

FILED

1 Department of Real Estate
2 320 West Fourth Street, #350
3 Los Angeles, California 90013

NOV 23 2009

4 (213) 576-6982

DEPARTMENT OF REAL ESTATE

BY: James B. Demus

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7
8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of) NO. H-35935 LA
12 JASON PAUL WILLIAMSON,)
13 Respondent.) STIPULATION AND AGREEMENT
14)

15
16 It is hereby stipulated by and between
17 JASON PAUL WILLIAMSON (hereinafter "Respondent"), and the
18 Complainant, acting by and through James Demus, Counsel for the
19 Department of Real Estate, as follows for the purpose of
20 settling and disposing of the Accusation filed on May 7, 2009 in
21 this matter:

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

1 Stipulation and Agreement.

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

6 3. Respondent, pursuant to the limitations set forth
7 below, hereby admits that the factual allegations of the
8 Accusation filed in this proceeding are true and correct and the
9 Real Estate Commissioner shall not be required to provide
10 further evidence of such allegations.

11 4. It is understood by the parties that the Real
12 Estate Commissioner may adopt the Stipulation and Agreement as
13 his Decision in this matter, thereby imposing the penalty and
14 sanctions on Respondent's real estate license and license rights
15 as set forth in the below "Order". In the event that the
16 Commissioner in his discretion does not adopt the Stipulation
17 and Agreement, it shall be void and of no effect, and Respondent
18 shall retain the right to a hearing and proceeding on the
19 Accusation under all the provisions of the APA and shall not be
20 bound by any admission or waiver made herein.

21 5. The Order or any subsequent Order of the Real
22 Estate Commissioner made pursuant to this Stipulation and
23 Agreement shall not constitute an estoppel, merger or bar to any
24 further administrative or civil proceedings by the Department of
25 Real Estate with respect to any matters which were not
26 specifically alleged to be causes for accusation in this
27 proceeding.

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DETERMINATION OF ISSUES

By reason of the foregoing stipulations, admissions and waivers and solely for the purpose of settlement of the pending Accusation without a hearing, it is stipulated and agreed that the following determination of issues shall be made:

The conduct of Respondent, as set forth in the Accusation constitutes grounds for suspension or revocation of Respondent's real estate broker license under the provisions of Sections 490 and 10177(b) of the Business and Professions Code.

ORDER

WHEREFORE, THE FOLLOWING ORDER is hereby made:

All licenses and licensing rights of Respondent JASON PAUL WILLIAMSON, under the Real Estate Law are revoked; provided, however, a restricted real estate salesperson license shall be issued to Respondent pursuant to Section 10156.5 of the Business and Professions Code, if Respondent makes application therefor and pays to the Department the appropriate fee within 90 days from the effective date of this Decision. The restricted license issued to Respondent shall be subject to all of the provisions of Section 10156.7 of the Business and Professions Code and to the following limitations, conditions and restrictions imposed under authority of Section 10156.6 of that code:

1. The restricted license issued to Respondent may be suspended prior to hearing by Order of the Real Estate Commissioner in the event of Respondent's conviction or plea of

1 nolo contendere to a crime which is substantially related to
2 Respondent's fitness or capacity as a real estate licensee.

3 2. The restricted license issued to Respondent may be
4 suspended prior to hearing by Order of the Real Estate
5 Commissioner on evidence satisfactory to the Commissioner that
6 Respondent has violated provisions of the California Real Estate
7 Law, the Subdivided Lands Law, Regulations of the Real Estate
8 Commissioner, or conditions attaching to this restricted
9 license.

10 3. Respondent shall not be eligible to apply for the
11 issuance of an unrestricted real estate license nor for the
12 removal of any of the conditions, limitations or restrictions
13 of a restricted license until three (3) years have elapsed from
14 the date of issuance of the restricted license to Respondent.

15 4. Respondent shall submit with any application for
16 license under an employing broker, or any application for
17 transfer to a new employing broker, a statement signed by the
18 prospective employing real estate broker on a form approved by
19 the Department of Real Estate which shall certify:

20
21 (a) That the employing broker has read the
22 Decision of the Commissioner which granted
23 the right to a restricted license; and

24
25 (b) That the employing broker will exercise
26 close supervision over the performance by
27 the restricted licensee relating to activities

1 for which a real estate license is required.

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

14
15 DATED: 10/7/09 
16 JAMES DEMUS Counsel for Complainant

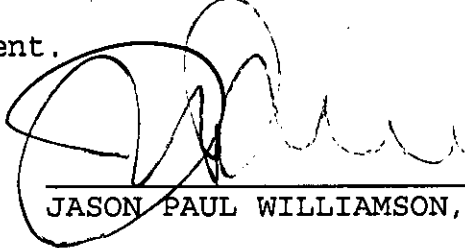
17 * * *

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

1 mitigation of the charges.

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

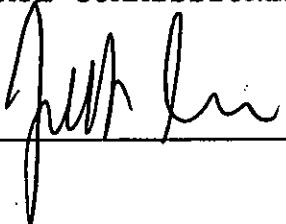
12
13 DATED: 10/5/09



JASON PAUL WILLIAMSON, Respondent

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15 The foregoing Stipulation and Agreement is hereby
16 adopted as my Decision in this matter and shall become effective
17 at 12 o'clock noon on DEC 14 2009

18 IT IS SO ORDERED _____ 10-21-09

19 JEFF DAVI
20 REAL ESTATE COMMISSIONER
21 
22 _____

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Sacks
JA

JAMES DEMUS, Counsel (SBN 225005)
Department of Real Estate
320 West 4th Street, Suite 350
Los Angeles, California 90013-1105

FILED
MAY -7 2009
DEPARTMENT OF REAL ESTATE

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James B. Demus

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)	No. H-35935 LA
JASON PAUL WILLIAMSON,)	<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 JASON PAUL WILLIAMSON, ("Respondent") alleges as follows:

1.

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

2.

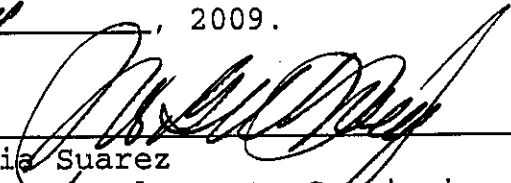
Respondent is presently licensed and/or has license rights under the Real Estate Law, Part 1 of Division 4 of the California Business and Professions Code ("Code"), as a real estate broker.

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

Dated at Los Angeles, California

this 10th day of May, 2009.



Maria Suarez
Deputy Real Estate Commissioner

cc: JASON PAUL WILLIAMSON
Maria Suarez
Sacto.