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FILED
AUG - 8 2007

DEPARTMENT OF REAL ESTATE

[Signature]

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Application of) NO. H-23868 LA
)
FABIAN LOUIS TERRACCIANO,)
)
Respondent.)

ORDER GRANTING UNRESTRICTED LICENSE

On October 3, 1989, a Decision was rendered herein, denying Respondent's application for a real estate salesperson license, but granting Respondent the right to the issuance of a restricted real estate salesperson license. A restricted real estate salesperson license was issued to Respondent on October 17, 1989, and Respondent has operated as a restricted licensee without cause for disciplinary action against Respondent.

On September 8, 2005, Respondent petitioned for removal of restrictions attaching to his real estate salesperson license.

1 I have considered Respondent's petition and the
2 evidence submitted in support thereof. Respondent has
3 demonstrated to my satisfaction that Respondent meets the
4 requirements of law for the issuance to Respondent of an
5 unrestricted real estate salesperson license and that it
6 would not be against the public interest to issue said
7 license to Respondent.
8

9 NOW, THEREFORE, IT IS ORDERED that Respondent's
10 petition for removal of restrictions is granted and that a real
11 estate salesperson license be issued to Respondent if
12 Respondent satisfies the following condition within nine (9)
13 months from the date of this Order:
14

15 (1) Submittal of a completed application and payment
16 of the fee for a real estate salesperson license.

17 (2) Submittal of evidence of having since the most
18 recent issuance of an original or renewal real estate license,
19 taken and successfully completed the continuing education
20 requirements of Article 2.5 of Chapter 3 of the Real Estate
21 Law for renewal of a real estate license.
22

23 This Order shall be effective immediately.

24 Dated: _____

25 7-26-07
26 JEFF DAVI
27 Real Estate Commissioner

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OCT -6 1989

DEPARTMENT OF REAL ESTATE
BY Coy

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

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In the Matter of the Application of)
) No. H- 23868 LA
FABIAN LOUIS TERRACCIANO,)
) STIPULATION AND WAIVER
)
Respondent.)
_____)

I, FABIAN LOUIS TERRACCIANO, respondent herein, do hereby affirm that I have applied to the Department of Real Estate for a real estate salesperson license and that to the best of my knowledge I have satisfied all of the statutory requirements for the issuance of the license, including the payment of the fee therefor.

I acknowledge that I have received and read the Statement of Issues and the Statement to Respondent filed by the Department of Real Estate on August 29, 1989, in connection with my application for a real estate salesperson license. I understand that the Real Estate Commissioner may hold a hearing on this Statement of Issues for the purpose of requiring further proof of my honesty and truthfulness and to prove other allegations therein, or that he may in his discretion waive the hearing and grant me a restricted real estate salesperson license based upon this Stipulation and Waiver.

I hereby admit that the allegations of the Statement of Issues filed against me are true and correct and request that the Real Estate Commissioner in his discretion issue a restricted real estate salesperson license to me under the authority of Section 10156.5 of the Business and Professions Code. I understand that any

1 such restricted license will be issued subject to and be limited by Section 10153.4 of the Business and
2 Professions Code.

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

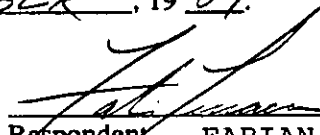
8 I further understand that the following conditions, limitations and restrictions will attach to a restricted
9 license issued by the Department of Real Estate pursuant hereto:

- 10 1. The license shall not confer any property right in the privileges to be exercised including the right
11 of renewal, and the Real Estate Commissioner may by appropriate order suspend the right to
12 exercise any privileges granted under this restricted license in the event of:
 - 13 a. The conviction of respondent (including a plea of nolo contendere) to a crime which bears
14 a significant relation to respondent's fitness or capacity as a real estate licensee; or
 - 15 b. The receipt of evidence that respondent has violated provisions of the California Real Estate
16 Law, the Subdivided Lands Law, Regulations of the Real Estate Commissioner or conditions
17 attaching to this restricted license.
- 18 2. Respondent shall not be eligible to apply for the issuance of an unrestricted real estate license nor
19 the removal of any of the conditions, limitations or restrictions attaching to the restricted license
20 until one year has elapsed from the date of issuance of the restricted license to respondent.
- 21 3. With the application for license, or with the application for transfer to a new employing broker,
22 respondent shall submit a statement signed by the prospective employing broker on a form
23 approved by the Department of Real Estate wherein the employing broker shall certify as follows:
 - 24 a. That broker has read the Statement of Issues which is the basis for the issuance of the restricted
25 license; and
 - 26 b. That broker will carefully review all transaction documents prepared by the restricted
27 licensee and otherwise exercise close supervision over the licensee's performance of acts for

1 which a license is required.

