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JUL 24 2006

DEPARTMENT OF REAL ESTATE

By *[Signature]*

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Application of) No. H-8608 SF
JOHN BLAKE MAYDECK,)
Respondent.)

ORDER GRANTING UNRESTRICTED LICENSE

On January 8, 2004, a Decision was rendered herein denying Respondent's application for a real estate salesperson license, but granting Respondent the right to the issuance of a restricted real estate salesperson license. A restricted real estate salesperson license was issued to Respondent on February 13, 2004, and Respondent has operated as a restricted licensee without cause for disciplinary action against Respondent since that time.

On April 4, 2006, Respondent petitioned for the removal of restrictions attaching to Respondent's real estate salesperson license.

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1 I have considered Respondent's Petition and the
2 evidence submitted in support thereof including Respondent's
3 record as a restricted licensee. Respondent has demonstrated to
4 my satisfaction that Respondent meets the requirements of law for
5 the issuance to Respondent of an unrestricted real estate
6 salesperson license and that it would not be against the public
7 interest to issue said license to Respondent.

8 NOW, THEREFORE, IT IS ORDERED that Respondent's
9 Petition for removal of restrictions is granted and that a real
10 estate salesperson license be issued to Respondent subject to the
11 following understanding and conditions:

12 1. The license issued pursuant to this order shall be
13 deemed to be the first renewal of Respondent's real estate
14 salesperson license for the purpose of applying the provisions of
15 Section 10153.4.

16 2. Within nine (9) months from the date of this order
17 Respondent shall:

18 (a) Submit a completed application and pay the
19 appropriate fee for a real estate salesperson license, and

20 (b) Submit evidence of having taken and successfully
21 completed the courses specified in paragraphs (1) to (4)
22 inclusive of subdivision (a) of Section 10170.5 of the Real
23 Estate Law for renewal of a real estate license.

24 3. Upon renewal of the license issued pursuant to this
25 order, Respondent shall submit evidence of having taken and
26 successfully completed the continuing education requirements of

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1 Article 2.5 of Chapter 3 of the Real Estate Law for renewal of a
2 real estate license.

3 This Order shall become effective immediately.

4 IT IS SO ORDERED 7 - 13, 2006.

5 JEFF DAVI
6 Real Estate Commissioner

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1 Commissioner has found that I have failed to make such a showing, thereby justifying the denial of the
2 issuance to me of an unrestricted real estate salesperson license.

3 I hereby admit that the allegations of the Statement of Issues filed against me are true and correct and
4 requests that the Real Estate Commissioner in his/her discretion issue a restricted real estate salesperson
5 license to me under the authority of Section 10156.5 of the Business and Professions Code. I understand
6 that any such restricted license will be issued subject to and be limited by Section 10153.4 of the Business
7 and Professions Code.

8 I am aware that by signing this Stipulation and Waiver, 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 if this Stipulation and Waiver is accepted by the Real Estate
11 Commissioner. However, I am not waiving my right to a hearing and to further proceedings to obtain a
12 restricted or unrestricted license if this Stipulation and Waiver is not accepted by the Commissioner.

13 I further understand that the following conditions, limitations, and restrictions will attach to a
14 restricted license issued by the Department of Real Estate pursuant hereto:

- 15 1. The license shall not confer any property right in the privileges to be exercised including the
16 right of renewal, and the Real Estate Commissioner may by appropriate order suspend the right
17 to exercise any privileges granted under this restricted license in the event of:
 - 18 a. The conviction of respondent (including a plea of nolo contendere) to a crime which bears a
19 substantial relationship to respondent's fitness or capacity as a real estate licensee; or
 - 20 b. The receipt of evidence that respondent has violated provisions of the California Real
21 Estate Law, the Subdivided Lands Law, Regulations of the Real Estate Commissioner, or
22 conditions attaching to this restricted license.
- 23 2. I shall not be eligible to apply for the issuance of an unrestricted real estate license nor the
24 removal of any of the conditions, limitations or restrictions attaching to the restricted license
25 until two years have elapsed from the date of issuance of the restricted license to respondent.
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1 3. With the application for license, or with the application for transfer to a new employing broker, I
2 shall submit a statement signed by the prospective employing broker on a form approved by the
3 Department of Real Estate wherein the employing broker shall certify as follows:

4 a. That broker has read the Statement of Issues which is the basis for the issuance of the
5 restricted license; and

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

9 4. My restricted real estate salesperson license is issued subject to the requirements of Section
10 10153.4 of the Business and Professions Code, to wit: I am required, within eighteen (18)
11 months of the issuance of the restricted license, to submit evidence satisfactory to the
12 Commissioner of successful completion, at an accredited institution, of
13 a course in real estate practices and one of the courses listed in Section 10153.2, other than real
14 estate principles, advanced legal aspects of real estate, advanced real estate finance, or advanced
15 real estate appraisal. If I fail to timely present to the Department satisfactory evidence of
16 successful completion of the two required courses, the restricted license shall be automatically
17 suspended effective eighteen (18) months after the date of its issuance. Said suspension shall not
18 be lifted unless, prior to the expiration of the restricted license, I have submitted the required
19 evidence of course completion and the Commissioner has given written notice to Respondent of
20 the lifting of the suspension.

21 5. Pursuant to Section 10154, if I have not satisfied the requirements for an unqualified license
22 under Section 10153.4, Respondent shall not be entitled to renew the restricted license, and shall
23 not be entitled to the issuance of another license which is subject to Section 10153.4 until four
24 years after the date of the issuance of the preceding restricted license.

