

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

4 Telephone: (213) 576-6982

FILED

MAY 28 2020

DEPT. OF REAL ESTATE

By 

8 **BEFORE THE DEPARTMENT OF REAL ESTATE**

9 **STATE OF CALIFORNIA**

10 * * *

11 In the Matter of the Application of)	No. H-41589 LA
)	
12 COETHA L. MARSHALL ROSALES,)	<u>STIPULATION AND WAIVER</u>
)	
13 Respondent.)	
)	

15 I, Coetha L. Marshall Rosales ("Respondent"), do hereby affirm that I have applied to
16 the Department of Real Estate for a real estate salesperson license, and that to the best of my
17 knowledge I have satisfied all of the statutory requirements for the issuance of the license,
18 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), 10177(a), and 10177(b) due to the
24 following convictions and my failure to reveal the first six of these eight convictions:

- 25 • August 15, 1986: violation of California Health & Safety Code section 11352
- 26 (transporting/selling narcotics), a felony;

- 1 • June 18, 1987: violation of California Health & Safety Code section 11350(a)
- 2 (possession of narcotics), a felony;
- 3 • July 20, 1989: violation of California Penal Code section 647(b) (prostitution), a
- 4 misdemeanor;
- 5 • September 4, 1990: violation of California Penal Code section 647(b) (prostitution),
- 6 a misdemeanor;
- 7 • October 28, 1993: violation of California Penal Code section 647(b) (prostitution), a
- 8 misdemeanor;
- 9 • February 23, 1994: violation of California Penal Code section 647(b) (prostitution),
- 10 a misdemeanor;
- 11 • June 22, 1994: violation of California Health & Safety Code section 11350(a)
- 12 (possession of narcotics), a felony; and
- 13 • March 3, 1998: violation of California Penal Code section 484(a) (theft), a
- 14 misdemeanor.

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

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

25 I agree that by signing this Stipulation and Waiver, the conditions, limitations, and
26 restrictions imposed on my restricted license, identified below, may be removed only by filing a
27

1 Petition for Removal of Restrictions ("Petition") with the Commissioner, and that my Petition
2 must follow the procedures set forth in California Government Code section 11522.

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

- 6 1. The license shall not confer any property right in the privileges to be exercised
7 including the right of renewal, and the Real Estate Commissioner may by
8 appropriate order suspend the right to exercise any privileges granted under this
9 restricted license in the event of:
 - 10 a. Respondent's conviction (including a plea of nolo contendere) of a crime
11 that bears a substantial relationship to Respondent's fitness or capacity as
12 a real estate licensee; or
 - 13 b. The receipt of evidence that Respondent has violated provisions of the
14 California Real Estate Law, the Subdivided Lands Law, Regulations of
15 the Real Estate Commissioner, or conditions attaching to this restricted
16 license.
- 17 2. Respondent shall not be eligible to apply for the issuance of an unrestricted real
18 estate license nor the removal of any of the conditions, limitations, or restrictions
19 attaching to the restricted license until two (2) years have elapsed from the date
20 of issuance of the restricted license to Respondent.
- 21 3. Respondent shall notify the Real Estate Commissioner in writing within 72 hours
22 of any arrest by sending a certified letter to the Real Estate Commissioner at the
23 Department of Real Estate, P.O. Box 137013, Sacramento, CA 95813-7013. The
24 letter shall set forth the date of Respondent's arrest, the crime for which
25 Respondent was arrested, and the name and address of the arresting law
26 enforcement agency. Respondent's failure to timely file written notice shall
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1 constitute an independent violation of the terms of the restricted license and shall
2 be grounds for the suspension or revocation of that license.

- 3 4. With the application for license or with the application for transfer to a new
4 employing broker, Respondent shall submit a statement signed by the
5 prospective employing broker on a form approved by the Department of Real
6 Estate, such as the Prospective Employing Broker Certification (RE 552),
7 wherein the employing broker shall certify as follows:
- 8 a. That broker has read the Stipulation and Waiver which is the basis for the
9 issuance of the restricted license; and
 - 10 b. That broker will carefully review all transaction documents prepared by
11 the restricted licensee and otherwise exercise close supervision over the
12 licensee's performance of acts for which a license is required.

13
14 DATED: 02/13/2020


15 _____
16 Kathy Yi, Counsel
17 Department of Real Estate

18 Respondent has read this Stipulation and Waiver, and its terms are understood by
19 Respondent and are agreeable and acceptable to Respondent. Respondent understands that
20 Respondent is waiving rights given to Respondent by the California Administrative Procedure
21 Act (including, but not limited to, California Government Code sections 11504, 11506, 11508,
22 11509, and 11513), and Respondent willingly, intelligently, and voluntarily waives those rights,
23 including, but not limited to, the right to a hearing on a Statement of Issues at which
24 Respondent would have the right to cross-examine witnesses against Respondent and to present
25 evidence in defense and mitigation of the charges.

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1 Respondent shall send a hard copy of the original signed Stipulation and Waiver to
2 Department of Real Estate, Legal Section, Attn: Kathy Yi at 320 West 4th St., Ste. 350, Los
3 Angeles, CA 90013-1105.

4
5 DATED: 2/4/20

Coetha L. Marshall Rosales
6 Coetha L. Marshall Rosales, Respondent

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

11 Therefore, IT IS HEREBY ORDERED that a restricted real estate salesperson license be
12 issued to Respondent Coetha L. Marshall Rosales, if Respondent has otherwise fulfilled all of
13 the statutory requirements for licensure. The restricted salesperson license shall be limited,
14 conditioned, and restricted as specified in the foregoing Stipulation and Waiver.

15 This Order is effective immediately.

16 IT IS SO ORDERED _____, 2020.

17 DANIEL J. SANDRI
18 ACTING REAL ESTATE COMMISSIONER
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20 _____
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2 Department of Real Estate, Legal Section, Attn: Kathy Yi at 320 West 4th St., Ste. 350, Los
3 Angeles, CA 90013-1105.

4
5 DATED: _____

6 Coetha L. Marshall Rosales, Respondent

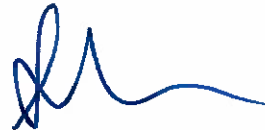
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11 Therefore, IT IS HEREBY ORDERED that a restricted real estate salesperson license be
12 issued to Respondent Coetha L. Marshall Rosales, if Respondent has otherwise fulfilled all of
13 the statutory requirements for licensure. The restricted salesperson license shall be limited,
14 conditioned, and restricted as specified in the foregoing Stipulation and Waiver.

15 This Order is effective immediately.

16 IT IS SO ORDERED 9/16/20, 2020.

17 SANDRA KNAU
18 ACTING REAL ESTATE COMMISSIONER

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20 _____