

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

FILED

JUL 22 2021

DEPT. OF REAL ESTATE

By John Aguirre

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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-41920 LA
12)
13 EUGENE EDWARD DOKES, JR.,)
14)
15 Respondent.) **STIPULATION AND WAIVER**

16 I, EUGENE EDWARD DOKES, JR., a.k.a. "Eugene E. Dokes, Jr.," "Eugene E. Dokes,"
17 and "Eugene Dokes" ("Respondent"), do hereby affirm that I have applied to the Department of
18 Real Estate ("Department") for a real estate broker license, and that to the best of my knowledge
19 I have satisfied all of the statutory requirements for the issuance of the license, including, but
20 not limited to, the payment of the fee therefor.

21 I acknowledge that I have received and read the Statement of Issues and Statement to
22 Respondent filed by the Department on or about May 6, 2021, in connection with my
23 application for a real estate broker license. I understand that the Commissioner may hold a
24 hearing and grant me a restricted real estate broker license based upon this Stipulation and
25 Waiver. I also understand that by filing the Statement of Issues in this matter the Commissioner
26 is shifting the burden to me to make a satisfactory showing that I meet all the requirements for
27 issuance of a real estate broker license. I further understand that by entering into this
Stipulation and Waiver I will be stipulating that the Commissioner has found that I have failed

1 to make such a showing, thereby justifying the denial of the issuance to me of an unrestricted
2 real estate broker license.

3 I hereby admit that the allegations in the Statement of Issues filed against me are true
4 and correct and request that the Commissioner in his discretion issue a restricted real estate
5 broker license to me under the authority of California Business and Professions Code section
6 10156.5.

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

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

21 1. The restricted license shall not confer any property right in the privileges to be
22 exercised including the right of renewal, and the Real Estate Commissioner may
23 by appropriate order suspend the right to exercise any privileges granted under
24 the restricted license in the event of:

25 a. Respondent's conviction (including a plea of nolo contendere) of a crime
26 that bears a substantial relationship to Respondent's fitness or capacity as
27 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 the Real
3 Estate Commissioner, or conditions attaching to this restricted license.

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

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

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19 DATED: June 22, 2021



Kathy Yi, Counsel
Department of Real Estate

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23 Respondent has read this Stipulation and Waiver, and its terms are understood by
24 Respondent and are agreeable and acceptable to Respondent. Respondent understands that
25 Respondent is waiving rights given to Respondent by the California Administrative Procedure
26 Act (including, but not limited to, California Government Code sections 11504, 11506, 11508,
27 11509, and 11513), and Respondent willingly, intelligently, and voluntarily waives those rights,

1 including, but not limited to, the right to a hearing on a Statement of Issues at which Respondent
2 would have the right to cross-examine witnesses against Respondent and to present evidence in
3 defense and mitigation of the charges.

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

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

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

19
20 DATED: 6/21/21


EUGENE EDWARD DOKES, JR., Respondent

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

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Therefore, IT IS HEREBY ORDERED that a restricted real estate broker license be issued to Respondent EUGENE EDWARD DOKES, JR., if Respondent has otherwise fulfilled all of the statutory requirements for licensure. The restricted broker license shall be limited, conditioned, and restricted as specified in the foregoing Stipulation and Waiver.

This Order is effective immediately.

IT IS SO ORDERED 7.15.21, 2021.

DOUGLAS R. McCAULEY
REAL ESTATE COMMISSIONER

Douglas B. Melnick