

1 Bureau of Real Estate
2 320 West 4th Street, Suite 350
3 Los Angeles, California 90013

4 Telephone: (213) 576-6982

FILED

JUL 10 2015

BUREAU OF REAL ESTATE

By 

8 BEFORE THE BUREAU OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Application of)	NO. H- 39908 LA
)	
12 SHAYNE CHRISTOPHER LONG,)	<u>STIPULATION AND WAIVER</u>
)	
13 Respondent.)	(B&P 10100.4)
)	

15 I, SHAYNE CHRISTOPHER LONG (“Respondent”), do hereby affirm that I have
16 applied to the Bureau of Real Estate for a real estate salesperson license, and that to the best of
17 my knowledge I have satisfied all of the statutory requirements for the issuance of the license,
18 including, but not limited to, the payment of the fee therefor.

19 I acknowledge that by entering into this Stipulation and Waiver, I am stipulating that the
20 Real Estate Commissioner has found grounds that justify the denial of the issuance of an
21 unrestricted real estate salesperson license to me. I agree that there are grounds to deny the
22 issuance of an unrestricted real estate salesperson license to me pursuant to California Business
23 and Professions Code sections 475(a)(2), 480(a), and 10177(b) for the following convictions:
24 On or about January 18, 2002, in the Superior Court of California, County of Monterey, case no.
25 SS010995 A, Respondent was convicted of violating California Penal Code section 191.5(a)
26 (gross vehicular manslaughter while intoxicated), a felony, and California Vehicle Code section

1 23153(a) (driving under the influence with bodily injury to another person and a prior
2 conviction on or about September 8, 2000 for driving under the influence in court number
3 27470 and docket number S182301), a misdemeanor. I hereby request that the Real Estate
4 Commissioner in his discretion issue a restricted real estate salesperson license to me under the
5 authority of California Business and Professions Code sections 10100.4 and 10156.5. I
6 understand that any such restricted license will be issued subject to the provisions of and
7 limitations of California Business and Professions Code sections 10156.6 and 10156.7.

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

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

16 1. The license shall not confer any property right in the privileges to be exercised
17 including the right of renewal, and the Real Estate Commissioner may by
18 appropriate order suspend the right to exercise any privileges granted under this
19 restricted license in the event of:

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

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

1 5. I have read the Stipulation and Waiver, and its terms are understood by me and
 2 are agreeable and acceptable to me. I understand that I am waiving rights given to me by the
 3 California Administrative Procedure Act (including, but not limited to, California Government
 4 Code sections 11504, 11506, 11508, 11509, and 11513), and I willingly, intelligently, and
 5 voluntarily waive those rights, including, but not limited to, the right to a hearing on a Statement
 6 of Issues at which I would have the right to cross-examine witnesses against me and to present
 7 evidence in defense and mitigation of the charges.

8 6. Respondent can signify acceptance and approval of the terms and conditions of
 9 this Stipulation and Waiver by faxing a copy of its signature page, as actually signed by
 10 Respondent, to the Bureau of Real Estate at the following telephone/fax number: (213) 576-
 11 6917. Respondent agrees, acknowledges, and understands that by electronically sending to the
 12 Bureau of Real Estate a fax copy of his actual signature as it appears on the Stipulation and
 13 Waiver, that receipt of the faxed copy by the Bureau of Real Estate shall be as binding on
 14 Respondent as if the Bureau of Real Estate had received the original signed Stipulation and
 15 Waiver.

16
 17 DATED: 6/25/15


 18 SHAYNE CHRISTOPHER LONG
 Respondent

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

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1 Therefore, IT IS HEREBY ORDERED that a restricted real estate salesperson license be
2 issued to Respondent SHAYNE CHRISTOPHER LONG if Respondent has otherwise fulfilled
3 all of the statutory requirements for licensure. The restricted salesperson license shall be
4 limited, conditioned, and restricted as specified in the foregoing Stipulation and Waiver.

5 This Order is effective immediately.

6 IT IS SO ORDERED June 30, 2015.

8 REAL ESTATE COMMISSIONER

9 

11 By: JEFFREY MASON
12 Chief Deputy Commissioner