

1 Respondent's license certificate and pocket card shall be sent to the below-listed address so that
2 they reach the Department of Real Estate on or before the effective date of this Order:

3 DEPARTMENT OF REAL ESTATE
4 Attention: Licensing Flag Section
5 P. O. Box 137013
6 Sacramento, CA 95813-7013

MAR 08 2019

7 This Order shall become effective at 12 o'clock noon on _____.

8 DATED: February 14, 2019

9 DANIEL J. SANDRI
10 ACTING REAL ESTATE COMMISSIONER

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1 surrender.

2 2. It shall also be deemed to be an understanding and agreement by me that I
3 waive all rights I have to require the Commissioner to prove the allegations contained in the
4 Accusation filed in this matter at a hearing held in accordance with the provisions of the
5 Administrative Procedure Act (Government Code Sections 11400 et seq.), and that I also waive
6 other rights afforded to me in connection with the hearing such as the right to discovery, the right to
7 present evidence in defense of the allegations in the Accusation and the right to cross-examine
8 witnesses.

9 3. I further agree that upon acceptance by the Commissioner, as evidenced by
10 an appropriate order, all affidavits and all relevant evidence obtained by the Department in this
11 matter prior to the Commissioner's acceptance, and all allegations contained in the Accusation filed
12 in the Department Case No. H-12318 SF, may be considered by the Department to be true and
13 correct for the purpose of deciding whether to grant relicensure or reinstatement pursuant to
14 Government Code Section 11522.

15 4. I freely and voluntarily surrender all my licenses and license rights under the
16 Real Estate Law.

17 I declare under penalty of perjury under the laws of the State of California that the
18 above is true and correct and that this declaration was executed Jan. 23, 2019, at
19 Hayward, California.

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23 JOHN STEPHEN SHIELLS
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