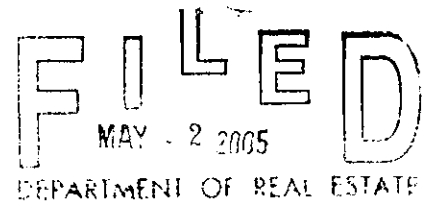


1 Department of Real Estate
320 West Fourth Street, Suite 350
2 Los Angeles, California 90013-1105

3 Telephone: (213) 576-6982
4 -or- (213) 576-6910 (Direct)



By James B. Simon

8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of) NO. H-31454 LA
12) L-2005010013
13 JOHN BOYD CRAWFORD,)
14) Respondent.) STIPULATION AND AGREEMENT

15 It is hereby stipulated by and between JOHN BOYD
16 CRAWFORD, (hereinafter "Respondent"), represented by Edward P.
17 George, Jr., Esq., and the Complainant, acting by and through
18 Chris Leong, Counsel for the Department of Real Estate, as
19 follows for the purpose of settling and disposing of the
20 Accusation filed on November 9, 2004.

21 1. All issues which were to be contested and all
22 evidence which was to be presented by Complainant and Respondent
23 at a formal hearing on the Accusation, which hearing was to be
24 held in accordance with the provisions of the Administrative
25 Procedure Act, shall instead and in place thereof be submitted
26 solely on the basis of the provisions of this Stipulation and
27 Agreement ("Stipulation").

1 2. Respondent has received, read and understands the
2 Statement to Respondent, the Discovery Provisions of the
3 Administrative Procedure Act and the Accusation, filed by the
4 Department of Real Estate in this proceeding.

5 3. Respondent filed a Notice of Defense pursuant to
6 Section 11506 of the Government Code for the purpose of
7 requesting a hearing on the allegations in the Accusation.
8 Respondent hereby freely and voluntarily withdraws said Notice of
9 Defense. Respondent acknowledges that he understands that by
10 withdrawing said Notice of Defense he will thereby waive his
11 right to require the Commissioner to prove the allegations in the
12 Accusation at a contested hearing held in accordance with the
13 provisions of the Administrative Procedure Act and that
14 Respondent will waive other rights afforded to him in connection
15 with the hearing, such as the right to present evidence in
16 defense of the allegations in the Accusation and the right to
17 cross-examine witnesses.

18 4. Respondent, pursuant to the limitations set forth
19 below, hereby admits that the factual allegations in Paragraphs I
20 through IV of the Accusation, filed in this proceeding are true
21 and correct and the Real Estate Commissioner shall not be
22 required to provide further evidence to prove such allegations.

23 5. It is understood by the parties that the Real
24 Estate Commissioner may adopt the Stipulation as his Decision in
25 this matter, thereby imposing the penalty and sanctions on
26 Respondent's real estate license and license rights as set forth
27 in the "Order" below. In the event that the Commissioner in his

1 discretion does not adopt the Stipulation, it shall be void and
2 of no effect, and Respondent shall retain the right to a hearing
3 and proceeding on the Accusation under all the provisions of the
4 Administrative Procedure Act and shall not be bound by any
5 admission or waiver made herein.

6 6. The admissions herein, and Respondent's decision
7 not to contest the Accusation, are made solely for the purpose of
8 reaching an agreed disposition of this proceeding and are
9 expressly limited to this proceeding and any other proceeding or
10 case in which the Department of Real Estate or another licensing
11 agency of this state, another state or if the federal government
12 is involved, and otherwise shall not be admissible in any other
13 criminal or civil proceedings.

14 DETERMINATION OF ISSUES

15 By reason of the foregoing stipulations, admissions and
16 waivers and solely for the purpose of settlement of the pending
17 Accusation without a hearing, it is stipulated and agreed that
18 the following Determination of Issues shall be made:

19 The acts and omissions of Respondent, described in
20 Paragraphs I through IV of the Accusation, are cause for the
21 suspension or revocation of all real estate licenses and license
22 rights of Respondent under the provisions of Sections 10177(b)
23 and 490 of the Business and Professions Code.

