

FILED
FEB 14 1996
DEPARTMENT OF REAL ESTATE

By C. Bay

DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

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In the Matter of the Accusation of) NO. H-2027 SD
MICHAEL RYAN SCOTT)
Respondent.)

ORDER GRANTING REINSTATEMENT OF LICENSE

On August 2, 1993, a Decision was rendered herein
revoking the real estate salesperson license of Respondent,
MICHAEL RYAN SCOTT (hereinafter "Respondent"), effective
August 25, 1993.

On September 5, 1995, Respondent petitioned for
reinstatement of said real estate salesperson license and the
Attorney General of the State of California has been given
notice of the filing of said petition.

I have considered Respondent's petition and the
evidence and arguments in support thereof. Respondent has
demonstrated to my satisfaction that grounds do not presently
exist to deny the issuance of an unrestricted real estate

1 salesperson license to Respondent.

2 NOW, THEREFORE, IT IS ORDERED that Respondent's
3 petition for reinstatement is granted and that an
4 unrestricted real estate salesperson license be issued to
5 Respondent, MICHAEL RYAN SCOTT, after Respondent satisfies
6 the following conditions within one (1) year from the date of
7 this Order:

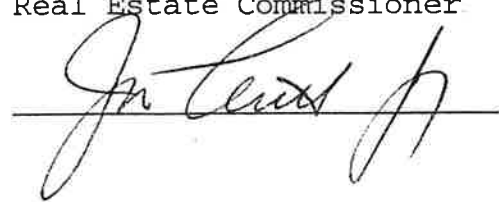
8 1. Submittal of a completed application and
9 payment of the fee for a real estate salesperson license.

10 2. Submittal of evidence satisfactory to the Real
11 Estate Commissioner that Respondent has, since her license
12 was revoked, taken and successfully completed the continuing
13 education requirements of Article 2.5 of Chapter 3 of the
14 Real Estate Law for renewal of a real estate license.

15
16 This Order shall become effective immediately.

17 DATED: 2/8/96.

18
19 JIM ANTT, JR.
20 Real Estate Commissioner

21 

22 MICHAEL RYAN SCOTT
23 aka Michaela Cappello
24 1054 Monserate Ave.
25 Chula Vista, California 91911-2340
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DEPARTMENT OF REAL ESTATE

AUG -5 1993

STATE OF CALIFORNIA

DEPARTMENT OF REAL ESTATE

BY C. Berry

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In the Matter of the Accusation of) No. H-2027 SD
MICHAEL RYAN SCOTT,)
Respondent.)

DECISION

The Proposed Decision dated July 23, 1993, of Randolph Brendia, Regional Manager, Department of Real Estate, State of California, is hereby adopted as the Decision of the Real Estate Commissioner in the above-entitled matter.

The Decision suspends or revokes one or more real estate licenses on grounds of the conviction of a crime.

The right to reinstatement of a revoked real estate license or to the reduction of a suspension is controlled by Section 11522 of the Government Code. A copy of Section 11522 and a copy of the Commissioner's Criteria of Rehabilitation are attached hereto for the information of respondent.

This Decision shall become effective at 12 o'clock noon on August 25, 1993.

IT IS SO ORDERED: August 2, 1993.

CLARK WALLACE
Real Estate Commissioner

John R. Liberator
BY: John R. Liberator
Chief Deputy Commissioner

STATE OF CALIFORNIA

* * * * *

PROPOSED DECISION

FINDINGS OF FACT

I

II .

III

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DETERMINATION OF ISSUES

1.

Respondent's conviction is cause under Sections 10177(b) and 490 of the Business and Professions Code for suspension or revocation of all licenses and license rights of Respondent under the Real Estate Law.

2.

The standard of proof applied at the hearing was clear and convincing proof to a reasonable certainty.

ORDER

All licenses and license rights of Respondent, MICHAEL RYAN SCOTT, under the provisions of Part 1 of Division 4 of the Business and Professions Code, are revoked.

DATED: 23 July 1993.



RANDOLPH BRENDIA
Regional Manager
Department of Real Estate

1 CHRISTOPHER K.D. LEONG, Counsel
2 Department of Real Estate
3 107 South Broadway, Room 8107
4 Los Angeles, California 90012
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6
7 (213) 897-3937

MAY -5 1993

DEPARTMENT OF REAL ESTATE
BY C. Berry

8 DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * * * *

11 In the Matter of the Accusation of) No. H-2027 SD
12 MICHAEL RYAN SCOTT,) A C C U S A T I O N
13 Respondent.)
14 _____)

15 The Complainant, J. Chris Graves, a Deputy Real Estate
16 Commissioner of the State of California, for cause of Accusation
17 'against MICHAEL RYAN SCOTT, aka Micaela Maria Ready (hereinafter
18 "Respondent"), is informed and alleges as follows:

19 I

20 The Complainant, J. Chris Graves, a Deputy Real Estate
21 Commissioner of the State of California, makes this Accusation
22 against Respondent in his official capacity.

23 II

24 Respondent is presently licensed and/or has license
25 rights under the Real Estate Law, Part 1 of Division 4 of the
26 Business and Professions Code (hereinafter "the Code") as a real
27 estate salesperson.

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III

Respondent has been and now is licensed by the Department of Real Estate of the State of California (hereinafter the Department) as a real estate salesperson since said license was issued on October 23, 1989.

IV

On or about November 4, 1991, in the Santa Barbara County Municipal Court, California, Respondent was convicted of violation of Section 484(a) of the California Penal Code (hereinafter PC) (Petty theft), a crime involving moral turpitude which is substantially related under Section 2910, Title 10, California Code of Regulations, to the qualifications, functions or duties of a licensee.

V

Respondent's criminal conviction, as alleged, above, in Paragraph IV, is cause under Sections 10177(b) and 490 of the Code for the suspension or revocation of all licenses and license rights of Respondent under the Real Estate Law.

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1 WHEREFORE, Complainant prays that a hearing be conducted
2 on the allegations of this Accusation and that upon proof thereof,
3 a decision be rendered imposing disciplinary action against all
4 licenses and license rights of Respondent, MICHAEL RYAN SCOTT, aka
5 Micaela Marie Ready, under the Real Estate Law (Part 1 of Division
6 4 of the Business and Professions Code), and for such other and
7 further relief as may be proper under other applicable provisions
8 of law.

9 Dated at San Diego, California
10 this 5th day of May, 1993.

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13 J. CHRIS GRAVES
14 Deputy Real Estate Commissioner
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25 cc: Michael Ryan Scott
26 Sacto.
27 LSM

ckdl

COURT PAPER
STATE OF CALIFORNIA
STD. 113 (REV. 8-72)