

1 Department of Real Estate  
2 320 W. 4th Street, Suite 350  
3 Los Angeles, CA 90013-1105

4 Telephone: (213) 576-6982

**FILED**  
AUG 11 2008  
DEPARTMENT OF REAL ESTATE

By K. Mederholt

7 **DEPARTMENT OF REAL ESTATE**  
8 **STATE OF CALIFORNIA**

9  
10 *In the Matter of the Application of*

11 REBECCA JEAN HAGGERTY,

12  
13 Respondent

)  
) No. H- 32669 LA  
)

)  
) **STIPULATION AND**  
) **WAIVER**  
)

14  
15 I, REBECCA JEAN HAGGERTY, respondent herein, 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 knowledge I have  
17 satisfied all of the statutory requirements for the issuance of the license, including the payment of the fee  
18 therefor.

19 I acknowledge that I have received and read the Statement of Issues and the Statement to Respondent  
20 filed by the Department of Real Estate on April 12, 2006, in connection with my application for a real estate  
21 salesperson license. I understand that the Real Estate Commissioner may hold a hearing on this Statement of  
22 Issues for the purpose of requiring further proof of my honesty and truthfulness and to prove other  
23 allegations therein, or that he may in his discretion waive the hearing and grant me a restricted real estate  
24 salesperson license based upon this Stipulation and Waiver. I also understand that by filing the Statement of  
25 Issues in this matter the Real Estate Commissioner is shifting the burden to me to make a satisfactory  
26 showing that I meet all the requirements for issuance of a real estate salesperson license. I further  
27 understand that by entering into this stipulation and waiver I will be stipulating that the Real Estate

1 Commissioner has found that I have failed to make such a showing, thereby justifying the denial of the  
2 issuance to me of an unrestricted real estate salesperson license.

3 I hereby admit that the allegations of the Statement of Issues filed against me are true and correct and  
4 request that the Real Estate Commissioner in his discretion issue a restricted real estate salesperson license  
5 to me under the authority of Section 10156.5 of the Business and Professions Code. I understand that any  
6 such restricted license will be issued subject to and be limited by Section 10153.4 of the Business and  
7 Professions Code.

8 I am aware that by signing this Stipulation and Waiver, 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 salesperson license if this Stipulation and Waiver is accepted by the Real Estate  
11 Commissioner. However, I am not waiving my right to a hearing and to further proceedings to obtain a  
12 restricted or unrestricted license if this Stipulation and Waiver is not accepted by the Commissioner.

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

- 15 1. The license shall not confer any property right in the privileges to be exercised including the  
16 right of renewal, and the Real Estate Commissioner may by appropriate order suspend the right  
17 to exercise any privileges granted under this restricted license in the event of:
- 18 a. The conviction of respondent (including a plea of nolo contendere) to a crime which bears a  
19 substantial relationship to respondent's fitness or capacity as a real estate licensee; or
- 20 b. The receipt of evidence that respondent has violated provisions of the California Real  
21 Estate Law, the Subdivided Lands Law, Regulations of the Real Estate Commissioner, or  
22 conditions attaching to this restricted license.
- 23 2. I shall not be eligible to apply for the issuance of an unrestricted real estate license nor the  
24 removal of any of the conditions, limitations or restrictions attaching to the restricted license  
25 until two years have elapsed from the date of issuance of the restricted license to respondent.  
26  
27

1 3. With the application for license, or with the application for transfer to a new employing broker, I  
2 shall submit a statement signed by the prospective employing broker on a form approved by the  
3 Department of Real Estate wherein the employing broker shall certify as follows:

4 a. That broker has read the Statement of Issues which is the basis for the issuance of the  
5 restricted license; and

6 b. That broker will carefully review all transaction documents prepared by the restricted  
7 licensee and otherwise exercise close supervision over the licensee's performance of acts  
8 for which a license is required.

