

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

4 Telephone: (213) 576-6982

FILED

NOV 10 2025

DEPT. OF REAL ESTATE

By 

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8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Application of	)	No. H-43194 LA
	)	
12 Youssef Bieshoy Mikhael,	)	<u>STIPULATION AND WAIVER</u>
	)	
13 Respondent.	)	(B&P 10100.4)
14	)	

15 I, Youssef Bieshoy Mikhael ("Respondent"), do hereby affirm that I have applied to the
16 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)(2), 480(a), and 10177(b) based on my conviction on or
24 about June 16, 2022, in the Superior Court of California, County of Orange, case no.
25 21WM00628, for violating California Penal Code section 192(c)(2) (vehicular manslaughter
26 without gross negligence), a misdemeanor. Respondent was sentenced, in part, to serve one (1)
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1 year of informal probation, complete 180 hours of community service, and pay various fines
2 and fees.

3 I hereby request that the Real Estate Commissioner in her 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 further understand that the following conditions, limitations, and restrictions will attach
14 to a restricted real estate salesperson license issued by the Department of Real Estate pursuant
15 hereto:

- 16 1. The license shall not confer any property right in the privileges to be exercised
17 including the right of renewal, and the Real Estate Commissioner may by
18 appropriate order suspend the right to exercise any privileges granted under this
19 restricted license in the event of:
 - 20 a. The conviction of Respondent (including a plea of nolo contendere) to a
21 crime that bears a substantial relationship to Respondent's fitness or
22 capacity as a real estate licensee; or
 - 23 b. The receipt of evidence that Respondent has violated provisions of the
24 California Real Estate Law, the Subdivided Lands Law, Regulations of
25 the Real Estate Commissioner, or conditions attaching to this restricted
26 license.

- 1 2. I shall not be eligible to apply for the issuance of an unrestricted real estate
2 license nor the removal of any of the conditions, limitations, or restrictions
3 attaching to the restricted license until three (3) years have elapsed from the date
4 of issuance of the restricted license to Respondent.
- 5 3. I shall notify the Real Estate Commissioner in writing within 72 hours of any
6 arrest by sending a certified letter to the Real Estate Commissioner at the
7 Department of Real Estate, 651 Bannan St., Ste. 504, Sacramento, CA 95811.
8 The letter shall set forth the date of Respondent's arrest, the crime for which
9 Respondent was arrested, and the name and address of the arresting law
10 enforcement agency. Respondent's failure to timely file written notice shall
11 constitute an independent violation of the terms of the restricted license and shall
12 be grounds for the suspension or revocation of that license.
- 13 4. With the application for license or with the application for transfer to a new
14 employing broker, I shall submit a statement signed by the prospective
15 employing broker on a form approved by the Department of Real Estate, such as
16 the Restricted Salesperson Change Application (RE 214A), wherein the
17 employing broker shall certify as follows:
- 18 a. That broker has read the Stipulation and Waiver which is the basis for the
19 issuance of the restricted license; and
- 20 b. That broker will carefully review all transaction documents prepared by
21 the restricted licensee and otherwise exercise close supervision over the
22 licensee's performance of acts for which a license is required.

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24 DATED: 09/24/2025



Diane Lee, Counsel
Department of Real Estate

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

8 6. Respondent can signify acceptance and approval of the terms and conditions of
9 this Stipulation and Waiver by e-mailing a copy of its signature page, as actually signed by
10 Respondent, to the Department of Real Estate. Respondent agrees, acknowledges, and
11 understands that by e-mailing his actual signature as it appears on the Stipulation and Waiver to
12 the Department of Real Estate, that receipt of the faxed copy by the Department of Real Estate
13 shall be as binding on Respondent as if the Department of Real Estate had received the original
14 signed Stipulation and Waiver.

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16 DATED: 09/24/2025


Youssef Bieshoy Mikhael, Respondent

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

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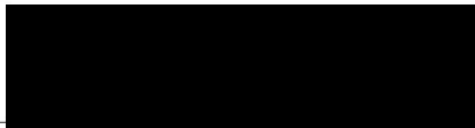
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1 Therefore, IT IS HEREBY ORDERED that a restricted real estate salesperson license be
2 issued to Respondent Youssef Bieshoy Mikhael if Respondent has otherwise fulfilled all of the
3 statutory requirements for licensure. The restricted salesperson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

5 This Order is effective immediately.

6 IT IS SO ORDERED 11/5/2025.

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8 CHIKA SUNQUIST
9 REAL ESTATE COMMISSIONER



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12 by: Marcus L. McCarther
13 Chief Deputy Real Estate Commissioner
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