

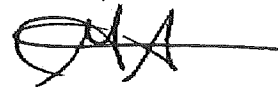
**FILED**

**June 22, 2015**

Bureau of Real Estate  
P. O. Box 137007  
Sacramento, CA 95813-7007

Telephone: (916) 263-8672

BUREAU OF REAL ESTATE

By 

**BUREAU OF REAL ESTATE**

**STATE OF CALIFORNIA**

\* \* \*

*In the Matter of the Application of*

ODIS DOUGLAS JAMES III,

Respondent.

H-11857 SF

**STIPULATION AND WAIVER**

(Per Business and Professions Code § 10100.4)

ODIS DOUGLAS JAMES III ("Respondent"), does hereby affirm that on September 15, 2014, he applied to the Bureau of Real Estate ("Bureau") for a real estate broker license and that to the best of his knowledge he satisfied all of the statutory requirements for the issuance of the license, including the payment of the fee therefore.

FACTUAL BASIS

On or about December 3, 2004, in the County of Santa Clara, Superior Court, Respondent was convicted of violating Section 422 of the Penal Code (willfully threaten to commit a crime which will result in death or great bodily injury to another), Section 246.3 of the Penal Code (willfully discharge firearm in grossly negligent manner that could result in death or injury), and Section 273a(a) of the Penal Code (willfully causes or permits any child to suffer or inflicts unjustifiable physical pain or mental suffering, or causes injury or endangers that child's health), crimes which bear a substantial relationship under Section 2910, Title 10, California Code of Regulations ("Regulations") to the qualifications, functions or duties of a real estate licensee.



1                   Respondent understands that this Stipulation and Waiver, which was executed  
2 pursuant to the authority under section 10100.4 and 10156.5 of the Code, is considered discipline  
3 by the Bureau.

4                   Respondent further understands that the following conditions, limitations and  
5 restrictions will attach to a restricted real estate license issued by the Bureau pursuant hereto:

6                   1.       The license shall not confer any property right in the privileges to be  
7 exercised and the Commissioner may by appropriate order suspend the right to exercise any  
8 privileges granted under this restricted license in the event of:

9                               a.       Respondent's conviction (including a plea of nolo contendere) of a  
10 crime which bears a substantial relationship to Respondent's fitness or capacity as a real estate  
11 licensee; or

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

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

19                   3.       Respondent shall notify the Commissioner in writing within 72 hours of any  
20 arrest by sending a certified letter to the Commissioner at the Bureau of Real Estate, Post Office  
21 Box 187000, Sacramento, CA 95818-7000. The letter shall set forth the date of Respondent's  
22 arrest, the crime for which Respondent was arrested and the name and address of the arresting law  
23 enforcement agency. Respondent's failure to timely file written notice shall constitute an  
24 independent violation of the terms of the restricted license and shall be grounds for the suspension  
25 or revocation of that license.

26                   Respondent has read the Stipulation and Waiver and its terms are understood by  
27

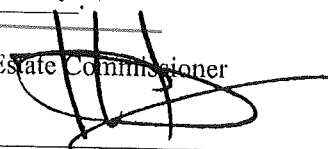
1 Respondent and agreeable and acceptable to Respondent. Respondent understands that Respondent  
2 is waiving rights given to Respondent by the California Administrative Procedure Act (including,  
3 but not limited to, California Government Code sections 11504, 11506, 11508, 11509, and 11513),  
4 and willingly, intelligently, and voluntarily waives those rights, including, but not limited to, the  
5 right to a hearing on a Statement of Issues at which he would have the right to cross-examine  
6 witnesses against Respondent and to present evidence in defense and mitigation of the charges.

7 Respondent can signify acceptance and approval of the terms and conditions of this  
8 Stipulation and Waiver by faxing a copy of the signature page, as actually signed by Respondent, to  
9 the Bureau at fax number (916) 263-3767. Respondent agrees, acknowledges and understands that  
10 by electronically sending to the Bureau a fax copy of Respondent's actual signature as it appears on  
11 the Stipulation and Waiver, that receipt of the faxed copy by the Bureau shall be as binding on  
12 Respondent as if the Bureau had received the original signed Stipulation and Waiver.

13  
14 6 22 2015   
15 Dated ODIS DOUGLAS JAMES III, Respondent

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

20 Therefore, IT IS HEREBY ORDERED that a restricted real estate broker license be  
21 issued to Respondent ODIS DOUGLAS JAMES III if Respondent has otherwise fulfilled all of the  
22 statutory requirements for licensure. The restricted license shall be limited, conditioned, and  
23 restricted as specified in the foregoing Stipulation and Waiver.

24 This Order is effective immediately.  
25 IT IS SO ORDERED June 16, 2015  
26   
27 Real Estate Commissioner

By: JEFFREY MASON  
Chief Deputy Commissioner  
Pc.