

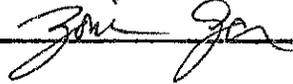
1 Bureau of Real Estate
320 W. 4th Street, Suite 350
2 Los Angeles, CA 90013-1105

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4 Telephone: (213) 576-6982

FILED

AUG 23 2016

BUREAU OF REAL ESTATE

By 

8 BEFORE THE BUREAU OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Application of)
12 JESUS DARIO GONZALEZ,)
13 Respondent.)

No. H- 40349 LA

STIPULATION AND WAIVER

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

19 I acknowledge that by entering into this Stipulation and Waiver, I am stipulating that the
20 Real Estate Commissioner has found grounds that justify the denial of the issuance of an
21 unrestricted real estate salesperson license to me. I agree that there are grounds to deny the
22 issuance of an unrestricted real estate salesperson license to me pursuant to California Business
23 and Professions Code ("the Code") Sections 480(a) and 10177(b) for the following convictions:
24 (1) On or about March 11, 2002, in the United States District Court, Central District of
25 California, Case No. CR01- 00417-CAS, Respondent was convicted for violation Title 21 of the
26 United States Code Section 841(a)(1) (possession with intent to distribute
27 methylenedioxymethamphetamine ("MDMA")), a felony; (2) On or about February 16, 1999, in

1 the Superior Court of California, Municipal Court of Downey, County of Los Angeles, Case No.
2 8DW09731, Respondent was convicted for violation of California Penal Code Section 853.7
3 (failure to appear on a citation), a misdemeanor; (3) On or about February 16, 1999, in the
4 Superior Court of California, Municipal Court of Downey, County of Los Angeles, Case No.
5 8DW09470, Respondent was convicted for violation of California Vehicle Code Section
6 12500(a) (driving without a valid driver's license), a misdemeanor.

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

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

16 I agree that by signing this Stipulation and Waiver, the conditions, limitations, and
17 restrictions imposed on my restricted license, identified below, may be removed only by filing a
18 Petition for Removal of Restrictions ("Petition") with the Real Estate Commissioner, and that my
19 petition must follow the procedures set forth in Government Code Section 11522.

20 I further understand that the restricted license issued to me shall be subject to all of the
21 provisions of Section 10156.7 of the Code and to the following limitations, conditions and
22 restrictions imposed under authority of Section 10156.6 of the Code:

23 1. The license shall not confer any property right in the privileges to be exercised
24 including the right of renewal, and the Real Estate Commissioner may by appropriate
25 order suspend the right to exercise any privileges granted under this restricted license
26 in the event of:

27 a. Respondent's conviction (including a plea of nolo contendere) of a crime that

1 bears a substantial relationship to Respondent's fitness or capacity as a real
2 estate licensee; or

3 b. The receipt of evidence that Respondent has violated provisions of the
4 California Real Estate Law, the Subdivided Lands Law, Regulations of the Real
5 Estate Commissioner, or conditions attaching to this restricted license.

6 2. Respondent shall not be eligible to petition for the issuance of an unrestricted real
7 estate license nor the removal of any of the conditions, limitations, or restrictions
8 attaching to the restricted license until two (2) years have elapsed from the date of
9 issuance of the restricted license to Respondent. Respondent shall not be eligible to
10 apply for any unrestricted licenses until all restrictions attaching to the license have
11 been removed.

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

20 4. With the application for license or with the application for transfer to a new
21 employing broker, Respondent shall submit a statement signed by the prospective
22 employing broker on a form approved by the Bureau of Real Estate wherein the
23 employing broker shall certify as follows:

24 a. That broker has read the Stipulation and Waiver which is the basis for the
25 issuance of the restricted license; and

26 b. That broker will carefully review all transaction documents prepared by the
27 restricted licensee and otherwise exercise close supervision over the licensee's

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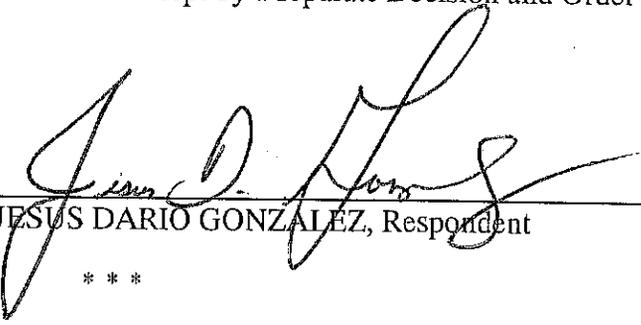
performance of acts for which a license is required.

Respondent has read the Stipulation and Waiver, and its terms are understood by Respondent and are agreeable and acceptable to Respondent. Respondent understands that Respondent is waiving rights given to Respondent by the California Administrative Procedure Act (including, but not limited to, California Government Code Sections 11504, 11506, 11508, 11509, and 11513), and Respondent willingly, intelligently, and voluntarily waives those rights, including, but not limited to, the right to a hearing on a Statement of Issues at which Respondent would have the right to cross-examine witnesses against Respondent and to present evidence in defense and mitigation of the charges.

Respondent shall send a hard copy of the original signed Stipulation and Waiver to: Judith Vasan, Bureau of Real Estate, 320 West Fourth St, Ste 350, Los Angeles, CA, 90013.

Respondent agrees, acknowledges and understands that by signing this Stipulation and Waiver he is bound by its terms as of the date of such signature and that such agreement is not subject to rescission or amendment at a later date except by a separate Decision and Order of the Real Estate Commissioner.

7-18-16
Dated



JESUS DARIO GONZALEZ, Respondent
* * *

I have read 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.

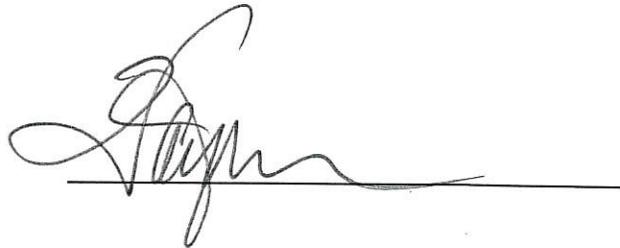
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1 Therefore, IT IS HEREBY ORDERED that a restricted real estate salesperson license be
2 issued to Respondent JESUS DARIO GONZALEZ if Respondent has otherwise fulfilled all of
3 the statutory requirements for licensure. The restricted salesperson license shall be limited,
4 conditioned, and restricted as specified in the foregoing Stipulation and Waiver.

5 This Order is effective immediately.

6 IT IS SO ORDERED 8/13/2016.

7 WAYNE S. BELL
8 REAL ESTATE COMMISSIONER

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