9 4. My restricted real estate salesperson license is issued subject to the requirements of Section  
10 10153.4 of the Business and Professions Code, to wit: I am required, within eighteen (18) months  
11 of the issuance of the restricted license, to submit evidence satisfactory to the Commissioner of  
12 successful completion, at an accredited institution, of a course in real estate practices and one of  
13 the courses listed in Section 10153.2, other than real estate principles, advanced legal aspects of  
14 real estate, advanced real estate finance, or advanced real estate appraisal. If I fail to timely  
15 present to the Department satisfactory evidence of successful completion of the two required  
16 courses, the restricted license shall be automatically suspended effective eighteen (18) months  
17 after the date of its issuance. Said suspension shall not be lifted unless, prior to the expiration of  
18 the restricted license, I have submitted the required evidence of course completion and the  
19 Commissioner has given written notice to Respondent of the lifting of the suspension.

20 5. Pursuant to Section 10154, if I have not satisfied the requirements for an unqualified license  
21 under Section 10153.4, Respondent shall not be entitled to renew the restricted license, and shall  
22 not be entitled to the issuance of another license which is subject to Section 10153.4 until four  
23 years after the date of the issuance of the preceding restricted license.

24 Respondent can signify acceptance and approval of the terms and conditions of this Stipulation and  
25 Waiver by faxing a copy of the signature page, as actually signed by respondent, to the Department at fax  
26 number (213) 576-6917. Respondent agrees, acknowledges and understands that by electronically sending  
27 to the Department a fax copy of his actual signature as it appears on the Stipulation and Waiver, that receipt

of the faxed copy by the Department shall be as binding on respondent as if the Department had received the original signed Stipulation and Waiver.

7-11-06  
Dated

Rebecca Jean Haggerty  
REBECCA JEAN HAGGERTY, Respondent

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

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

This Order is effective immediately.

IT IS SO ORDERED 8-8-06

Jeff Davi  
Real Estate Commissioner

[Signature]

1 of the faxed copy by the Department shall be as binding on respondent as if the Department had received  
2 the original signed Stipulation and Waiver.

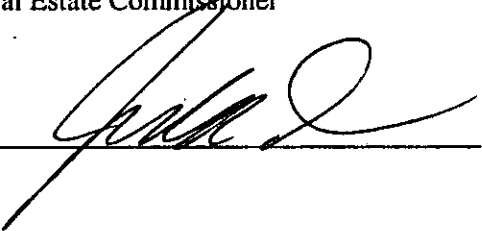
3 \_\_\_\_\_  
4 Dated REBECCA JEAN HAGGERTY, Respondent

5 \* \* \*

6 I have read the Statement of Issues filed herein and the foregoing Stipulation and Waiver signed by  
7 respondent. I am satisfied that the hearing for the purpose of requiring further proof as to the honesty and  
8 truthfulness of respondent need not be called and that it will not be inimical to the public interest to issue a  
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10 Therefore, IT IS HEREBY ORDERED that a restricted real estate salesperson license be issued to  
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13 the foregoing Stipulation and Waiver.

14 This Order is effective immediately.  
15 IT IS SO ORDERED 8-8-06

16 Jeff Davi  
17 Real Estate Commissioner  
18   
19 \_\_\_\_\_

*Janice Waddell*

1 Elliott Mac Lennan, Counsel (SBN 66674)  
2 Department of Real Estate  
3 320 West Fourth St. #350  
4 Los Angeles, CA 90013

**FILED**  
APR 12 2008  
DEPARTMENT OF REAL ESTATE

5 Telephone: (213) 576-6911 (direct)  
6 -or- (213) 576-6982 (office)

By *K. [Signature]*

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \* \*

11 In the Matter of the Application of) No. H- 32669 LA  
12 )  
13 REBECCA JEAN HAGGERTY, ) STATEMENT OF ISSUES  
14 Respondent. )

15 The Complainant, Janice Waddell, a Deputy Real Estate  
16 Commissioner of the State of California, for Statement of Issues  
17 against REBECCA JEAN HAGGERTY aka Rebecca Johnson. ("Respondent"),  
18 alleges as follows:

19 1.

