

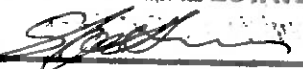
1 Bureau of Real Estate
2 320 W. 4th Street, Suite 350
3 Los Angeles, CA 90013-1105

4 Telephone: (213) 576-6982

FILED

FEB 20 2018

BUREAU OF REAL ESTATE

By 

8 BEFORE THE BUREAU OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11 *In the Matter of the Application of*)

12 AZUCENA BEATRIZ CARRILLO DONO)

13 Respondent.)

H- 40936 LA

STIPULATION AND WAIVER

14
15 I, AZUCENA BEATRIZ CARRILLO DONO ("Respondent") do hereby affirm that I have
16 applied to the Bureau of Real Estate ("Bureau") for a real estate salesperson license, and that to the
17 best of my knowledge I have satisfied all of the statutory requirements for the issuance of the
18 license, including, but not limited to, the payment of the fee therefor.

19 I acknowledge that by entering into this Stipulation and Waiver, I am stipulating that the
20 Real Estate Commissioner ("Commissioner") has found grounds that justify the denial of the
21 issuance of an unrestricted real estate salesperson license to me. I agree that there are grounds to
22 deny the issuance of an unrestricted real estate salesperson license to me pursuant to Sections
23 480(a)(1) and 10177(b)(1) of the Business and Professions Code ("Code") for the following
24 convictions:

- 25
- On or about Jan. 21, 2014: Violation of Penal Code Section 484(a) (petty theft), a
26 misdemeanor (set aside and dismissed pursuant to Penal Code Section 1203.4);
 - On or about Aug. 18, 2005: Violation of Vehicle Code Section 12500(a) (driving without a
27

1 valid license), a misdemeanor; and

- 2 • On or about Aug. 15, 2005: Violation of Vehicle Code Section 12500(a) (driving without a
3 valid license), a misdemeanor.

4 I hereby request that the Commissioner in his discretion issue a restricted real estate
5 salesperson license to me under the authority of Sections 10100.4 and 10156.5 of the Code. I
6 understand that any such restricted license will be issued subject to the provisions and limitations of
7 Sections 10156.6 and 10156.7 of the Code.

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

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

17 I further understand that the restricted license issued to me shall be subject to all of the
18 provisions of Section 10156.7 of the Code and to the following limitations, conditions and
19 restrictions imposed under authority of Section 10156.6 of the Code:

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

21 including the right of renewal, and the Commissioner may by appropriate order suspend
22 the right to exercise any privileges granted under the restricted license in the event of:

23 a. Respondent's conviction (including a plea of nolo contendere) of a crime that

24 bears a substantial relationship to Respondent's fitness or capacity as a real estate
25 licensee; or

26 b. The receipt of evidence that Respondent has violated provisions of the California

27 Real Estate Law, the Subdivided Lands Law, Regulations of the Commissioner, or

1 conditions attaching to the restricted license.

2 2. Respondent shall not be eligible to petition for the issuance of an unrestricted real
3 estate license nor the removal of any of the conditions, limitations, or restrictions
4 attaching to the restricted license until two (2) years have elapsed from the date of
5 issuance of the restricted license to Respondent. Respondent shall not be eligible to
6 apply for any unrestricted licenses until all restrictions attaching to the license have
7 been removed.

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

15 4. With the application for license or with the application for transfer to a new employing
16 broker, Respondent shall submit a statement signed by the prospective employing
17 broker on a form approved by the Bureau wherein the employing broker shall certify as
18 follows:

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

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

24
25 Dated

2/2/18

26 Michelle Nijm, Counsel
27 Bureau of Real Estate


1 Respondent has read this Stipulation and Waiver, and its terms are understood by
2 Respondent and are agreeable and acceptable to Respondent. Respondent understands that
3 Respondent is waiving rights given to Respondent by the Administrative Procedure Act (including,
4 but not limited to, Government Code Sections 11504, 11506, 11508, 11509, and 11513), and
5 Respondent willingly, intelligently, and voluntarily waives those rights, including, but not limited
6 to, the right to a hearing on a Statement of Issues at which Respondent would have the right to
7 cross-examine witnesses against Respondent and to present evidence in defense and mitigation of
8 the charges.

9 Respondent shall send a hard copy of the original signed Stipulation and Waiver to Michelle
10 Nijm, Bureau of Real Estate, 320 W. 4th Street, Suite 350 Los Angeles, CA 90013-1105.

11 In the event of time constraints, Respondent can signify acceptance and approval of the
12 terms and conditions of this Stipulation and Waiver by emailing or faxing a copy of the signature
13 page, as actually signed by Respondent, to the Bureau counsel assigned to this case. Respondent
14 agrees, acknowledges and understands that by sending the Bureau a copy of Respondent's actual
15 signature as it appears on the Stipulation and Waiver, that receipt of the copy by the Bureau shall
16 be binding on Respondent as if the Bureau had received the original signed Stipulation and Waiver.

17
18 01/30/2018

19 Dated
20 Respondent


21
22 AZUCENA BEATRIZ CARRILLO DONO,

23 * * *

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

Therefore, IT IS HEREBY ORDERED that a restricted real estate salesperson license be

1 issued to Respondent, if Respondent has otherwise fulfilled all of the statutory requirements for
2 licensure. The restricted salesperson license shall be limited, conditioned, and restricted as
3 specified in the foregoing Stipulation and Waiver.

4 This Order is effective immediately.

5 IT IS SO ORDERED 2/14/18

6 WAYNE S. BELL
7 REAL ESTATE COMMISSIONER

8 
9

10 By: DANIEL J. SANDRI
11 Chief Deputy Commissioner