

1 Department of Real Estate
2 320 West 4th Street, Suite 350
3 Los Angeles, California 90013
4 Telephone: (213) 576-6982

FILED

JUL 09 2021

DEPT. OF REAL ESTATE

By John Aguirre

8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

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11 In the Matter of the Application of) No. H-41888 LA
12)
13 RALPH ADAME,)
14) Respondent.) **STIPULATION AND WAIVER**

15 I, RALPH ADAME ("Respondent"), do hereby affirm that I have applied to the
16 Department of Real Estate ("Department") 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 I have received and read the Statement of Issues and Statement to
20 Respondent filed by the Department on or about February 18, 2021, in connection with my
21 application for a real estate salesperson license. I understand that the Commissioner may hold a
22 hearing and grant me a restricted real estate salesperson license based upon this Stipulation and
23 Waiver. I also understand that by filing the Statement of Issues in this matter the Commissioner
24 is shifting the burden to me to make a satisfactory showing that I meet all the requirements for
25 issuance of a real estate salesperson license. I further understand that by entering into this
26 Stipulation and Waiver I will be stipulating that the Commissioner has found that I have failed
27 to make such a showing, thereby justifying the denial of the issuance to me of an unrestricted

1 real estate salesperson license.

2 I hereby admit that the allegations in the Statement of Issues filed against me are true
3 and correct and request that the Commissioner in his discretion issue a restricted real estate
4 salesperson license to me under the authority of California Business and Professions Code
5 section 10156.5.

6 I am aware that by signing this Stipulation and Waiver, and if this Stipulation and
7 Waiver is accepted by the Commissioner, I am waiving my right to a hearing and the
8 opportunity to present evidence at the hearing to establish my rehabilitation in order to obtain an
9 unrestricted real estate salesperson license. I am not waiving my right to a hearing and to further
10 proceedings to obtain a restricted or unrestricted license if this Stipulation and Waiver is not
11 accepted by the Commissioner.

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

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

20 1. The restricted license shall not confer any property right in the privileges to be
21 exercised including the right of renewal, and the Real Estate Commissioner may
22 by appropriate order suspend the right to exercise any privileges granted under
23 the 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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- 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. Respondent shall not be
9 eligible to apply for any unrestricted licenses until all restrictions attaching to the
10 license have been removed.
- 11 3. With the application for license or with the application for transfer to a new
12 employing broker, Respondent shall submit a statement signed by the prospective
13 employing broker on a form approved by the Department of Real Estate, such as
14 the Restricted Salesperson Change Application (RE 214A), wherein the
15 employing broker shall certify as follows:
- 16 a. That broker has read the Stipulation and Waiver which is the basis for the
17 issuance of the restricted license; and
- 18 b. That broker will carefully review all transaction documents prepared by
19 the restricted licensee and otherwise exercise close supervision over the
20 licensee's performance of acts for which a license is required.
- 21 4. 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, Post Office Box 137013, Sacramento, CA 95813-
24 7013. The letter shall set forth the date of Respondent's arrest, the crime for
25 which 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.

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4 DATED: MAY 26, 2021


5 Kathy Yi, Counsel
6 Department of Real Estate

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8 Respondent has read this Stipulation and Waiver, and its terms are understood by
9 Respondent and are agreeable and acceptable to Respondent. Respondent understands that
10 Respondent is waiving rights given to Respondent by the California Administrative Procedure
11 Act (including, but not limited to, California Government Code sections 11504, 11506, 11508,
12 11509, and 11513), and Respondent willingly, intelligently, and voluntarily waives those rights,
13 including, but not limited to, the right to a hearing on a Statement of Issues at which Respondent
14 would have the right to cross-examine witnesses against Respondent and to present evidence in
15 defense and mitigation of the charges.

16 Respondent agrees, acknowledges and understands that by signing this Stipulation and
17 Waiver he is bound by its terms as of the date of such signature and that such agreement is not
18 subject to rescission or amendment at a later date except by a separate Decision and Order of the
19 Commissioner.

20 Respondent can signify acceptance and approval of the terms and conditions of this
21 Stipulation and Waiver by sending a hard copy of the original signed signature page(s) of the
22 Stipulation herein to Kathy Yi, Legal Section, Department of Real Estate, 320 W. Fourth Street,
23 Suite 350, Los Angeles, California, 90013-1105.

24 In the event of time constraints before an administrative hearing, Respondent can signify
25 acceptance and approval of the terms and conditions of this Stipulation and Waiver by emailing
26 a scanned copy of the signature page, as actually signed by Respondent, to the Department
27 counsel assigned to this case. Respondent agrees, acknowledges and understands that by

1 electronically sending the Department a scan of Respondent's actual signature as it appears on
2 the Stipulation and Waiver that receipt of the scan by the Department shall be binding on
3 Respondent as if the Department had received the original signed Stipulation and Waiver.

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5 DATED: 5-26-2021


6 RALPH ADAME, Respondent

7 * * *

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

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

16 This Order is effective immediately.

17 IT IS SO ORDERED 6-16-21, 2021.

18 DOUGLAS R. McCAULEY
19 REAL ESTATE COMMISSIONER

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