

FILED

JUL 30 2015

## BUREAU OF REAL ESTATE

By S. Black

1 Bureau of Real Estate  
2 P.O. BOX 137007  
3 Sacramento, CA 95813-7007  
Telephone: (916) 263-867  
Fax: (916) 263-376

BEFORE THE BUREAU OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \*

In the Matter of the Application of } Case No. H-6179 SAC  
RHIANNA EILEEN WILLIAMS, } STIPULATION AND WAIVER  
Respondent. }

It is hereby stipulated by and between RHIANNA EILEEN WILLIAMS (“Respondent”) and Respondent’s attorney, J. Anne Rawlins, Esq., and the Complainant, acting by and through Annette E. Ferrante, Esq., Counsel for the Bureau of Real Estate (“the Bureau”), as follows for the purpose of settling and disposing of the First Amended Statement of Issues filed on April 8, 2015 in this matter:

Respondent acknowledges that Respondent has received and read the First Amended Statement of Issues and the Statement to Respondent filed by the Bureau in connection with Respondent's application for a real estate salesperson license. Respondent understands that the Real Estate Commissioner may hold a hearing on the First Amended Statement of Issues for the purpose of requiring further proof of Respondent's honesty and truthfulness and to prove other allegations therein, or that he may in his discretion waive the hearing and grant Respondent a restricted real estate salesperson license based upon this Stipulation and Waiver. Respondent also

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1 understands that by filing the First Amended Statement of Issues in this matter the Real Estate  
2 Commissioner is shifting the burden to Respondent to make a satisfactory showing that Respondent  
3 meets all the requirements for issuance of a real estate salesperson license. Respondent further  
4 understands that by entering into this Stipulation and Waiver, Respondent will be stipulating that  
5 the Real Estate Commissioner has found that Respondent has failed to make such a showing,  
6 thereby justifying the denial of the issuance to Respondent of an unrestricted real estate salesperson  
7 license.

8 Respondent hereby admits that the allegations of the First Amended Statement of  
9 Issues filed against Respondent are true and correct and requests that the Real Estate Commissioner  
10 in his discretion issue a restricted real estate salesperson license to Respondent under the authority  
11 of Section 10156.5 of the Business and Professions Code.

12 Respondent is aware that by signing this Stipulation and Waiver, Respondent is  
13 waiving Respondent's right to a hearing and the opportunity to present evidence at the hearing to  
14 establish Respondent's rehabilitation in order to obtain an unrestricted real estate salesperson  
15 license if this Stipulation and Waiver is accepted by the Real Estate Commissioner. However,  
16 Respondent is not waiving Respondent's right to a hearing and to further proceedings to obtain a  
17 restricted or unrestricted license if this Stipulation and Waiver is not accepted by the  
18 Commissioner.

19 Respondent further understands that the following conditions, limitations, and  
20 restrictions will attach to a restricted license issued by the Bureau of Real Estate pursuant hereto:

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

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

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

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

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

a. That the broker has read the First Amended Statement of Issues

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

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

6/29/15  
Dated

  
Annette E. Ferrante, Esq.  
Counsel for Bureau of Real Estate

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Respondent has read this Stipulation and Waiver and its terms are understood by  
3 Respondent and agreeable and acceptable to Respondent. Respondent understands that Respondent  
4 is waiving rights given to Respondent by the APA (including, but not limited to, Government Code  
5 sections 11504, 11506, 11508, 11509, and 11513), and willingly, intelligently, and voluntarily  
6 waives those rights, including the right to a hearing on the First Amended Statement of Issues at  
7 which Respondent would have the right to cross-examine witnesses against Respondent and to  
8 present evidence in defense and mitigation of the charges.

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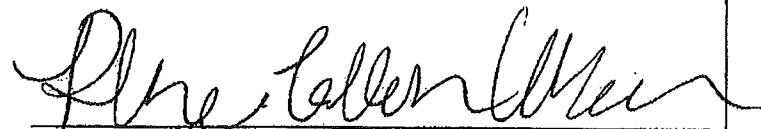
Respondent can signify acceptance and approval of the terms and conditions of this  
10 Stipulation and Waiver by faxing a copy of the signature page, as actually signed by Respondent, to  
11 the Bureau at fax number (916) 263-3767. Respondent agrees, acknowledges and understands that  
12 by electronically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

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6/25/2015

Dated



RHIANNA EILEEN WILLIAMS, Respondent

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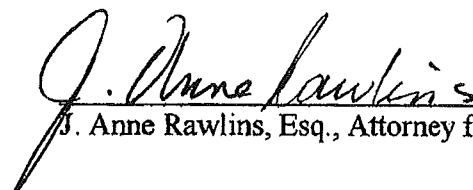
I have reviewed this Stipulation and Waiver as to form and content and have advised  
20 my client accordingly.

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6-26-2015

Dated



J. Anne Rawlins, Esq., Attorney for Respondent

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I have read the First Amended Statement of Issues filed herein and 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.

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

This Order is effective immediately.

IT IS SO ORDERED July 28, 2015

## REAL ESTATE COMMISSIONER

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By: JEFFREY MASON  
Chief Deputy Commissioner