

FILED

APR - 2 2008

DEPARTMENT OF REAL ESTATE

By [Signature]

1 Department of Real Estate  
2 P.O. Box 187007  
3 Sacramento, CA 95818-7007  
4 Telephone: (916) 227-0789  
5  
6

7 DEPARTMENT OF REAL ESTATE  
8 STATE OF CALIFORNIA

9  
10 *In the Matter of the Application of*

11 ERNEST JOSEPH DAVIS,

12 )  
13 )  
14 ) Respondent )

No. H- 10289 SF

STIPULATION AND  
WAIVER

15 I, ERNEST JOSEPH DAVIS, respondent herein, do hereby affirm that I have applied to the  
16 Department of Real Estate for a real estate salesperson license and that to the best of my knowledge I have  
17 satisfied all of the statutory requirements for the issuance of the license, including the payment of the fee  
18 therefor.

19 I acknowledge that I have received and read the Statement of Issues and the Statement to Respondent  
20 filed by the Department of Real Estate on JANUARY 24, 2008, in connection with my application for a real  
21 estate salesperson license. I understand that the Real Estate Commissioner may hold a hearing on this  
22 Statement of Issues for the purpose of requiring further proof of my honesty and truthfulness and to prove  
23 other allegations therein, or that he may in his discretion waive the hearing and grant me a restricted real  
24 estate salesperson license based upon this Stipulation and Waiver. I also understand that by filing the  
25 Statement of Issues in this matter the Real Estate Commissioner is shifting the burden to me to make a  
26 satisfactory showing that I meet all the requirements for issuance of a real estate salesperson license. I  
27 further understand that by entering into this stipulation and waiver I will be stipulating that the Real Estate

1 Commissioner has found that I have failed to make such a showing, thereby justifying the denial of the  
2 issuance to me of an unrestricted real estate salesperson license.

3 I hereby admit that the allegations of the Statement of Issues filed against me are true and correct and  
4 request that the Real Estate Commissioner in his discretion issue a restricted real estate salesperson license  
5 to me under the authority of Section 10156.5 of the Business and Professions Code. I understand that any  
6 such restricted license will be issued subject to and be limited by Section 10153.4 of the Business and  
7 Professions Code.

8 I am aware that by signing this Stipulation and Waiver, I am waiving my right to a hearing and the  
9 opportunity to present evidence at the hearing to establish my rehabilitation in order to obtain an  
10 unrestricted real estate salesperson license if this Stipulation and Waiver is accepted by the Real Estate  
11 Commissioner. However, I am not waiving my right to a hearing and to further proceedings to obtain a  
12 restricted or unrestricted license if this Stipulation and Waiver is not accepted by the Commissioner.

13 I further understand that the following conditions, limitations, and restrictions will attach to a  
14 restricted license issued by the Department of Real Estate pursuant hereto:

- 15 1. The license shall not confer any property right in the privileges to be exercised including the  
16 right of renewal, and the Real Estate Commissioner may by appropriate order suspend the right  
17 to exercise any privileges granted under this restricted license in the event of:
  - 18 a. The conviction of respondent (including a plea of nolo contendere) to a crime which bears a  
19 substantial relationship to respondent's fitness or capacity as a real estate licensee; or
  - 20 b. The receipt of evidence that respondent has violated provisions of the California Real  
21 Estate Law, the Subdivided Lands Law, Regulations of the Real Estate Commissioner, or  
22 conditions attaching to this restricted license.
- 23 2. I shall not be eligible to apply for the issuance of an unrestricted real estate license nor the  
24 removal of any of the conditions, limitations or restrictions attaching to the restricted license  
25 until two years have elapsed from the date of issuance of the restricted license to respondent.  
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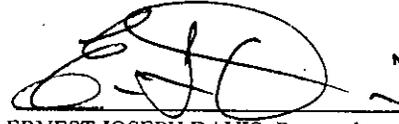
- 1           3.   With the application for license, or with the application for transfer to a new employing broker, I  
2           shall submit a statement signed by the prospective employing broker on a form approved by the  
3           Department of Real Estate wherein the employing broker shall certify as follows:
- 4           a.   That broker has read the Statement of Issues which is the basis for the issuance of the  
5           restricted license; and
- 6           b.   That broker will carefully review all transaction documents prepared by the restricted  
7           licensee and otherwise exercise close supervision over the licensee's performance of acts  
8           for which a license is required.
- 9           4.   My restricted real estate salesperson license is issued subject to the requirements of Section  
10          10153.4 of the Business and Professions Code, to wit: I am required, within eighteen (18) months  
11          of the issuance of the restricted license, to submit evidence satisfactory to the Commissioner of  
12          successful completion, at an accredited institution, of a course in real estate practices and one of  
13          the courses listed in Section 10153.2, other than real estate principles, advanced legal aspects of  
14          real estate, advanced real estate finance, or advanced real estate appraisal. If I fail to timely  
15          present to the Department satisfactory evidence of successful completion of the two required  
16          courses, the restricted license shall be automatically suspended effective eighteen (18) months  
17          after the date of its issuance. Said suspension shall not be lifted unless, prior to the expiration of  
18          the restricted license, I have submitted the required evidence of course completion and the  
19          Commissioner has given written notice to Respondent of the lifting of the suspension.
- 20          5.   Pursuant to Section 10154, if I have not satisfied the requirements for an unqualified license  
21          under Section 10153.4, Respondent shall not be entitled to renew the restricted license, and shall  
22          not be entitled to the issuance of another license which is subject to Section 10153.4 until four  
23          years after the date of the issuance of the preceding restricted license.