25 Respondent can signify acceptance and approval of the terms and conditions of this Stipulation and
26 Waiver by faxing a copy of the signature page, as actually signed by respondent, to the Department at fax
27 number (916) 227-9458. Respondent agrees, acknowledges and understands that by electronically sending

1 to the Department a fax copy of his actual signature as it appears on the Stipulation and Waiver, that receipt
2 of the faxed copy by the Department shall be as binding on respondent as if the Department had received
3 the original signed Stipulation and Waiver.

4 12/24/2003
5 Dated

John Blake
JOHN BLAKE MAYDECK, Respondent
* * *

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7 I have read the Statement of Issues filed herein and the foregoing Stipulation and Waiver signed by
8 respondent. I am satisfied that the hearing for the purpose of requiring further proof as to the honesty and
9 truthfulness of respondent need not be called and that it will not be inimical to the public interest to issue a
10 restricted real estate salesperson license to respondent.

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

15 This Order is effective immediately.

16 IT IS SO ORDERED January 8, 2004.

17 Steven J. Ellis
18 STEVEN J. ELLIS
19 REGIONAL MANAGER
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1 JAMES L. BEAVER, Counsel (SBN 60543)
2 Department of Real Estate
3 P. O. Box 187000
4 Sacramento, CA 95818-7000

5 Telephone: (916) 227-0789
6 -or- (916) 227-0788 (Direct)

FILED
DEC 22 2003

DEPARTMENT OF REAL ESTATE

By Laurie A. Zani

7 BEFORE THE DEPARTMENT OF REAL ESTATE

8 STATE OF CALIFORNIA

9 * * *

10 In the Matter of the Application of)

11 JOHN BLAKE MAYDECK,)

12 Respondent.)

No. H-8608 SF

STATEMENT OF ISSUES

13
14 Complainant, Steven J. Ellis, a Deputy Real Estate
15 Commissioner of the State of California, for Statement of Issues
16 against JOHN BLAKE MAYDECK (hereinafter "Respondent"), alleges
17 as follows:

18 I

19 Respondent made application to the Department of Real
20 Estate of the State of California for a real estate salesperson
21 license on or about August 27, 2003 with the knowledge and
22 understanding that any license issued as a result of said
23 application would be subject to the conditions of Section
24 10153.4 of the California Business and Professions Code (herein
25 "the Code").

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1 II

2 Complainant, Steven J. Ellis, a Deputy Real Estate
3 Commissioner of the State of California, makes this Statement of
4 Issues in his official capacity.

5 III

6 On or about May 14, 1987, in the Municipal Court of the
7 State of California, County of Santa Clara, Respondent was
8 convicted of the crime of Driving Without A Valid License in
9 violation of Vehicle Code Section 12500(a), a misdemeanor and a
10 crime involving moral turpitude which bears a substantial
11 relationship under Section 2910, Chapter 6, Title 10, California
12 Code of Regulations (herein "the Regulations"), to the
13 qualifications, functions or duties of a real estate licensee.

14 IV

15 On or about March 9, 1990, in the Municipal Court of
16 the State of California, County of Santa Clara, Respondent was
17 convicted of the crime of Driving With A Suspended License in
18 violation of Vehicle Code Section 14601.1(a), and of the crime of
19 Driving With Blood Alcohol In Excess Of .08% in violation of
20 Vehicle Code Section 23152(b), each a misdemeanor and a crime
21 involving moral turpitude which bears a substantial relationship
22 under Section 2910 of the Regulations to the qualifications,
23 functions or duties of a real estate licensee.

24 V

25 On or about February 19, 1997, in the District Court of
26 the State Of Idaho for the Fourth Judicial District, County of
27 Valley, Respondent was convicted of the crime of Obstructing And

1 Delaying Police Officer in violation of Section 18-705, Idaho
2 Statutes, a misdemeanor and a crime involving moral turpitude
3 which bears a substantial relationship under Section 2910 of the
4 Regulations to the qualifications, functions or duties of a real
5 estate licensee.

6 VI

7 On or about March 3, 2000, in the Superior Court of the
8 State of California, County of Santa Clara, Respondent was
9 convicted of the crime of Driving With Blood Alcohol In Excess Of
10 .08% in violation of Vehicle Code Section 23152(b), a misdemeanor
11 and a crime involving moral turpitude which bears a substantial
12 relationship under Section 2910 of the Regulations to the
13 qualifications, functions or duties of a real estate licensee.

14 VII

15 The crimes of which Respondent was convicted, as
16 described in Paragraphs III through VI, above, individually and
17 collectively constitute cause for denial of Respondent's
18 application for a real estate license under Sections 480(a) and
19 10177(b) of the Code.

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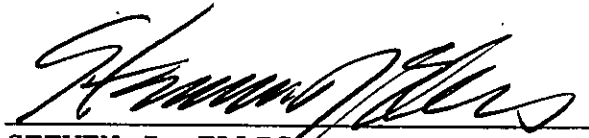
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1 WHEREFORE, Complainant prays that the above-entitled
2 matter be set for hearing and, upon proof of the charges
3 contained herein, that the Commissioner refuse to authorize the
4 issuance of, and deny the issuance of a real estate salesperson
5 license to Respondent, and for such other and further relief as
6 may be proper in the premises.

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8 
9 STEVEN J. ELLIS
Deputy Real Estate Commissioner

10 Dated at Sacramento, California,
11 this 22nd day of December, 2003.