

1 Bureau of Real Estate
2 320 W. 4th Street, Suite 350
3 Los Angeles, CA 90013-1105
4 Telephone: (213) 576-6982
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FILED

APR 10 2018

BUREAU OF REAL ESTATE

By *Agul Danner*

8 **BEFORE THE BUREAU OF REAL ESTATE**
9 **STATE OF CALIFORNIA**

10 * * *

11 In the Matter of the Application of)
12 GEOFF DONALD GRIBBLE,)
13 Respondent.)
14)

No. H-41003 LA
STIPULATION AND WAIVER
(B&P 10100.4)

15 I, GEOFF DONALD GRIBBLE, ("Respondent") do hereby affirm that I have
16 applied to the Bureau of Real Estate for a real estate broker license, and that to the best of my
17 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
20 that the Real Estate Commissioner has found grounds to justify the denial of the issuance of an
21 unrestricted real estate broker license to me. I agree that there are grounds to deny the issuance
22 of an unrestricted real estate broker license to me pursuant to California Business and
23 Professions Code ("Code") Sections 475(a)(2), 480(a)(1), and 10177(b) for the following
24 convictions:

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- 1 (1) 2006 – Arizona Revised Statutes (“A.R.S.”) 13-2904A(1) (Disorderly
2 Conduct – Fighting), a misdemeanor;
3 (2) 2007 – A.R.S. 13-2819A(2)(Failure to Comply with Court Order and
4 A.R.S. 131203A(1) (Assault), misdemeanors;
5 (3) 2008 – A.R.S. 13-2904A(2) (Disorderly Conduct – Noise) and
6 A.R.S. 13-1203A(1) (Assault With Intent To Injure), misdemeanors;
7 (4) 2008 – A.R.S. 13-3401 (Possession of Drug Paraphernalia), a misdemeanor;
8 and
9 (5) 2008 – A.R.S. 13-2508 (Resisting Arrest) and A.R.S. 13-1601 (Criminal
10 Damage), misdemeanors.

11 I agree that there are additional grounds to deny the issuance of an unrestricted real estate broker
12 license to me pursuant to California Business and Professions Code (“Code”) Sections 475(a)(1),
13 480(c) and 10177(a) for the non-disclosure of the convictions described above in Items (1)
14 through (3), on my real estate broker application:

15 I hereby request that the Real Estate Commissioner in his discretion issue a
16 restricted real estate broker license to me under the authority of Code Sections 10100.4 and
17 10156.5. I understand that any such restricted license will be issued subject to the provisions and
18 limitations of Code Sections 10156.6 and 10156.7.

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

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

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

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

8 a. Respondent's conviction (including a plea of *nolo contendere*) of a
9 crime that bears a substantial relationship to Respondent's fitness or
10 capacity as a real estate licensee; or

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

15 2. Respondent shall not be eligible to petition for the issuance of an unrestricted
16 real estate license nor the removal of any of the conditions, limitations, or restrictions
17 attaching to the restricted license until three (3) years have elapsed from the date of
18 issuance of the restricted license to Respondent.

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

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10 3-19-18

11 Dated

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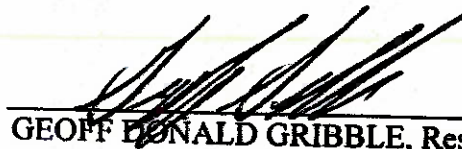
13 Julie L. To, Counsel
14 Bureau of Real Estate

15 * * *

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

23 3-12-18

24 Dated

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26 GEOFF DONALD GRIBBLE, Respondent

27 * * *

 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

1 truthfulness of Respondent need not be called and that it will not be inimical to the public
2 interest to issue a restricted real estate broker license to Respondent.

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

7 This Order is effective immediately.

8 IT IS SO ORDERED March 28, 2018.
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11 **WAYNE S. BELL**
12 **REAL ESTATE COMMISSIONER**

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15 By: DANIEL J. SANDRI
16 Chief Deputy Commissioner
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