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**FILED**

DEC 01 2011

DEPARTMENT OF REAL ESTATE  
BY: *[Signature]*

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

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In the Matter of the Accusation of  
GERALD FRED ZIGROSSI,  
Respondent.

No. H-264 SA

ORDER DENYING REINSTATEMENT OF LICENSE

On November 1, 1982, a Decision was rendered herein revoking the real estate broker license of Respondent. Respondent was granted the right to apply for a restricted broker license. Respondent was thereafter issued a restricted broker license.

On May 24, 2010, Respondent petitioned for reinstatement of said real estate broker license. The Attorney General of the State of California has been given notice of the filing of said petition.

I have considered the petition of Respondent and the evidence submitted in support thereof. Respondent has failed to demonstrate to my satisfaction that Respondent has undergone sufficient rehabilitation to warrant the reinstatement of Respondent's real estate broker license at this time.

The burden of proving rehabilitation rests with the petitioner (*Feinstein v. State Bar* (1952) 39 Cal. 2d 541). A petitioner is required to show greater proof of honesty and

1 integrity than an applicant for first time licensure. The proof must be sufficient to overcome the  
2 prior adverse judgment on the applicant's character (*Tardiff v. State Bar* (1980) 27 Cal. 3d 395).

3 The Department has developed criteria in Section 2911 of Title 10, California  
4 Code of Regulations (Regulations) to assist in evaluating the rehabilitation of an applicant for  
5 reinstatement of a license. Among the criteria relevant in this proceeding are:

6 Regulation 2911(j) – discharge of, or bona fide efforts toward discharging,  
7 adjudicated debts or monetary obligations.

8 Respondent has numerous outstanding judgments and liens.

9 Regulation 2911(k) - correction of past business practices

10 Respondent failed to provide proof of correction of business practices.

11 Regulation 2911(l) – significant or conscientious involvement in community,  
12 church, or social programs.

13 Respondent failed to provide proof of involvement in such activities.

14 Regulation 2911(n)(1) and (2)—change in attitude

15 Respondent failed to disclose civil cases and outstanding debts on his Petition.

16 Respondent did not respond to attempts to contact him for additional information. Respondent  
17 did not provide required letters of recommendation.

18 Pursuant to Regulation 2911 (j), (k), (l), (n)(1) and (2), I am not satisfied that  
19 Respondent is sufficiently rehabilitated to receive a real estate broker license.

20 NOW, THEREFORE, IT IS ORDERED that Respondent's petition for  
21 reinstatement of Respondent's real estate broker license is denied.

22 This Order shall become effective at 12 o'clock noon on DEC 20 2011

23 IT IS SO ORDERED August 11, 2011

24 BARBARA J. BIGBY  
25 Acting Real Estate Commissioner

26  
27 William E. Moran