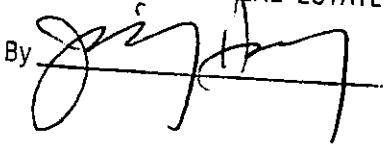


FILED
DEC 6 2000
DEPARTMENT OF REAL ESTATE
By 

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of) NO. H-27730 LA
JAMES JOSEPH MORRISON,) L-1998070399
Respondent.)

ORDER GRANTING REINSTATEMENT OF LICENSE

On October 9, 1998, an Order was signed herein accepting the voluntary surrender of the real estate broker license of Respondent, JAMES JOSEPH MORRISON ("Respondent"), effective November 9, 1998.

On February 2, 2000, Respondent petitioned for reinstatement of said real estate broker 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 broker license to Respondent.

1 NOW, THEREFORE, IT IS ORDERED that Respondent's
2 petition for reinstatement is granted and that an unrestricted
3 real estate broker license be issued to Respondent, JAMES JOSEPH
4 MORRISON, after Respondent satisfies the following conditions
5 within six (6) months from the date of this Order:

6 1. Submittal of a completed application and payment
7 of the fee for a real estate broker license.

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

13 This Order shall become effective immediately.

14 DATED: November 15, 2000.

15 PAULA REDDISH ZINNEMANN
16 Real Estate Commissioner

17 *Paula Reddish*
18
19
20
21
22
23
24

25 JAMES JOSEPH MORRISON,
26 8 Morning Glory
Irvine, California 92612-3714

27 DA:JP

Sachs

FILED

OCT 21 1998

DEPARTMENT OF REAL ESTATE

By *[Signature]*

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)
JAMES JOSEPH MORRISON)
Respondent.)
_____)

NO. H-27730 LA

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On July 28, 1998, an Amended Accusation was filed in this matter against Respondent James Joseph Morrison.

On September 30, 1998, Respondent petitioned the Commissioner to voluntarily surrender his real estate broker license pursuant to Section 10100.2 of the Business and Professions Code.

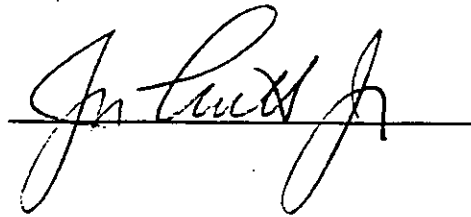
IT IS HEREBY ORDERED that Respondent James Joseph Morrison's petition for voluntary surrender of his real estate broker license is accepted as of the effective date of this Order as set forth below, based upon the understanding and agreement expressed in Respondent's Declaration dated September 25, 1998 (attached as Exhibit "A" hereto).

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27

This order shall become effective at 12 o'clock
noon on November 9, 1998.

DATED: 10/9/98

JIM ANTT, JR.
Real Estate Commissioner



FILED
OCT 21 1998

DEPARTMENT OF REAL ESTATE

By _____

DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * * *

In the Matter of the Accusation of)
JAMES JOSEPH MORRISON,)
Respondent.)

No. H-27730 LA

DECLARATION

I

My name is James Joseph Morrison.

I am the Respondent in the above-entitled case. I am representing myself in this matter.

Pursuant to Business and Professions Code Section 10100.2, I wish to voluntarily surrender my real estate license issued by the Department.

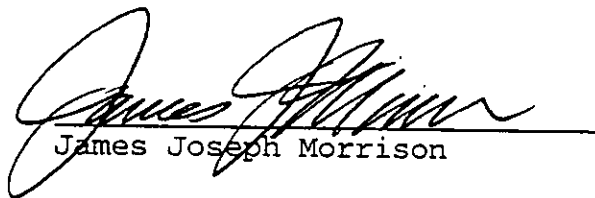
It is understood that by so voluntarily surrendering my license, I agree to the following:

The filing of this petition shall be deemed to be an understanding and agreement by me that upon acceptance by the Commissioner, as evidenced by an appropriate order, all

1 affidavits and all relevant evidence obtained in the
2 investigation prior to the acceptance and all allegations
3 contained in the Amended Accusation filed in Department of Real
4 Estate Case No. H-27730 LA may be considered by the Department
5 to be true and correct for the purpose of deciding whether or
6 not to grant reinstatement of my license.

