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DEC 13 2012

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

DEPARTMENT OF REAL ESTATE

BY: Jm - gm

4 Telephone: (213) 576-6982
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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-38609 LA
)	
12 JEFFERY NATHAN QUON,)	<u>STIPULATION AND WAIVER</u>
)	(B&P 10100.4)
13 Respondent.)	

14
15 I, JEFFERY NATHAN QUON ("Respondent"), do hereby affirm that
16 I have applied to the Department of Real Estate for a real estate
17 salesperson license, and that to the best of my knowledge I have
18 satisfied all of the statutory requirements for the issuance of
19 the license, including, but not limited to, the payment of the
20 fee therefor.

21 I acknowledge that by entering into this Stipulation and
22 Waiver, I am stipulating that the Real Estate Commissioner has
23 found grounds that justify the denial of the issuance of an
24 unrestricted real estate salesperson license to me. I agree that
25 there are grounds to deny the issuance of an unrestricted real
26 estate salesperson license to me pursuant to California Business
27

1 and Professions Code Sections 475(a)(2), 480(a), 10177(b), for my
2 violation of California Penal Code Section 459-460(A) (first
3 degree residential burglary), a felony, with enhancement for
4 property damage over \$50,000 (Penal Code Section 12022.6(a)(1)).

5 I hereby request that the Real Estate Commissioner in his
6 discretion issue a restricted real estate salesperson license to
7 me under the authority of California Business and Professions
8 Code Sections 10100.4 and 10156.5. I understand that any such
9 restricted license will be issued subject to the provisions of
10 and limitations of California Business and Professions Code
11 Sections 10156.6 and 10156.7.

12 I understand that by my signing of this Stipulation and
13 Waiver, provided this Stipulation and Waiver is accepted and
14 signed by the Real Estate Commissioner, the Real Estate
15 Commissioner will not file a Statement of Issues based on the
16 grounds herein, and I am waiving my right to a hearing and the
17 opportunity to present evidence at the hearing to establish my
18 rehabilitation in order to obtain an unrestricted real estate
19 salesperson license.

20 I further understand that the following conditions,
21 limitations, and restrictions will attach to a restricted real
22 estate salesperson license issued by the Department of Real
23 Estate pursuant hereto:

- 24 1. The license shall not confer any property right in the
25 privileges to be exercised including the right of
26 renewal, and the Real Estate Commissioner may by
27 appropriate order suspend the right to exercise any

1 privileges granted under this restricted license in the
2 event of:

- 3 a. The conviction of Respondent (including a plea of
4 nolo contendere) to a crime that bears a substantial
5 relationship to Respondent's fitness or capacity as a
6 real estate licensee; or
- 7 b. The receipt of evidence that Respondent has violated
8 provisions of the California Real Estate Law, the
9 Subdivided Lands Law, Regulations of the Real Estate
10 Commissioner, or conditions attaching to this
11 restricted license.

12 2. I shall not be eligible to apply for the issuance of an
13 unrestricted real estate license nor the removal of any
14 of the conditions, limitations, or restrictions
15 attaching to the restricted license until two (2) years
16 have elapsed from the date of issuance of the restricted
17 license to Respondent.

18 3. I shall submit with any application for license under an
19 employing broker, or any application for transfer to a
20 new employing broker, a statement signed by the
21 prospective employing real estate broker on a form
22 approved by the Department of Real Estate which shall
23 certify:

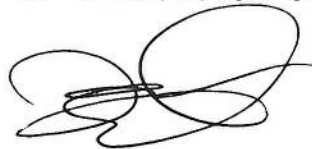
24 a. That the employing broker has read the Decision of
25 the Commissioner which granted the right to a
26 restricted license; and

27 b. That the employing broker will exercise close

1 supervision over the performance by the restricted
2 licensee relating to the activities for which a real
3 estate license is required.

4 4. I shall notify the Real Estate Commissioner in writing
5 within 72 hours of any arrest by sending a certified
6 letter to the Real Estate Commissioner at the Department
7 of Real Estate, Post Office Box 187000, Sacramento, CA
8 95818-7000. The letter shall set forth the date of
9 Respondent's arrest, the crime for which Respondent was
10 arrested, and the name and address of the arresting law
11 enforcement agency. Respondent's failure to timely file
12 written notice shall constitute an independent violation
13 of the terms of the restricted license and shall be
14 grounds for the suspension or revocation of that
15 license.

