CONVICTIONS,
27 AND ALL MILITARY AND FOREIGN CONVICTIONS, MUST BE DISCLOSED.

1 CONVICTIONS EXPUNGED UNDER PENAL CODE SECTION 1203.4 OR A SIMILAR
2 STATUTE MUST STILL BE DISCLOSED. IF YES, COMPLETE ITEM 22?" Respondent
3 answered, "Yes," but gave false information regarding the convictions. First, Respondent
4 stated he was convicted on February 28, 2011 for violating California Penal Code section
5 "420A" in case no. SA06858901. In actuality, Respondent was convicted of violating
6 California Penal Code 470(a) (forgery) in case no. SA068589. Second, Respondent stated he
7 was convicted on "3/13/2013" of violating California Penal Code section 242. In actuality,
8 Respondent was convicted on March 13, 2014. On this same Salesperson Renewal
9 Application, Respondent stated his birth date was August 15, 1956.

10 19.

11 Respondent's false statements of material facts on his Salesperson Renewal
12 Application constitute grounds for disciplinary action against Respondent's restricted
13 salesperson license under California Business and Professions Code sections 475(a)(1),
14 475(a)(3), 480(d), 10177(a), and 10177(j).

15
16 (COSTS)

17 20.

18 California Business and Professions Code section 10106 provides, in pertinent
19 part, that in any order issued in resolution of a disciplinary proceeding before the bureau, the
20 Commissioner may request the administrative law judge to direct a licensee found to have
21 committed a violation of this part to pay a sum not to exceed the reasonable costs of
22 investigation and enforcement of the case.

23 ///

24 ///

25 ///

26 ///

27 ///

1 WHEREFORE, Complainant prays that a hearing be conducted on the
2 allegations of this Accusation and that upon proof thereof, a decision be rendered imposing
3 disciplinary action against all licenses and/or license rights under the Real Estate Law (Part 1 of
4 Division 4 of the California Business and Professions Code) of Respondent JERRY WHITE for
5 the cost of investigation and enforcement as permitted by law, and for such other and further
6 relief as may be proper under applicable provisions of law.

7 Dated at San Diego, California: 02/13 _____, 2017.

8
9 
10 Veronica Kilpatrick
11 Supervising Special Investigator

12
13
14
15
16
17
18
19
20
21
22
23
24
25 cc: JERRY WHITE
26 Veronica Kilpatrick
27 Sacto.