20 Respondent, pursuant to the provisions of Section  
21 10153.3 of the Business and Professions Code, made application to  
22 the Department of Real Estate of the State of California  
23 ("Department") for a real estate salesperson license on or about  
24 December 8, 2004, with the knowledge and understanding that any  
25 license issued as a result of said application would be subject  
26

1 to the conditions of Section 10153.4 of the California Business  
2 and Professions Code.

3 2.

4 The Complainant, Janice Waddell, a Deputy Real Estate  
5 Commissioner of the State of California, makes this Statement  
6 of Issues in her official capacity.

7 Criminal Convictions

8 3.

9 On or about February 10, 1998, in the Superior Court of  
10 California, County of Riverside, State of California, bearing  
11 case number RIF077468, Respondent was convicted of Penal Code  
12 Sections 266(h) (pimping) and 266(i) (pimping and pandering).  
13 Said crimes involve moral turpitude and bear a substantial  
14 relationship under Title 10, Chapter 6, Section 2910, California  
15 Code of Regulations, to the qualifications, functions or duties  
16 of a real estate licensee.

17 4.

18 On or about January 15, 1986, in the Municipal Court of  
19 Huntington Park, State of California, Respondent was convicted of  
20 Penal Code Section 647(b) (disorderly conduct: prostitution).  
21 Said crime involves moral turpitude and bears a substantial  
22 relationship under Title 10, Chapter 6, Section 2910, California  
23 Code of Regulations, to the qualifications, functions or duties  
24 of a real estate licensee.

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5.

On or about January 27, 1978, in the Municipal Court of Sacramento, State of California, bearing case number 4108M, Respondent was convicted of Penal Code Section 647(b) (disorderly conduct: prostitution). Said crime involves moral turpitude and bears a substantial relationship under Title 10, Chapter 6, Section 2910, California Code of Regulations, to the qualifications, functions or duties of a real estate licensee.

6.

On or about December 21, 1976, in the Municipal Court of Sacramento, State of California, bearing case number 87642M, Respondent was convicted of Penal Code Section 647(b) (disorderly conduct: prostitution). Said crime involves moral turpitude and bears a substantial relationship under Title 10, Chapter 6, Section 2910, California Code of Regulations, to the qualifications, functions or duties of a real estate licensee.

7.

On or about July 3, 1975, in the Municipal Court of Oakland, State of California, bearing case number 80826, Respondent was convicted of Penal Code Section 415 (disturbing the peace). Said crime, on its facts and circumstances, involves moral turpitude and bears a substantial relationship under Title 10, Chapter 6, Section 2910, California Code of Regulations, to the qualifications, functions or duties of a real estate licensee.



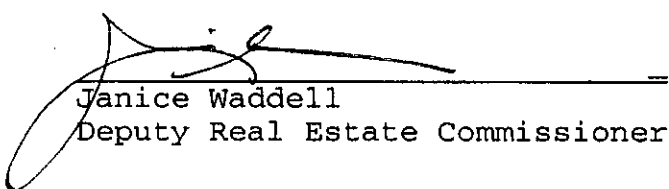
1  
2 The crimes of which Respondent was convicted, as  
3 alleged herein above, constitute cause for denial of Respondent's  
4 application for a real estate license under Code Sections  
5 475(a)(2), 480(a)(1) and/or 10177(b).

6 These proceedings are brought under the provisions of  
7 Section 10100, Division 4 of the Business and Professions Code of  
8 the State of California and Sections 11500 through 11529 of the  
9 Government Code.

10 WHEREFORE, the Complainant prays that the above-  
11 entitled matter be set for hearing and, upon proof of the charges  
12 contained herein, that the Commissioner refuse to authorize the  
13 issuance of, and deny the issuance of, a real estate salesperson  
14 license to Respondent, REBECCA JEAN HAGGERTY and for such other  
15 and further relief as may be proper in the premises.

16 Dated at Los Angeles, California

17 this 22 day of February, 2006.

18  
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20   
21 Janice Waddell  
22 Deputy Real Estate Commissioner  
23  
24

25 cc: Rebecca Jean Haggerty  
26 C.Y.D. International, Inc./Harry D. Schwier  
27 Janice Waddell  
Sacto.