

Flag

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

Telephone: (213) 576-6982

FILED

JUL 28 2016

BUREAU OF REAL ESTATE

By *John Alquist*

BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Application of

PARKER AL ROBERTS,

Respondent.

No. H-40330 LA

STIPULATION AND WAIVER

(B&P 10100.4)

I, PARKER AL ROBERTS, ("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 to 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 ("Code") Sections 480(a)(1), and 10177(b) for the following convictions:

2011 – Arizona Rev. Statutes Section 4-241N (Fake ID to Enter a Bar), a misdemeanor;

2013 – Arizona Rev. Statutes Section 13-1503A (Crim. Trespass), a misdemeanor.

///

///

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

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

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

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

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

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

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

27 2. Respondent shall not be eligible to petition for the issuance of an unrestricted real

1 estate license nor the removal of any of the conditions, limitations, or restrictions
2 attaching to the restricted license until two (2) years have elapsed from the date of
3 issuance of the restricted license to Respondent.

4 3. With the application for license, or with the application for transfer to a new
5 employing broker, Respondent shall submit a statement signed by the prospective
6 employing broker on a form approved by the Bureau of Real Estate wherein the
7 employing broker shall certify as follows:

8 a. That broker has read the Decision which is the basis for the issuance of the
9 restricted license; and

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

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

21
22 6-21-16

23 Dated

24 Amelia V. Vetrone

Amelia V. Vetrone, Counsel
Bureau of Real Estate

25 ///

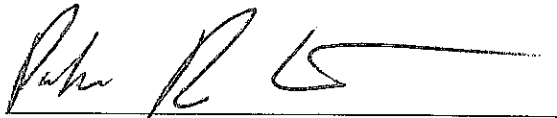
26 ///

27 ///

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

June 17, 2016

Dated



Parker Al Roberts, Respondent

///

///

///

///

///

///

///

///

///

///

///

///

///

///

1 * * *

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

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

10 This Order is effective immediately.

11 IT IS SO ORDERED 7/22/2016
12

13
14 WAYNE S. BELL
15 Real Estate Commissioner
16
17
18
19
20
21
22
23
24
25
26
27