16 08-31-12



17 Dated

17 Julie L. To, Counsel
18 Department of Real Estate

19 5. I have read the Stipulation and Waiver, and its terms
20 are understood by me and are agreeable and acceptable to
21 me. I understand that I am waiving rights given to me
22 by the California Administrative Procedure Act
23 (including, but not limited to, California Government
24 Code Sections 11504, 11506, 11508, 11509, and 11513),
25 and I willingly, intelligently, and voluntarily waive
26 those rights, including, but not limited to, the right
27 to a hearing at which I would have the right to cross-

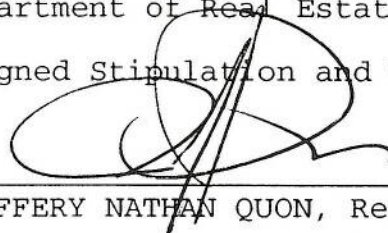
1 examine witnesses against me and to present evidence in
2 defense and mitigation of the charges.

3 6. Respondent can signify acceptance and approval of the
4 terms and conditions of this Stipulation and Waiver by
5 faxing a copy of its signature page, as actually signed
6 by Respondent, to the Department of Real Estate at the
7 following telephone/fax number: (213) 576-6917.

8 Respondent agrees, acknowledges, and understands that by
9 electronically sending to the Department of Real Estate
10 a fax copy of his actual signature as it appears on the
11 Stipulation and Waiver, that receipt of the faxed copy
12 by the Department of Real Estate shall be as binding on
13 Respondent as if the Department of Real Estate had
14 received the original signed Stipulation and Waiver.

15 8/27/12

16 Dated

17 

18 JEFFERY NATHAN QUON, Respondent

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

25 Therefore, IT IS HEREBY ORDERED that a restricted real
26 estate salesperson license be issued to Respondent JEFFERY NATHAN
27 QUON if Respondent has otherwise fulfilled all of the statutory

1 requirements for licensure. The restricted salesperson license
2 shall be limited, conditioned, and restricted as specified in the
3 foregoing Stipulation and Waiver.

4 This Order is effective immediately.

5 IT IS SO ORDERED 11/28/2012

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9 Real Estate Commissioner
By WAYNE S. BELL
Chief Counsel

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DEPARTMENT OF REAL ESTATE

320 WEST 4TH STREET, SUITE 350
 LOS ANGELES, CA 90013-1105
 (213) 576-6982



December 13, 2012

PASADENA MARKET CENTER INC
 1180 WINSTON AVE
 SAN MARINO, CA 91108

Re: CASE NO. H-38609 LA

The Decision of the Real Estate Commissioner in the above case granting respondent the right to a restricted real estate salesperson license includes a condition requiring the respondent to furnish the Real Estate Commissioner with a certificate from the prospective employing broker indicating that the broker has read the Decision and will exercise reasonable supervision over the licensed activities of the salesperson.

The prospective employing broker may prepare and send a letter of certification to comply with the condition of the Decision, or the statement below may be completed and signed by the broker. In either case, the certification should be mailed to:

Department of Real Estate
 P.O. Box 187000
 Sacramento, CA 95818-7000
 Attention: Licensing Section

DEPARTMENT OF REAL ESTATE
 Legal Section

PROSPECTIVE EMPLOYING BROKER CERTIFICATION

I hereby certify that I have read the Decision of the Real Estate Commissioner dated November 28, 2012 in Case Number H-38609 LA which provides for the issuance of a restricted real estate salesperson license to **JEFFERY NATHAN QUON**.

I will carefully review all transaction documents which the restricted salesperson licensee prepares and will otherwise exercise close supervision over the licensed activity of the above named salesperson. Should he/she violate any of the conditions of the restricted license, I will immediately notify the Real Estate Commissioner in writing.

SIGNATURE OF PROSPECTIVE EMPLOYING BROKER

DATE

LICENSE ID NUMBER

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