24 ORDER

25 WHEREFORE, THE FOLLOWING ORDER is hereby made:

26 All licenses and licensing rights of Respondent JOHN
27 BOYD CRAWFORD, under the Real Estate Law are revoked; provided,

1 however, a restricted real estate broker license shall be issued
2 to Respondent pursuant to Section 10156.5 of the Business and
3 Professions Code if Respondent makes application therefor and
4 pays to the Department of Real Estate the appropriate fee for the
5 restricted license within 90 days from the effective date of this
6 Decision. The restricted license issued to Respondent shall be
7 subject to all of the provisions of Section 10156.7 of the
8 Business and Professions Code and to the following limitations,
9 conditions, and restrictions imposed under authority of Section
10 10156.6 of that Code:

11 1. The restricted license issued to Respondent may be
12 suspended prior to hearing by Order of the Real Estate
13 Commissioner in the event of Respondent's conviction or plea of
14 nolo contendere to a crime which is substantially related to
15 Respondent's fitness or capacity as real estate licensee.

16 2. The restricted license issued to Respondent may be
17 suspended prior to hearing by Order of the Real Estate
18 Commissioner on evidence satisfactory to the Commissioner that
19 Respondent has violated provisions of the California Real Estate
20 Law, the Subdivided Lands Law, Regulations of the Real Estate
21 Commissioner or conditions attaching to the restricted license.

22 3. Respondent shall not be eligible to apply for the
23 issuance of an unrestricted real estate license nor for the
24 removal of any of the conditions, limitations or restrictions of
25 a restricted license until two (2) years have elapsed from the
26 effective date of this Decision.

27 4. Respondent shall, within nine (9) months from the

1 effective date of this Decision, present evidence satisfactory to
2 the Real Estate Commissioner that Respondent has, since the most
3 recent issuance of an original or renewal real estate license,
4 taken and successfully completed the continuing education
5 requirements of Article 2.5 of Chapter 3 of the Real Estate Law
6 for renewal of a real estate license. If Respondent fails to
7 satisfy this condition, the Commissioner may order the suspension
8 of the restricted license until the Respondent presents such
9 evidence. The Commissioner shall afford Respondent the
10 opportunity for a hearing pursuant to the Administrative
11 Procedure Act to present such evidence.

12
13 DATED:

4/1/05

CHRIS LEONG

CHRIS LEONG, ESQ.
Counsel for Complainant

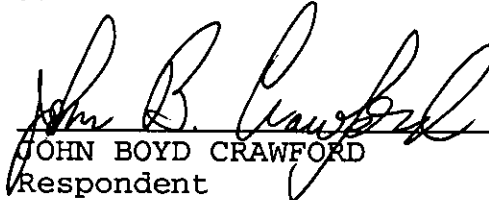
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15 * * *

16 I have read the Stipulation and Agreement and have
17 discussed it with my counsel, and its terms are understood by me
18 and are agreeable and acceptable to me. I understand that I am
19 waiving rights given to me by the California Administrative
20 Procedure Act (including but not limited to Sections 11506,
21 11508, 11509 and 11513 of the Government Code), and I willingly,
22 intelligently and voluntarily waive those rights, including the
23 right of requiring the Commissioner to prove the allegations in
24 the Accusation at a hearing at which I would have the right to
25 cross-examine witnesses against me and to present evidence in
26 defense and mitigation of the charges.

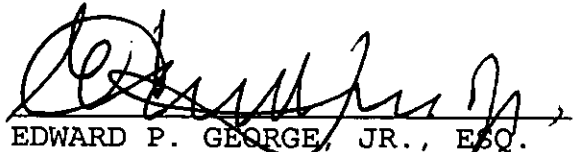
27 Respondent can signify acceptance and approval of the

1 terms and conditions of this Stipulation and Agreement by faxing
2 a copy of the signature page, as actually signed by Respondent,
3 to the Department at the following fax number (213) 576-6917.
4 Respondent agrees, acknowledges and understands that by
5 electronically sending to the Department a fax copy of her actual
6 signature as it appears on the Stipulation and Agreement, that
7 receipt of the faxed copy by the Department shall be as binding
8 on Respondent as if the Department had received the original
9 signed Stipulation and Agreement.

