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DEPARTMENT OF REAL ESTATE



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BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Application of)	No. H-33392 LA
)	
GEORGE MUNOZ,)	
)	
Respondent.)	
)	

ORDER GRANTING UNRESTRICTED LICENSE

On February 14, 2007, a Decision was rendered herein denying the real estate salesperson license of Respondent, 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 March 17, 2007 and Respondent has operated as a restricted licensee without cause for disciplinary action against Respondent since that time.

On or about November 17, 2009, Respondent petitioned for removal of restrictions of said real estate salesperson license.

I have considered Respondent's petition and the evidence and arguments submitted in support thereof. Respondent has demonstrated to my satisfaction that Respondent meets the requirements of law for the issuance to Respondent of an unrestricted real estate

1 salesperson license and that it would not be against the public interest to issue said license to
2 Respondent.

3 NOW, THEREFORE, IT IS ORDERED that Respondent's petition for removal
4 of restrictions is granted and that a real estate salesperson license be issued to Respondent
5 subject to the following understanding and conditions:

6 1. The license issued pursuant to this order shall be deemed to be the first renewal
7 of Respondent's real estate salesperson license for the purpose of applying the provisions of
8 Section 10153.4.

9 2. Within twelve (12) months from the date of this order Respondent shall:

10 (a) Submit a completed application and pay the appropriate fee for a real estate
11 salesperson license, and

12 (b) Submit evidence of having taken and successfully completed the courses
13 specified in subdivisions (a)(1), (2), (3), (4) and (5) of Section 10170.5 of the Real Estate Law
14 for renewal of a real estate license.

15 3. Upon renewal of the license issued pursuant to this order, Respondent shall
16 submit evidence of having taken and successfully completed the continuing education
17 requirements of Article 2.5 of Chapter 3 of the Real Estate Law for renewal of a real estate
18 license.

19 This Order shall be effective immediately.

20 Dated: 2/16/2011

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24 JEFF DAVI
25 Real Estate Commissioner

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

4 Telephone: (213) 576-6982

FILED

FEB 22 2007

DEPARTMENT OF REAL ESTATE

BY: 

7 DEPARTMENT OF REAL ESTATE

8 STATE OF CALIFORNIA

10 *In the Matter of the Application of*

11 GEORGE MUNOZ,

13 Respondent

)
) No. H- 33392 LA
) L-2006110726

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

15 It is hereby stipulated by and between GEORGE MUNOZ (hereinafter "Respondent") and
16 Respondent's attorney, Joanne Mirras Knauss, and the Complainant, acting by and through Alvaro Mejia,
17 Counsel for the Department of Real Estate, as follows for the purpose of settling and disposing of the
18 Statement of Issues filed on November 2, 2006 in this matter:

19 Respondent acknowledges that Respondent has received and read the Statement of Issues and the
20 Statement to Respondent filed by the Department of Real Estate in connection with Respondent's
21 application for a real estate salesperson license. Respondent understands that the Real Estate Commissioner
22 may hold a hearing on this Statement of Issues for the purpose of requiring further proof of Respondent's
23 honesty and truthfulness and to prove other allegations therein, or that he may in his discretion waive the
24 hearing and grant Respondent a restricted real estate salesperson license based upon this Stipulation and
25 Waiver. Respondent also understands that by filing the Statement of Issues in this matter the Real Estate
26 Commissioner is shifting the burden to Respondent to make a satisfactory showing that Respondent meets
27 all the requirements for issuance of a real estate salesperson license. Respondent further understands that by

1 entering into this stipulation and waiver Respondent will be stipulating that the Real Estate Commissioner
2 has found that Respondent has failed to make such a showing, thereby justifying the denial of the issuance
3 to Respondent of an unrestricted real estate salesperson license.

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

9 Respondent is aware that by signing this Stipulation and Waiver, Respondent is waiving Respondent's
10 right to a hearing and the opportunity to present evidence at the hearing to establish Respondent's
11 rehabilitation in order to obtain an unrestricted real estate salesperson license if this Stipulation and Waiver
12 is accepted by the Real Estate Commissioner. However, Respondent is not waiving Respondent's right to a
13 hearing and to further proceedings to obtain a restricted or unrestricted license if this Stipulation and
14 Waiver is not accepted by the Commissioner.

15 Respondent further understands that the following conditions, limitations, and restrictions will attach
16 to a restricted license issued by the Department of Real Estate pursuant hereto:

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

1 license until two years have elapsed from the date of issuance of the restricted license to
2 Respondent.

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

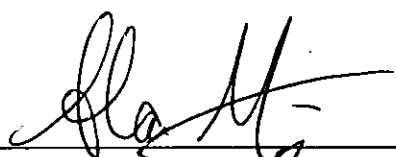
- 7 a. That broker has read the Statement of Issues which is the basis for the issuance of the
8 restricted license; and
- 9 b. That broker will carefully review all transaction documents prepared by the restricted
10 licensee and otherwise exercise close supervision over the licensee's performance of acts
11 for which a license is required.

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

24 5. Pursuant to Section 10154, if Respondent has not satisfied the requirements for an unqualified
25 license under Section 10153.4, Respondent shall not be entitled to renew the restricted license,
26 and shall not be entitled to the issuance of another license which is subject to Section 10153.4
27 until four years after the date of the issuance of the preceding restricted license.

