

**FILED**

MAR 12 2019

DEPT. OF REAL ESTATE

By 

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

4 Telephone: (213) 576-6982

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \*

11 In the Matter of the Application of )

No. H- 41318 LA

12 Tamara Shanille Norgren, )

**STIPULATION AND WAIVER**

13 Respondent. )  
14 )

15 I, Tamara Shanille Norgren aka Tamara Clemons ("Respondent"), do hereby affirm that  
16 I have applied to the Department of Real Estate for a real estate salesperson license, and that to  
17 the 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 has found grounds that justify the denial of the issuance of an  
21 unrestricted real estate salesperson license to me. I agree that there are grounds to deny the  
22 issuance of an unrestricted real estate salesperson license to me pursuant to California Business  
23 and Professions Code sections 475(a)(1), 475(a)(2), 480(a), 480(d), 10177(a), and 10177(b) due  
24 to the following convictions and my failure to reveal the following conviction: on or about  
25 February 5, 2005, in the State Court of Walker County, Georgia, case no. 05CR186045, I was  
26 convicted of violating Section 16-8-2 (theft by taking), a misdemeanor. Also, on or about  
27

1 March 23, 2005, in the Criminal Court of Hamilton County, Tennessee, case no. 1140276, I was  
2 convicted of assault, a misdemeanor.

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

8 I understand that by my signing of this Stipulation and Waiver, provided this Stipulation  
9 and Waiver is accepted and signed by the Real Estate Commissioner, the Real Estate  
10 Commissioner will not file a Statement of Issues based on the grounds herein, and I am waiving  
11 my right to a hearing and the opportunity to present evidence at the hearing to establish my  
12 rehabilitation in order to obtain an 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  
16 must follow the procedures set forth in California Government Code section 11522.

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

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

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

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

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

17                   4. With the application for license or with the application for transfer to a new  
18                   employing broker, Respondent shall submit a statement signed by the prospective  
19                   employing broker on a form approved by the Department of Real Estate, such as  
20                   the Prospective Employing Broker Certification (RE 552), wherein the  
21                   employing broker shall certify as follows:

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

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

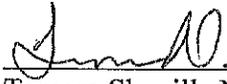
1 DATED: 02/14/2019

  
\_\_\_\_\_  
Diane Lee, Counsel  
Department of Real Estate

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

12 Respondent shall send a hard copy of the original signed Stipulation and Waiver to  
13 Diane Lee, Department of Real Estate, 320 West 4th St., Ste. 350, Los Angeles, CA 90013-  
14 1105. In the event of time constraints before an administrative hearing, Respondent can signify  
15 acceptance and approval of the terms and conditions of this Stipulation and Waiver by faxing a  
16 copy of its signature page, as actually signed by Respondent, to the Department of Real Estate at  
17 the following telephone/fax number: (213) 576-6917. Respondent agrees, acknowledges, and  
18 understands that by electronically sending to the Department of Real Estate a fax copy of her  
19 actual signature as it appears on the Stipulation and Waiver, that receipt of the faxed copy by the  
20 Department of Real Estate shall be as binding on Respondent as if the Department of Real  
21 Estate had received the original signed Stipulation and Waiver.

22  
23 DATED: 02-12-19

  
\_\_\_\_\_  
Tamara Shanille Norgren, Respondent

24  
25 I have read the foregoing Stipulation and Waiver signed by Respondent. I am satisfied  
26 that the hearing for the purpose of requiring further proof as to the honesty and truthfulness of  
27

1 Respondent need not be called and that it will not be inimical to the public interest to issue a  
2 restricted real estate salesperson license to Respondent.

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

7 This Order is effective immediately.

8 IT IS SO ORDERED March 7, 2019.

9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27

DANIEL J. SANDRI  
ACTING REAL ESTATE COMMISSIONER