10
11 DATED: 3/28/2005


JOHN BOYD CRAWFORD
Respondent

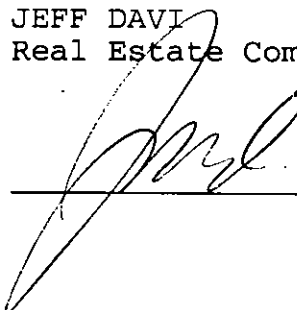
12
13
14 DATED: 3-28-05


EDWARD P. GEORGE, JR., ESQ.
Counsel for Respondent
Approved as to content

15
16 * * *

17 The foregoing Stipulation and Agreement is hereby
18 adopted as my Decision in this matter and shall become effective
19 at 12 o'clock noon on MAY 23 2005

20 IT IS SO ORDERED 4-12-05

21 JEFF DAVIS
22 Real Estate Commissioner
23
24
25
26
27


John

FILED
NOV 9 2004
DEPARTMENT OF REAL ESTATE

By *Laura B. Stone*

CHRIS LEONG, Counsel (SBN 141079)
Department of Real Estate
320 West Fourth Street, Suite 350
Los Angeles, CA 90013-1105

Telephone: (213) 576-6982
 -or- (213) 576-6910 (Direct)

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of	)	No. H-31454 LA
JOHN BOYD CRAWFORD,	)	<u>A C C U S A T I O N</u>
Respondent.	)	

The Complainant, Maria Suarez, a Deputy Real Estate Commissioner of the State of California, for cause of Accusation against JOHN BOYD CRAWFORD (hereinafter "Respondent"), is informed and alleges as follows:

I

Respondent is presently licensed and/or has license rights under the Real Estate Law, Part 1 of Division 4 of the Business and Professions Code (hereinafter "Code"), as a real estate broker.

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1
2 II

3 The Complainant, Maria Suarez, a Deputy Real Estate
4 Commissioner of the State of California, makes this Accusation
5 against Respondent in her official capacity.

6 CONVICTION

7 III

8 On or about February 7, 2002, in the Superior Court,
9 County of Los Angeles, State of California, Case No. YA047454,
10 Respondent was convicted of violating one count of Section
11 245(a)(1) of the California Penal Code (PC) (Assault with a
12 Deadly Weapon) and one count of violating Section 415(3) of the
13 California Penal Code (PC) (Use of Offenseive Words in Public).
14 These are misdemeanors and crimes involving moral turpitude which
15 are substantially related to the qualifications, functions and
16 duties of a real estate licensee.

17 IV

18 The conviction set forth in Paragraph III, above,
19 constitutes cause under Code Sections 490 and 10177(b) for the
20 suspension or revocation of all licenses and license rights of
21 Respondent under the Real Estate Law.

22 ///

23 ///

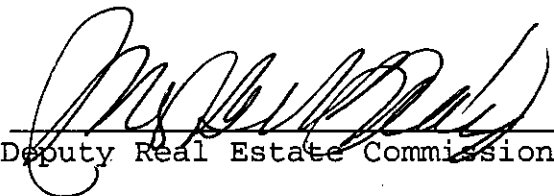
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26 ///

1 WHEREFORE, Complainant prays that a hearing be
2 conducted on the allegations of this Accusation and that upon
3 proof thereof, a decision be rendered imposing disciplinary
4 action against all licenses and license rights of Respondent,
5 JOHN BOYD CRAWFORD, under the Real Estate Law (Part 1 of
6 Division 4 of the Business and Professions Code), and for such
7 other and further relief as may be proper under other
8 applicable provisions of law.

9 Dated at Los Angeles, California
10 this 5th day of November 2004.

11
12
13 
14 Deputy Real Estate Commissioner
15
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17
18
19
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21
22

23 cc: John Boyd Crawford
24 Maria Suarez
25 Sacto.
26 WA
27