2 4. Respondent shall, within eighteen (18) months of the date of issuance of the restricted license under
3 the provisions of Section 10153.4 of the Business and Professions Code, submit evidence
4 satisfactory to the Commissioner of successful completion at an accredited institution of two of
5 the courses listed in Section 10153.2, other than real estate principles, advanced legal aspects of
6 real estate, advanced real estate finance or advanced real estate appraisal. If respondent fails to
7 present satisfactory evidence of successful completion of said courses, the restricted license shall
8 be automatically suspended effective eighteen (18) months after the date of issuance of the
9 restricted license. Said suspension shall not be lifted until respondent has submitted the required
10 evidence of course completion and the Commissioner has given written notice to the respondent
11 of lifting of the suspension.

12 DATED this 11 day of SEPTEMBER, 19 89.

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14 
Respondent, FABIAN LOUIS TERRACCIANO

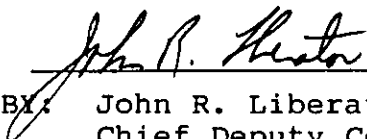
15 I have read the Statement of Issues filed herein and the foregoing Stipulation and Waiver signed by
16 respondent. I am satisfied that the hearing for the purpose of requiring further proof as to the honesty and
17 truthfulness of respondent need not be called and that it will not be inimical to the public interest to issue a
18 restricted real estate salesperson license to respondent.

19 Therefore, IT IS HEREBY ORDERED that a restricted real estate salesperson license be issued to
20 respondent FABIAN LOUIS TERRACCIANO if respondent has otherwise fulfilled
21 all of the statutory requirements for licensure. The restricted license shall be limited, conditioned and
22 restricted as specified in the foregoing Stipulation and Waiver.

23 This Order is effective immediately.

24 DATED this 3rd day of October, 19 89.

25
26 JAMES A. EDMONDS, JR.
Real Estate Commissioner

27 
BY: John R. Liberator
Chief Deputy Commissioner Page 3 of 3

Suits

1 FRANK M. BUDA, Counsel
2 Department of Real Estate
107 South Broadway, Room 8107
3 Los Angeles, CA 90012
(213) 620-4790

MAR 29 1989

DEPARTMENT OF REAL ESTATE
C. Berry

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8 DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * * *

11 In the Matter of the Application of)
12 FABIAN LOUIS TERRACCIANO,) STATEMENT OF ISSUES
13)
14 Respondent.)
15

No. H-23868 LA

16 The Real Estate Commissioner, in conformity with Section
17 10152, Division 4, Business and Professions Code of the State of
18 California, requires further proof of the honesty and truthfulness
19 of FABIAN LOUIS TERRACCIANO (hereinafter referred to as
20 respondent), in connection with respondent's application for a
21 real estate salesperson license, filed on March 28, 1989, and in
22 relation thereto, will consider the following:

23 I

24 Respondent, pursuant to the provisions of Section 10153.3 of
25 the Business and Professions Code, made application to the
26 Department of Real Estate of the State of California for a real
27 estate salesperson license on or about March 28, 1989, with the

1 knowledge and understanding that any license issued as a result
2 of said application would be subject to the conditions of
3 Section 10153.4 of the Business and Professions Code.

4 II

5 On or about November 13, 1986, in the Superior Court of
6 California, State of California, respondent was convicted of
7 violating Health and Safety Code Section 11360(a) (unlawful
8 transportation, importation, sale, or gift of marijuana), a
9 felony.

10 III

11 The crime of which respondent was convicted bears a
12 substantial relationship to the qualifications, functions or
13 duties of a real estate licensee.

14 IV

15 Respondent's conviction, as alleged above, is grounds for
16 denying respondent's application for a real estate license
17 under Sections 480 and/or 10177(b) of the Business and
18 Professions Code of the State of California.

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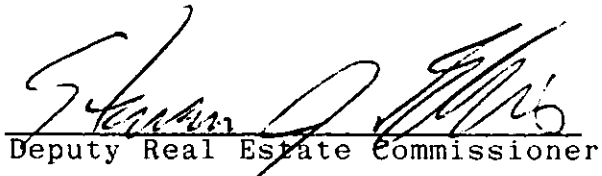
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1 These proceedings are brought under the provisions of
2 Section 10100, Division 4 of the Business and Professions Code of
3 the State of California and Sections 11500 through 11528 of the
4 Government Code.

5 Dated at Los Angeles, California
6 this 29th day of August, 1989.

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9 Deputy Real Estate Commissioner

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cc: Fabian Louis Terracciano
Alan Gary Urbach
Sacto.
JE

ceb