24           Respondent can signify acceptance and approval of the terms and conditions of this Stipulation and  
25           Waiver by faxing a copy of the signature page, as actually signed by respondent, to the Department at fax  
26           number (916) 227-9458. Respondent agrees, acknowledges and understands that by electronically sending  
27           to the Department a fax copy of his actual signature as it appears on the Stipulation and Waiver, that receipt

1 of the faxed copy by the Department shall be as binding on respondent as if the Department had received  
2 the original signed Stipulation and Waiver.

3 2/25/2008

4 Dated

  
ERNEST JOSEPH DAVIS, Respondent

5 \* \* \*

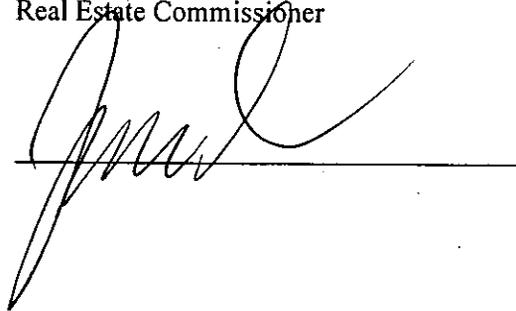
6 I have read the Statement of Issues filed herein and the foregoing Stipulation and Waiver signed by  
7 respondent. I am satisfied that the hearing for the purpose of requiring further proof as to the honesty and  
8 truthfulness of respondent need not be called and that it will not be inimical to the public interest to issue a  
9 restricted real estate salesperson license to respondent.

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

14 This Order is effective immediately.

15 IT IS SO ORDERED 4-108

16 Jeff Davi  
17 Real Estate Commissioner

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1 ANGELA L. CASH, Counsel (SBN 230882)  
2 Department of Real Estate  
3 P. O. Box 187007  
4 Sacramento, CA 95818-7007

5 Telephone: (916) 227-0789  
6 -or- (916) 227-0805 (Direct)

FILED

JAN 31 2008

DEPARTMENT OF REAL ESTATE

By L. Ziri

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \*

11 In the Matter of the Application of	)	
12 ERNEST JOSEPH DAVIS,	)	No. H-10289 SF
13 Respondent.	)	<u>FIRST AMENDED</u>
	)	<u>STATEMENT OF ISSUES</u>

14  
15 The Complainant, Charles W. Koenig, a Deputy Real  
16 Estate Commissioner of the State of California, for Statement of  
17 Issues against ERNEST JOSEPH DAVIS (herein "Respondent"),  
18 alleges as follows:

19 I

20 Complainant, Charles W. Koenig, a Deputy Real Estate  
21 Commissioner of the State of California, makes this Statement of  
22 Issues in his official capacity.

23 II

24 On or about May 17, 2007, Respondent made application  
25 to the Department of Real Estate of the State of California  
26 (herein "the Department") for a real estate salesperson license  
27 with the knowledge and understanding that, pursuant to the

1 provisions of Section 10153.3 of the Business and Professions  
2 Code, any license issued as a result of said application would  
3 be subject to the conditions of Section 10153.4 of the  
4 California Business and Professions Code (herein "the Code").

5 III

6 On or about November 19, 1990, in the Superior Court  
7 of the State of California, County of Contra Costa, Case Number  
8 134154-4, Respondent was convicted of the crime of  
9 Fighting/Noise/Offensive Words in violation of Penal Code  
10 Section 415, a misdemeanor and a crime involving moral turpitude  
11 which bears a substantial relationship under Section 2910, Title  
12 10, California Code of Regulations (herein "the Regulations"),  
13 to the qualifications, functions or duties of a real estate  
14 licensee.

15 IV

16 On or about June 3, 1996, in the Municipal Court of  
17 the State of Reno, County of Washoe, Respondent was convicted of  
18 the crime of Battery in violation of Reno Municipal Code Section  
19 8.08.020, a misdemeanor and a crime involving moral turpitude  
20 which bears a substantial relationship under Section 2910 of the  
21 Regulations to the qualifications, functions or duties of a real  
22 estate licensee.

23 V

24 On or about July 23, 1996, in the Superior Court of  
25 the State of California, County of Contra Costa, Respondent was  
26 convicted of the crime of Fighting/Noise/Offensive Words in  
27 violation of Penal Code Section 415, a misdemeanor and a crime

1 involving moral turpitude which bears a substantial relationship  
2 under Section 2910 of the Regulations to the qualifications,  
3 functions or duties of a real estate licensee.

