

1 BUREAU OF REAL ESTATE  
2 P. O. Box 137007  
3 Sacramento, CA 95813-7007

4 Telephone: (916) 263-8670

**FILED**

MAY 20 2014

BUREAU OF REAL ESTATE

By K. Contreras

7 BEFORE THE BUREAU OF REAL ESTATE

8 STATE OF CALIFORNIA

9 \* \* \*

10 In the Matter of the Application of )

No. H-2887 FR

11 WARREN ROBERT TAYLOR, )

**STIPULATION AND WAIVER**

12 Respondent. )

(B&P 10100.4)

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

18 I acknowledge that by entering into this Stipulation and Waiver, I am stipulating  
19 that the Real Estate Commissioner has found grounds that justify the denial of the issuance of  
20 an unrestricted real estate salesperson license to me. I agree that there are grounds to deny the  
21 issuance of an unrestricted real estate salesperson license to me pursuant to California Business  
22 and Professions Code Sections 480(a) and 10177(b) for the following listed violations which  
23 bear a substantial relationship under Section 2910, Title 10, California Code of Regulations  
24 ("the Regulations") to the qualifications, functions or duties of a real estate licensee:

25 On or about February 28, 2012, in the Circuit Court, State of Florida,  
26 County of Polk, Case No. 2011CF-003931, Respondent was convicted  
27 of violating Section 847.011 of the Florida Statutes (sale of obscene  
material), a misdemeanor.

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

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

11                   I further understand that the following conditions, limitations, and restrictions will  
12 attach to a restricted real estate salesperson license issued by the Bureau of Real Estate pursuant  
13 hereto:

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

17                   a. The conviction of Respondent (including a plea of nolo  
18                   contendere) to a crime that bears a substantial relationship to  
19                   Respondent's fitness or capacity as a real estate licensee; or

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

24                   2. I shall not be eligible to apply for the issuance of an unrestricted real estate  
25 license nor the removal of any of the conditions, limitations, or restrictions attaching to the  
26 restricted license until two (2) years have elapsed from the date of issuance of the restricted  
27 license to Respondent.

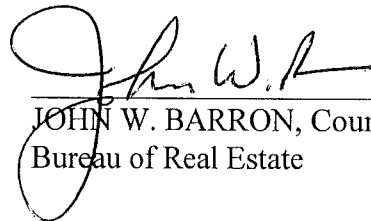
1                   3. With the application for license, or with the application for transfer to a new  
2 employing broker, Respondent shall submit a statement signed by the prospective employing  
3 broker on a form approved by the Bureau of Real Estate wherein the employing broker shall  
4 certify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

5                   a. That broker has read this Stipulation and Waiver which is the basis  
6                   for the issuance of the restricted license; and

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

11                  4. I shall notify the Real Estate Commissioner in writing within 72 hours of any  
12 arrest by sending a certified letter to the Real Estate Commissioner, Bureau of Real Estate, Post  
13 Office Box 137007, Sacramento, CA 95813-7007. The letter shall set forth the date of  
14 Respondent's arrest, the crime for which Respondent was arrested, and the name and address of  
15 the arresting law enforcement agency. Respondent's failure to timely file written notice shall  
16 constitute an independent violation of the terms of the restricted license and shall be grounds for  
17 the suspension or revocation of that license.

18  
19                  4/30/14  
20                  \_\_\_\_\_  
21                  Dated

20                    
21                  \_\_\_\_\_  
22                  JOHN W. BARRON, Counsel  
23                  Bureau of Real Estate

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

1 of Issues at which I would have the right to cross-examine witnesses against me and to present  
2 evidence in defense and mitigation of the charges.

3 Respondent can signify acceptance and approval of the terms and conditions of this  
4 Stipulation and Waiver by faxing a copy of the signature page, as actually signed by Respondent,  
5 to the Bureau of Real Estate at the following fax number: (916) 263-3767 or (916) 263-3760.  
6 Respondent agrees, acknowledges, and understands that by electronically sending to the Bureau  
7 of Real Estate a fax copy of his actual signature as it appears on this Stipulation and Waiver, that  
8 receipt of the faxed copy by the Bureau of Real Estate shall be as binding on Respondent as if the  
9 Bureau of Real Estate had received the original signed Stipulation and Waiver.

10 April 26, 2014  
11 Dated

10 Warren Robert Taylor  
11 WARREN ROBERT TAYLOR, Respondent

12 \* \* \*

13 I have read the foregoing Stipulation and Waiver signed by Respondent  
14 WARREN ROBERT TAYLOR. I am satisfied that the hearing for the purpose of requiring  
15 further proof as to the honesty and truthfulness of Respondent WARREN ROBERT TAYLOR  
16 need not be called and that it will not be inimical to the public interest to issue a restricted real  
17 estate salesperson license to Respondent WARREN ROBERT TAYLOR.

18 Therefore, IT IS HEREBY ORDERED that a restricted real estate salesperson  
19 license be issued to Respondent WARREN ROBERT TAYLOR, if Respondent has otherwise  
20 fulfilled all of the statutory requirements for licensure. The restricted salesperson license shall  
21 be limited, conditioned, and restricted as specified in the foregoing Stipulation and Waiver.

22 This Order is effective immediately.

23 IT IS SO ORDERED

23 MAY 16 2014

24 REAL ESTATE COMMISSIONER

25 JEFFREY MASON

26 Chief Deputy Commissioner  
27