7 I declare under penalty of perjury under the laws of
8 the State of California that the above is true and correct.

9 Dated: Sept 25, 1998 James Calif.
10 California.

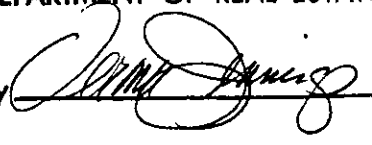
11
12
13
14 
James Joseph Morrison

5 Acc.
plan

1 V. Ahda Sands, Counsel
2 Bar Number 146983
3 Department of Real Estate
4 107 South Broadway, Room 8107
5 Los Angeles, California 90012

6 (213) 897-3937

FILED
JUL 28 1998
DEPARTMENT OF REAL ESTATE

By 

8 DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * * * *

11 In the Matter of the Accusation of) No. H-27730 LA
12 JAMES JOSEPH MORRISON,) AMENDED ACCUSATION
13)
14 Respondent.)

15 The Accusation filed June 17, 1998, is hereby amended to
16 read as follows: Complainant, Thomas Mc Crady, a Deputy Real Estate
17 Commissioner of the State of California, for cause of Accusation
18 against JAMES JOSEPH MORRISON (Respondent), alleges as follows:

19 1

20 Respondent is presently licensed and/or has license
21 rights under the Real Estate Law (Part 1 of Division 4 of the
22 California Business and Professions Code) (Code) as a real estate
23 broker.

24 2

25 The Complainant, Thomas Mc Crady, acting in his official
26 capacity as a Deputy Real Estate Commissioner of the State of
27 California, makes this Accusation against Respondent.

1

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27

/
3

Respondent was originally licensed by the Department of Real Estate of the State of California (Department) as a real estate broker on May 10, 1976.

4

On or about June 10, 1997, in the West Orange County Judicial District Municipal Court, County of Orange, State of California, Respondent was convicted upon a guilty plea to violation of one count of Section 484(a) - 488 of the California Penal Code, (petty theft) a misdemeanor crime that involves moral turpitude, and is substantially related under Section 2910, Title 10, Chapter 6, of the California Code of Regulations, to the qualifications, functions or duties of a real estate licensee.

5

In aggravation, on June 10, 1997, Respondent was sentenced to: no days in jail and three years of formal probation. Respondent will be on probation until June 10, 2000.

6

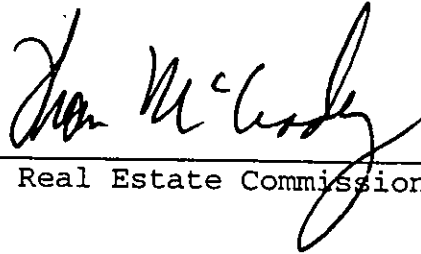
The facts as alleged above constitute cause under Sections 490 and 10177(b) of the Code for the suspension or revocation of all licenses and license rights of Respondent under the Real Estate Law.

WHEREFORE, Complainant prays that a hearing be conducted on the allegations of this Accusation and, that upon proof thereof, a decision be rendered imposing disciplinary action against the license and license rights of Respondent JAMES JOSEPH MORRISON

1 under the Real Estate Law and for such other and further relief as
2 may be proper under other applicable provisions of law.

3 Dated at Los Angeles, California

4 this 28th day of July, 1998.



Deputy Real Estate Commissioner

cc: James Joseph Morrison
Sacto.
JP
VAS



BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * * *

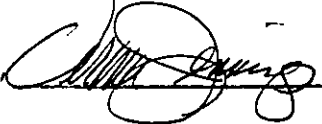
FILED
JUL 28 1998
DEPARTMENT OF REAL ESTATE

In the Matter of the Accusation of)

JAMES JOSEPH MORRISON,)

Respondent.)

Case No. H-27730 LA
OAH No. L-1998070399

By: 

NOTICE OF HEARING ON ACCUSATION

To the above-named Respondent:

You are hereby notified that a hearing will be held before the Department of Real Estate at Office of Administrative Hearings, 107 South Broadway, 2nd Floor, Los Angeles, California, on **October 1, 1998**, at the hour of **9:00 a.m.**, or as soon thereafter as the matter can be heard, upon the Accusation served upon you. If you object to the place of hearing, you must notify the presiding administrative law judge of the Office of Administrative Hearings within ten (10) days after this notice is served on you. Failure to notify the presiding administrative law judge within ten days will deprive you of a change in the place of the hearing.

