

**FILED**

**OCT 16 2014**

**BUREAU OF REAL ESTATE**

By *Griffin*

Bureau of Real Estate  
320 W. 4th Street, Suite 350  
Los Angeles, CA 90013-1105

Telephone: (213) 576-6982

**BEFORE THE BUREAU OF REAL ESTATE**

**STATE OF CALIFORNIA**

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In the Matter of the Application of

Jordan Seth Griffin,

Respondent.

No. H- 39619 LA

**STIPULATION AND**

**WAIVER**

(B&P 10100.4)

I, Jordan Seth Griffin, ("Respondent") do hereby affirm that I have applied to the Bureau 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, but not limited to, the payment of the fee therefor.

I acknowledge that by entering into this Stipulation and Waiver, I am stipulating that the Real Estate Commissioner has found grounds that justify the denial of the issuance of an unrestricted real estate salesperson license to me. I agree that there are grounds to deny the issuance of an unrestricted real estate salesperson license to me pursuant to California Business and Professions Code Sections 475(a)(2), 480(a), and 10177(b) for the following conviction: On or about August 9, 2010, in the Superior Court of California, County of San Diego, case no. CN274110, Respondent was convicted of violating California Penal Code Section 245(a)(1) (assault with a deadly weapon), a felony, with the enhancement pursuant to California Penal

1 Code Section 1192.7(c)(8) (personally inflicting great bodily harm on another person).

2 I hereby request that the Real Estate Commissioner in his discretion issue a restricted real  
3 estate salesperson license to me under the authority of California Business and Professions Code  
4 Sections 10100.4 and 10156.5. I understand that any such restricted license will be issued  
5 subject to the provisions of and limitations of California Business and Professions Code Sections  
6 10156.6 and 10156.7.

7 I understand that by my signing of this Stipulation and Waiver, provided this Stipulation  
8 and Waiver is accepted and signed by the Real Estate Commissioner, the Real Estate  
9 Commissioner will not file a Statement of Issues based on the grounds herein, and I am waiving  
10 my right to a hearing and the opportunity to present evidence at the hearing to establish my  
11 rehabilitation in order to obtain an unrestricted real estate salesperson license.

12 I further understand that the following conditions, limitations, and restrictions will attach  
13 to a restricted real estate salesperson license issued by the Bureau of Real Estate pursuant hereto:

14 1. The license shall not confer any property right in the privileges to be exercised

15 including the right of renewal, and the Real Estate Commissioner may by appropriate  
16 order suspend the right to exercise any privileges granted under this restricted license  
17 in the event of:

18 a. The conviction of respondent (including a plea of nolo contendere) to a crime  
19 that bears a substantial relationship to Respondent's fitness or capacity as a real  
20 estate licensee; or

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

24 2. I shall not be eligible to apply for the issuance of an unrestricted real estate license

25 nor the removal of any of the conditions, limitations, or restrictions attaching to the  
26 restricted license until three (3) years have elapsed from the date of issuance of the  
27 restricted license to Respondent.

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

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

13      a. That broker has read the Stipulation and Waiver which is the basis for the  
14      issuance of the restricted license; and

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

18  
19      10/01/2014  
20      Dated

20      *P. J. Lee*  
21      Counsel  
22      Bureau of Real Estate


21      5. I have read the Stipulation and Waiver, and its terms are understood by me and are  
22      agreeable and acceptable to me. I understand that I am waiving rights given to me by  
23      the California Administrative Procedure Act (including, but not limited to, California  
24      Government Code Sections 11504, 11506, 11508, 11509, and 11513), and I  
25      willingly, intelligently, and voluntarily waive those rights, including, but not limited  
26      to, the right to a hearing on a Statement of Issues at which I would have the right to  
27

1 cross-examine witnesses against me and to present evidence in defense and  
2 mitigation of the charges.

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

11  
12 9-25-2014

13 Dated

14   
Jordan Seth Griffin, Respondent

15 I have read the foregoing Stipulation and Waiver signed by Respondent. I am satisfied  
16 that the hearing for the purpose of requiring further proof as to the honesty and truthfulness of  
17 Respondent need not be called and that it will not be inimical to the public interest to issue a  
18 restricted real estate salesperson license to Respondent.

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

23 This Order is effective immediately.

24 IT IS SO ORDERED

OCT 07 2014

25  
26 REAL ESTATE COMMISSIONER  


27 By: JEFFREY MASON  
Chief Deputy Commissioner