4 VI

5 On or about July 29, 1998, in the Superior Court of  
6 the State of California, County of Contra Costa, Case Number  
7 109170-1, Respondent was convicted of the crime of Forgery in  
8 violation of Penal Code Section 470, a misdemeanor and a crime  
9 involving moral turpitude which bears a substantial relationship  
10 under Section 2910 of the Regulations to the qualifications,  
11 functions or duties of a real estate licensee.

12 VII

13 PRIOR ADMINISTRATIVE PROCEEDINGS

14 Effective August 27, 2001, in Case Number "H-7933 SF"  
15 before the Department, the Real Estate Commissioner denied  
16 Respondent's application for a real estate salesperson license  
17 pursuant to Sections 480(a) and 10177(b) of the Code.

18 VIII

19 Respondent's criminal convictions, as described in  
20 Paragraphs III through VI above, constitute cause for denial of  
21 Respondent's application for a real estate license under  
22 Sections 480(a) and 10177(b) of the Code.

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1           WHEREFORE, Complainant prays that the above-entitled  
2 matter be set for hearing and, upon proof of the charges  
3 contained herein, that the Commissioner refuse to authorize the  
4 issuance of, and deny the issuance of a real estate salesperson  
5 license to Respondent, and for such other and further relief as  
6 may be proper in the premises.

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8   
9 CHARLES W. KOENIG  
Deputy Real Estate Commissioner

10 Dated at Sacramento, California,  
11 this 31<sup>st</sup> day of January, 2008.

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JAN 24 2008

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DEPARTMENT OF REAL ESTATE

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8 BEFORE THE DEPARTMENT OF REAL ESTATE

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11 In the Matter of the Application of )  
12 ERNEST JOSEPH DAVIS, ) No. H-10289. SF  
13 Respondent. ) STATEMENT OF ISSUES  
14 )

15 The Complainant, Charles W. Koenig, a Deputy Real  
16 Estate Commissioner of the State of California, for Statement of  
17 Issues against ERNEST JOSEPH DAVIS (herein "Respondent"),  
18 alleges as follows:

19 I

20 Complainant, Charles W. Koenig, a Deputy Real Estate  
21 Commissioner of the State of California, makes this Statement of  
22 Issues in his official capacity.

23 II

24 On or about May 17, 2007, Respondent made application  
25 to the Department of Real Estate of the State of California  
26 (herein "the Department") for a real estate salesperson license  
27 with the knowledge and understanding that, pursuant to the

1 provisions of Section 10153.3 of the Business and Professions  
2 Code, any license issued as a result of said application would  
3 be subject to the conditions of Section 10153.4 of the  
4 California Business and Professions Code (herein "the Code").

5 III

6 On or about November 19, 1990, in the Superior Court  
7 of the State of California, County of Contra Costa, Case Number  
8 134154-4, Respondent was convicted of the crime of  
9 Fighting/Noise/Offensive Words in violation of Penal Code  
10 Section 415, a misdemeanor and a crime involving moral turpitude  
11 which bears a substantial relationship under Section 2910, Title  
12 10, California Code of Regulations (herein "the Regulations"),  
13 to the qualifications, functions or duties of a real estate  
14 licensee.

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22 estate licensee.

23 V

24 On or about July 23, 1996, in the Superior Court of  
25 the State of California, County of Contra Costa, Respondent was  
26 convicted of the crime of Fighting/Noise/Offensive Words in  
27 violation of Penal Code Section 415, a misdemeanor and a crime

1 involving moral turpitude which bears a substantial relationship  
2 under Section 2910 of the Regulations to the qualifications,  
3 functions or duties of a real estate licensee.

4 VI

5 On or about July 29, 1998, in the Superior Court of  
6 the State of California, County of Contra Costa, Case Number  
7 109170-1, Respondent was convicted of the crime of Forgery in  
8 violation of Penal Code Section 470, a misdemeanor and a crime  
9 involving moral turpitude which bears a substantial relationship  
10 under Section 2910 of the Regulations to the qualifications,  
11 functions or duties of a real estate licensee.

12 VII

13 PRIOR ADMINISTRATIVE PROCEEDINGS

14 Effective August 27, 2001, in Case Number "H-7933 SF"  
15 before the Department, the Real Estate Commissioner denied  
16 Respondent's application for a real estate salesperson license  
17 pursuant to Sections 480(a) and 10177(b) of the Code, but  
18 subsequently granted Respondent the right to the issuance of a  
19 restricted real estate salesperson license subject to the terms,  
20 conditions and restrictions of Sections 10156.6 and 10156.7 of  
21 the Code.

22 VIII

23 Respondent's criminal convictions, as described in  
24 Paragraphs III through VI above, constitute cause for denial of  
25 Respondent's application for a real estate license under  
26 Sections 480(a) and 10177(b) of the Code.

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WHEREFORE, Complainant prays that the above-entitled matter be set for hearing and, upon proof of the charges contained herein, that the Commissioner refuse to authorize the issuance of, and deny the issuance of a real estate salesperson license to Respondent, and for such other and further relief as may be proper in the premises.

  
CHARLES W. KOENIG  
Deputy Real Estate Commissioner

Dated at Sacramento, California,  
this 23<sup>rd</sup> day of January, 2008.