You may be present at the hearing. You have the right to be represented by an attorney at your own expense. You are not entitled to the appointment of an attorney to represent you at public expense. You are entitled to represent yourself without legal counsel. If you are not present in person nor represented by counsel at the hearing, the Department may take disciplinary action against you based upon any express admission or other evidence including affidavits, without any notice to you.

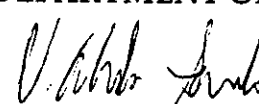
You may present any relevant evidence and will be given full opportunity to cross-examine all witnesses testifying against you. You are entitled to the issuance of subpoenas to compel the attendance of witnesses and the production of books, documents or other things by applying to the Department of Real Estate.

The hearing shall be conducted in the English language. If you want to offer the testimony of any witness who does not proficiently speak the English language, you must provide your own interpreter and pay his or her costs. The interpreter must be certified in accordance with Sections 11435.30 and 11435.55 of the Government Code.

Dated: July 28, 1998.

DEPARTMENT OF REAL ESTATE

cc: James Joseph Morrison
Sacto.
OAH

By: 

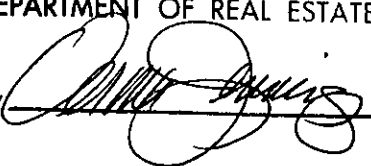
V. AHDA SANDS, Counsel

1 V. Ahda Sands, Counsel
2 Bar Number 146983
3 Department of Real Estate
4 107 South Broadway, Room 8107
5 Los Angeles, California 90012

6 (213) 897-3937

FILED
JUN 17 1998

DEPARTMENT OF REAL ESTATE

By 

8 DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * * * *

11 In the Matter of the Accusation of) No. H-27730 LA
12 JAMES JOSEPH MORRISON,)
13)
14 Respondent.)
_____)

15 The Complainant, Thomas Mc Crady, a Deputy Real Estate
16 Commissioner of the State of California, for cause of Accusation
17 against JAMES JOSEPH MORRISON (Respondent), alleges as follows:

18 1

19 Respondent is presently licensed and/or has license
20 rights under the Real Estate Law (Part 1 of Division 4 of the
21 California Business and Professions Code) (Code) as a real estate
22 salesperson.

23 2

24 The Complainant, Thomas Mc Crady, acting in his official
25 capacity as a Deputy Real Estate Commissioner of the State of
26 California, makes this Accusation against Respondent.

27 /

1

Respondent was originally licensed by the Department of Real Estate of the State of California (Department) as a real estate salesperson on May 10, 1976.

On or about June 10, 1997, in the West Orange County Judicial District Municipal Court, County of Orange, State of California, Respondent was convicted upon a guilty plea to violation of one count of Section 484(a) - 488 of the California Penal Code, (petty theft) a misdemeanor crime that involves moral turpitude, and is substantially related under Section 2910, Title 10, Chapter 6, of the California Code of Regulations, to the qualifications, functions or duties of a real estate licensee.

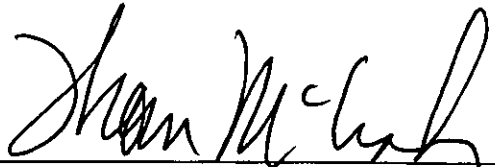
In aggravation, on June 10, 1997, Respondent was sentenced to: no days in jail and three years of formal probation. Respondent will be on probation until June 10, 2000.

The facts as alleged above constitute cause under Sections 490 and 10177(b) of the Code for the suspension or revocation of all licenses and license rights of Respondent under the Real Estate Law.

WHEREFORE, Complainant prays that a hearing be conducted on the allegations of this Accusation and, that upon proof thereof, a decision be rendered imposing disciplinary action against the license and license rights of Respondent JAMES JOSEPH MORRISON under the Real Estate Law and for such other and further relief as



1 may be proper under other applicable provisions of law.
2 Dated at Los Angeles, California
3 this 17th day of June, 1998.

4
5 
6 Deputy Real Estate Commissioner
7
8
9
10
11
12
13
14
15
16

17 cc: James Joseph Morrison
18 Sacto.
19 JP
20
21
22
23
24
25
26
27

