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**FILED**

OCT 23 2015

BUREAU OF REAL ESTATE

By *[Signature]*

BEFORE THE BUREAU OF REAL ESTATE  
STATE OF CALIFORNIA

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In the Matter of the Accusation of  
JUAN MANUEL CORONA,  
Respondent.

CALBRE CASE NO. H-38873 LA  
OAH NO. 2013070733

ORDER MODIFYING DISCIPLINARY ACTION  
PURSUANT TO STIPULATION SETTLEMENT

On May 7, 2014, the Real Estate Commissioner ("Commissioner") of the Bureau of Real Estate for the State of California rendered his Decision ("Decision") in which he revoked the real estate salesperson license of JUAN MANUEL CORONA ("CORONA" OR "RESPONDENT"). Said Decision which was filed on May 8, 2014 was to become effective on May 29, 2014. The Decision was stayed by separate Order until June 29, 2014 to consider CORONA's petition for reconsideration of the Decision. Respondent's petition was denied and the Decision became effective on June 29, 2014.

Subsequent to the rendering of said Decision, CORONA petitioned the Superior Court of

1 the State of California in and for the County of Los Angeles ("Court"), in Case No. BS149943 for  
2 a writ of administrative mandate. In consideration for the dismissal with prejudice and in  
3 complete settlement of RESPONDENT's Petition for Writ of Administrative Mandate with each  
4 party to bear his or its own costs, the following Order is made:

5 **ORDER**

6 NOW, THEREFORE, IT IS ORDERED that all licenses and licensing rights of Respondent  
7 JUAN MANUEL CORONA under the Real Estate Law are revoked; provided, however, Respondent  
8 shall be entitled to apply for and be issued a restricted real estate salesperson license pursuant to  
9 Section 10156.5 of the Business and Professions Code if Respondent makes application therefore,  
10 and pays the Bureau of Real Estate the appropriate fee for said license within 90 days from the  
11 effective date of the Order herein. The restricted license issued to Respondent shall be subject to all  
12 the provisions of Section 10156.7 of the Business and Professions Code and to the following  
13 limitations, conditions, and restrictions imposed under authority of Section 10156.6 of said Code.

14 1. The restricted license issued to Respondent JUAN MANUEL CORONA may be  
15 suspended prior to hearing by Order of the Real Estate Commissioner in the event of Respondent's  
16 conviction (including conviction on a plea of nolo contendere) of a crime which is substantially  
17 related to Respondent's fitness or capacity as a real estate licensee.

18 2. The restricted license issued to Respondent JUAN MANUEL CORONA may be  
19 suspended prior to hearing by order of the Real Estate Commissioner on evidence satisfactory to the  
20 Real Estate Commissioner that Respondent has violated provisions of the California Real Estate  
21 Law, the Subdivided Lands Law, Regulations of the Real Estate Commissioner or conditions  
22 attaching to the restricted license.

23 3. Respondent shall not be eligible to apply for the issuance of an unrestricted real estate  
24 license nor for the removal of any of the conditions, limitations or restrictions of the restricted  
25 license until four (4) years have elapsed from the date of issuance of the restricted license.

26 4. Respondent shall submit with any application for license under an employing broker,  
27 or any application for transfer to a new employing broker, a statement signed by the  
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1 prospective employing real estate broker on a form approved by the Bureau of Real Estate which  
2 shall certify:

3 (a) That the employing broker has read the Decision of the Commissioner which  
4 granted the right to a restricted license; and

5 (b) That the employing broker will exercise close supervision over the performance  
6 by the restricted licensee relating to activities for which a real estate license is required.

7 5. Respondent shall, within nine (9) months from the effective date of this Decision,  
8 present evidence satisfactory to the Commissioner that Respondent has, since the most recent  
9 issuance of an original or renewal real estate brokers license, taken and successfully completed the  
10 continuing education requirements of Article 2.5 of Chapter 3 of the Real Estate Law for renewal  
11 of a real estate brokers license. If Respondent fails to satisfy this condition, the Commissioner may  
12 order the suspension of the restricted license until Respondent presents such evidence. The  
13 Commissioner shall afford Respondent the opportunity for a hearing pursuant to the APA to present  
14 such evidence.

15 6. Respondent shall notify the Commissioner in writing within 72 hours of any arrest by  
16 sending a certified letter to the Commissioner at the Bureau of Real Estate, Post Office Box 137013,  
17 Sacramento, CA 95813-7013. The letter shall set forth the date of Respondent's arrest, the crime for  
18 which Respondent was arrested and the name and address of the arresting law enforcement agency.  
19 Respondent's failure to timely file written notice shall constitute an independent violation of the  
20 terms of the restricted license and shall be grounds for the suspension or revocation of that license.

21 7. Respondent shall, prior to the issuance of the restricted license and as a condition  
22 of issuance of said restricted license, pay the sum of \$3,006.75 for the Bureau's reasonable cost of  
23 the investigation and enforcement which led to this disciplinary action. Said payment shall be in  
24 the form of a cashier's check made payable to the Bureau of Real Estate. The investigative and  
25 enforcement cost must be delivered to the Bureau of Real Estate, Flag Section, at P.O. Box 137013,  
26 Sacramento, CA 95813-7013.

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The foregoing is hereby adopted as my sole Decision in this matter and shall become effective immediately.

IT IS SO ORDERED 10/13, 2015.



WAYNE S. BELL  
REAL ESTATE COMMISSIONER  
FOR THE STATE OF CALIFORNIA