

1 Department of Real Estate
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FILED

AUG 19 2020

DEPT. OF REAL ESTATE

By John Aguilera

8 **BEFORE THE DEPARTMENT OF REAL ESTATE**
9 **STATE OF CALIFORNIA**

10 * * *

11 In the Matter of the Application of) No. H-41721 LA
12 APRIL ELIZABETH HILL,) **STIPULATION AND WAIVER**
13 Respondent.)
14)

15 I, APRIL ELIZABETH HILL, a.k.a. "April Elizabeth Armstrong" ("Respondent"), do
16 hereby affirm that I have applied to the Department of Real Estate for a real estate salesperson
17 license, and that to the best of my knowledge I have satisfied all of the statutory requirements
18 for the issuance of the 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)(2), 480(a)(1), and 10177(b) due to the following
24 convictions:

- 25 • September 21, 2016: violation of California Penal Code section 488 (petty theft), a
26 misdemeanor; and

- 1 • September 21, 2016: violation of California Penal Code section 488 (petty theft), a
2 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
7 sections 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

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

2. Respondent shall not be eligible to apply 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. Respondent 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 Department of Real Estate, P.O. 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, Respondent shall submit a statement signed by the prospective employing broker on a form approved by the Department of Real Estate, such as the Prospective Employing Broker Certification (RE 552), 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

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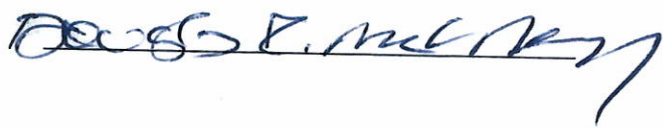
1 I have read the foregoing Stipulation and Waiver signed by Respondent. I am satisfied
2 that the hearing for the purpose of requiring further proof as to the honesty and truthfulness of
3 Respondent need not be called and that it will not be inimical to the public interest to issue a
4 restricted real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

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

9 This Order is effective immediately.

10 IT IS SO ORDERED 8.4.20, 2020.

11 DOUGLAS R. McCAULEY
12 REAL ESTATE COMMISSIONER

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