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FILED
JAN - 7 2000
DEPARTMENT OF REAL ESTATE
By *[Signature]*

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * * *

In the Matter of the Application of) No. H-28324 LA
JOHN WILLIAMS,) STIPULATION AND WAIVER
Respondent.)
_____)

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

I acknowledge that I have received and read the Statement of Issues and the Statement to Respondent filed by the Department of Real Estate on November 24, 1999, in connection with my application for a real estate salesperson license. I understand that the Real Estate Commissioner may hold a hearing on this Statement of Issues for the purpose of requiring further proof of my honesty and truthfulness and to prove other allegations therein, or that she may in her discretion waive the

1 hearing and grant me a restricted real estate salesperson license
2 based upon this Stipulation and Waiver. I also understand that by
3 filing the Statement of Issues in this matter the Real Estate
4 Commissioner is shifting the burden to me to make a satisfactory
5 showing that I meet all the requirements for issuance of a real
6 estate salesperson license. I further understand that by entering
7 into this stipulation and waiver I will be stipulating that the
8 Real Estate Commissioner has found that I have failed to make such
9 a showing, thereby justifying the denial of the issuance to me of
10 an unrestricted real estate salesperson license.

11 I hereby admit that the allegations of the Statement of
12 Issues filed against me are true and correct and request that the
13 Real Estate Commissioner in her discretion issue a restricted real
14 estate salesperson license to me under the authority of Section
15 10156.5 of the Business and Professions Code.

16 I am aware that by signing this Stipulation and Waiver,
17 I am waiving my right to a hearing and the opportunity to present
18 evidence at the hearing to establish my rehabilitation in order to
19 obtain an unrestricted real estate salesperson license if this
20 Stipulation and Waiver is accepted by the Real Estate
21 Commissioner. However, I am not waiving my right to a hearing and
22 to further proceedings to obtain a restricted or unrestricted
23 license if this Stipulation and Waiver is not accepted by the
24 Commissioner.

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

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

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

14 b. The receipt of evidence that respondent has
15 violated provisions of the California Real
16 Estate Law, the Subdivided Lands Law,
17 Regulations of the Real Estate Commissioner or
18 conditions attaching to this restricted license.

19 2. I shall not be eligible to apply for the
20 issuance of an unrestricted real estate license nor
21 the removal of any of the conditions, limitations
22 or restrictions attaching to the restricted license
23 until one year has elapsed from the date of issuance
24 of the restricted license to respondent.

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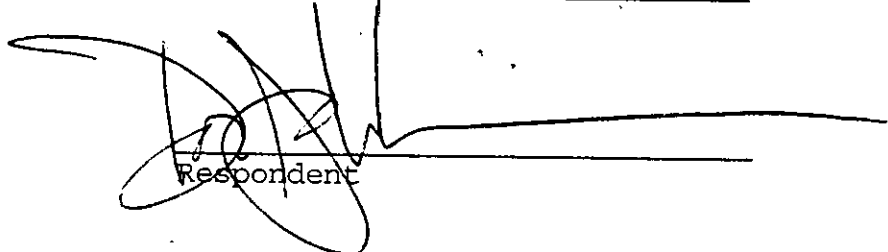


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3. With the application for license, or with the
application for transfer to a new employing broker,
I shall submit a statement signed by the
prospective employing broker on a form approved by
the Department of Real Estate wherein the employing
broker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

- a. That broker has read the Statement of Issues
which is the basis for the issuance of the
restricted license; and
- b. That 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.

DATED this 30th day of NOVEMBER 1999.


Respondent

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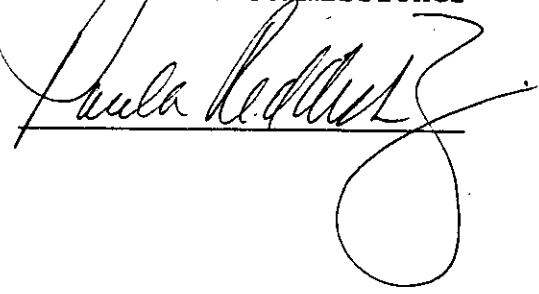
I have read the Statement of Issues filed herein and the foregoing Stipulation and Waiver signed by respondent. I am satisfied that the hearing for the purpose of requiring further proof as to the honesty and truthfulness of respondent need not be called and that it will not be inimical to the public 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 JOHN WILLIAMS 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.

DATED this 20th day of December 1999.

PAULA REDDISH ZINNEMANN
Real Estate Commissioner



SAC TO
File

1 SEAN CRAHAN, Counsel
2 Department of Real Estate
3 320 West 4th Street, Suite 350
4 Los Angeles, California 90013-1105
5 State Bar No. 49351
6
7
8 (213) 576-6982 General
9 (213) 576-6907 Direct

FILED
NOV 24 1999
DEPARTMENT OF REAL ESTATE
By *[Signature]*

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * * *

11 In the Matter of the Application of) No. H-28324 LA
12 JOHN WILLIAMS,)
13 Applicant.)
14 _____)
15)
16)
17)
18)
19)

15 The Complainant, Thomas McCrady, a Deputy Real Estate
16 Commissioner of the State of California, for Statement of Issues
17 against JOHN WILLIAMS ("Applicant"), aka John Christopher Williams,
18 is informed and alleges in his official capacity as follows:

I

20 On or about May 7, 1999, Applicant applied to the
21 Department of Real Estate of the State of California for a real
22 estate salesperson license.

II

24 On or about January 3, 1996, in the Municipal Court, West
25 Judicial District, County of Orange, State of California, in case
26 number CYW95WM16419, Applicant was convicted of violating Section
27 148.9(a) of the California Penal Code (false representation of self

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WHEREFORE, the 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 Applicant JOHN WILLIAMS, aka John Christopher Williams.
Dated at Los Angeles, California
this 24th day of November, 1999.

THOMAS McCRADY

Thomas McCrady
Deputy Real Estate Commissioner

cc: John Williams
Orange Tree Realty Inc.
Thomas McCrady
Sacto.
JM