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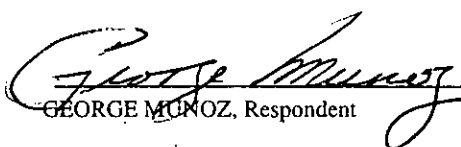
1/30/07
Dated


ALVARO MEJIA, Counsel, Department of Real Estate

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

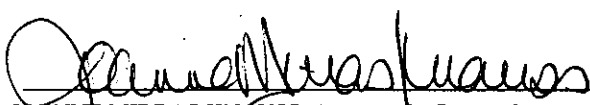
Respondent can signify acceptance and approval of the terms and conditions of this Stipulation and Waiver by faxing a copy of the signature page, as actually signed by respondent, to the Department at fax number (213) 576-6917. Respondent agrees, acknowledges and understands that by electronically sending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

1-24-07
Dated


GEORGE MUNOZ, Respondent

I have reviewed the Stipulation and Waiver as to form and content and have advised my client accordingly.

1-29-07
Dated


JOANNE MIRRAS KNAUSS, Attorney for Respondent

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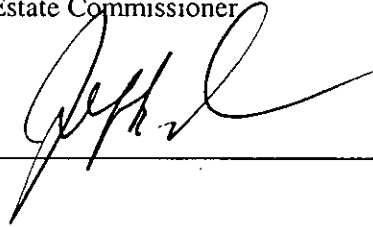
I have read the Statement of Issues filed herein and the foregoing Stipulation and Waiver signed by Respondent. I am satisfied that the hearing for the purpose of requiring further proof as to the honesty and truthfulness of Respondent need not be called and that it will not be inimical to the public 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, 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 2-14-07

Jeff Davi
Real Estate Commissioner



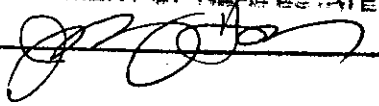
2/2/06

ALVARO MEJIA, Counsel (SBN 216956)
Department of Real Estate
320 West 4th Street, Suite 350
Los Angeles, California 90013-1105

Telephone: (213) 576-6982
(Direct) (213) 576-6916

FILED

NOV 02 2006

DEPARTMENT OF REAL ESTATE
BY: 

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Application of)	NO. H- 33392 LA
)	
GEORGE MUNOZ,)	
)	<u>STATEMENT OF ISSUES</u>
)	
Respondent.)	
)	

The Complainant, Maria Suarez, a Deputy Real Estate Commissioner of the State of California, for cause of Statement of Issues against GEORGE MUNOZ, ("Respondent"), is informed and alleges as follows:

1.

The Complainant, Maria Suarez, a Deputy Real Estate Commissioner of the State of California, makes this Statement of Issues against Respondent in her official capacity.

///
///
///

2.

1 Respondent made application to the Department of Real
2 Estate of the State of California for a real estate salesperson
3 license on or about November 8, 2005, with the knowledge and
4 understanding that any license issued as a result of said
5 application would be subject to the conditions of Business and
6 Professions Code ("Code") Section 10153.4.
7

8 3.

9 (CRIMINAL CONVICTION)

10 On or about January 30, 1997, in the Municipal Court
11 of Santa Clarita Courthouse Judicial District, County of Los
12 Angeles, State of California, in case no. PA025613, Respondent
13 was convicted of violating California Penal Code Section 487(a)
14 (Grand Theft: Property over \$400), a felony. The underlying
15 facts of this crime involve moral turpitude and are
16 substantially related under Title 10, Chapter 6, Section 2910,
17 California Code of Regulations, to the qualifications, functions
18 or duties of a real estate licensee.
19

20 4.

21 The crime of which Respondent was convicted, as
22 alleged herein above in Paragraph 3, constitutes cause for
23 denial of Respondent's application for a real estate license
24 under Business and Professions Code Sections 475(a)(2);
25 480(a)(1); and/or 10177(b).

26 ///

27 ///

(PRIOR DEPARTMENT ACTION)

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2
3 On or about August 16, 2002, the State of California,
4 Department of Real Estate, in case no. H-29643 LA, sought the
5 denial of Respondent's real estate salesperson license. As more
6 fully set forth in the Decision for the above-mentioned case,
7 cited below, The Department of Real Estate established that
8 grounds existed for the denial of Respondent's real estate
9 license based on his criminal conviction and his failure to
10 disclose his conviction on this application.

11 On November 5, 2002, this matter was heard before the
12 Office of Administrative Hearings, Los Angeles, California. The
13 Proposed Decision of December 2, 2002, denying Respondent's real
14 estate salesperson license, was adopted by the California Real
15 Estate Commissioner on January 2, 2003. The Order became
16 effective January 22, 2003.

17
18 The Statement of Issues is brought under the
19 provisions of Section 10100, Division 4 of the Business and
20 Professions Code of the State of California and Sections 11500
21 and 11529 of the Government Code.

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1 WHEREFORE, Complainant prays that the above entitled
2 matter be set for hearing and, upon proof of the charges
3 contained herein, that the Commissioner refuse to authorize the
4 issuance of, and deny the issuance of, a real estate salesperson
5 license to Respondent, GEORGE MUNOZ, and for such other and
6 further relief as may be proper in the premises.

7 Dated at Los Angeles, California

8 this 31st day of October, 2006.

9
10 
11 _____
12 Maria Suarez
13 Deputy Real Estate Commissioner
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25 Cc: GEORGE MUNOZ
26 Raymond Martinez
27 Joanne M. Knauss, Esq.
Maria Suarez
Sacto.
LF