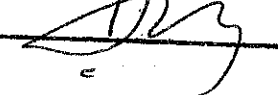


**FILED**

**APR 20 2016**

**BUREAU OF REAL ESTATE**

By 

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**

\* \* \*

In the Matter of the Application of

**GREGORY NORMAN TAPSCOTT JR**

Respondent.

No. H- 40214 LA

**STIPULATION AND WAIVER**

I, GREGORY NORMAN TAPSCOTT JR ("Respondent") do hereby affirm that I have applied to the Bureau of Real Estate ("Bureau") 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 ("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 Sections 480(a), 480(d), 10177(a) and 10177(b) of the Business and Professions Code ("the Code") for convictions for violation of two counts of Virginia Code Section 18.2-58 (Robbery), a felony, two counts of Virginia Code Section 18.2-53.1 (Use Or Display Of Firearm In Committing Felony), five counts of Maryland Code Article 27, Section 488 (Robbery With Deadly Weapon), a felony, Maryland Code Article 27, Section 342 (Theft Over \$300), a felony, and my failure to

1 reveal all but one of the convictions on my license application.

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

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

11 I agree that by signing this Stipulation and Waiver, the conditions, limitations, and  
12 restrictions imposed on my restricted license, identified below, may be removed only by filing a  
13 Petition for Removal of Restrictions ("Petition") with the Commissioner, and that my Petition  
14 must follow the procedures set forth in Government Code Section 11522.

15 I further understand that the restricted license issued to me shall be subject to all of the  
16 provisions of Section 10156.7 of the Code and to the following limitations, conditions and  
17 restrictions imposed under authority of Section 10156.6 of the Code:

- 18 1. The restricted license shall not confer any property right in the privileges to be  
19 exercised including the right of renewal, and the Commissioner may by appropriate  
20 order suspend the right to exercise any privileges granted under the restricted license in  
21 the event of:
  - 22 a. Respondent's conviction (including a plea of nolo contendere) of a crime that  
23 bears a substantial relationship to Respondent's fitness or capacity as a real estate  
24 licensee; or
  - 25 b. The receipt of evidence that Respondent has violated provisions of the California  
26 Real Estate Law, the Subdivided Lands Law, Regulations of the Commissioner,  
27 or conditions attaching to the restricted license.

- 1           2.   Respondent shall not be eligible to petition for the issuance of an unrestricted real  
2           estate license nor the removal of any of the conditions, limitations, or restrictions  
3           attaching to the restricted license until two (2) years have elapsed from the date of  
4           issuance of the restricted license to Respondent. Respondent shall not be eligible to  
5           apply for any unrestricted licenses until all restrictions attaching to the license have  
6           been removed.
- 7           3.   Respondent shall notify the Commissioner in writing within 72 hours of any arrest by  
8           sending a certified letter to the Commissioner at the Bureau of Real Estate, Post  
9           Office Box 137013, Sacramento, CA 95813-7013. The letter shall set forth the date  
10          of Respondent's arrest, the crime for which Respondent was arrested, and the name  
11          and address of the arresting law enforcement agency. Respondent's failure to timely  
12          file written notice shall constitute an independent violation of the terms of the  
13          restricted license and shall be grounds for the suspension or revocation of that license.
- 14          4.   With the application for license or with the application for transfer to a new  
15          employing broker, Respondent shall submit a statement signed by the prospective  
16          employing broker on a form approved by the Bureau wherein the employing broker  
17          shall certify as follows:
- 18               a.   That the broker has read the Stipulation and Waiver which is the basis for the  
19               issuance of the restricted license; and
- 20               b.   That the broker will carefully review all transaction documents prepared by the  
21               restricted licensee and otherwise exercise close supervision over the licensee's  
22               performance of acts for which a license is required.

23           Respondent has read this Stipulation and Waiver, and its terms are understood by  
24           Respondent and are agreeable and acceptable to Respondent. Respondent understands that  
25           Respondent is waiving rights given to Respondent by the Administrative Procedure Act  
26           (including, but not limited to, Government Code Sections 11504, 11506, 11508, 11509, and  
27           11513), and Respondent willingly, intelligently, and voluntarily waives those rights, including, but

1 not limited to, the right to a hearing on a Statement of Issues at which Respondent would have the  
2 right to cross-examine witnesses against Respondent and to present evidence in defense and  
3 mitigation of the charges.

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

11  
12 March 21, 2016

13 Dated

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Gregory Norman Tapscott, Jr.

GREGORY NORMAN TAPSCOTT JR, Respondent

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I have read 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.

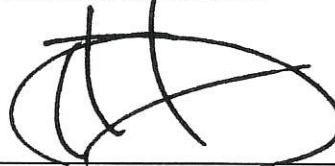
Therefore, IT IS HEREBY ORDERED that a restricted real estate salesperson license be issued to Respondent, if Respondent has otherwise fulfilled all of the statutory requirements for licensure. The restricted salesperson license shall be limited, conditioned, and restricted as specified in the foregoing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

This Order is effective immediately.

IT IS SO ORDERED

Apr. 1 12, 2016

REAL ESTATE COMMISSIONER  
WAYNE S. BELL



By: JEFFREY MASON  
Chief Deputy Commissioner