

1 Department of Real Estate
2 320 West 4th Street, Suite 350
3 Los Angeles, CA 90013-1105

4 (213) 576-6982

FILED
FEB 10 2010
DEPARTMENT OF REAL ESTATE

[Signature]

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8
9 BEFORE THE DEPARTMENT OF REAL ESTATE

10 STATE OF CALIFORNIA

11 * * *

12
13 In the Matter of the Accusation of) NO. H-36377 LA
14 RYAN MICHAEL DOLL,)
15)
16) STIPULATION AND AGREEMENT
Respondent.)
_____)

17
18 It is hereby stipulated by and between RYAN MICHAEL
19 DOLL, (sometimes referred to as "Respondent"), and the
20 Complainant, acting by and through Shari Sveningson, Counsel
21 for the Department of Real Estate, as follows for the purpose
22 of settling and disposing of the Accusation filed on December
23 8, 2009, in this matter.

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1 1. All issues which were to be contested and all
2 evidence which was to be presented by Complainant and Respondent
3 at a formal hearing on the Accusation, which hearing was to be
4 held in accordance with the provisions of the Administrative
5 Procedure Act (APA), shall instead and in place thereof be
6 submitted solely on the basis of the provisions of this
7 Stipulation and Agreement.
8

9 2. Respondent has received, read and understands the
10 Statement to Respondent, the Discovery Provisions of the APA and
11 the Accusation filed by the Department of Real Estate
12 ("Department") in this proceeding.
13

14 3. Respondent did not file a Notice of Defense,
15 pursuant to Section 11506 of the Government Code for the purpose
16 of requesting a hearing on the allegations in the Accusation.
17 Respondent acknowledges that he understands he will thereby waive
18 his right to require the Commissioner to prove the allegations in
19 the Accusation at a contested hearing held in accordance with the
20 provisions of the APA and that he will waive other rights
21 afforded to him in connection with the hearing, such as the right
22 to present evidence in defense of the allegations in the
23 Accusation and the right to cross-examine witnesses.
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1 4. Respondent, pursuant to the limitations set forth
2 below, hereby admits that the factual allegations set forth in
3 the Accusation filed in this proceeding are true and correct and
4 the Real Estate Commissioner shall not be required to provide
5 further evidence of such allegations.
6

7 5. It is understood by the parties that the Real
8 Estate Commissioner may adopt the Stipulation and Agreement as
9 his decision in this matter, thereby imposing the penalty and
10 sanctions on Respondent's real estate licenses and license rights
11 as set forth in the below "Order". In the event that the
12 Commissioner in his discretion does not adopt the Stipulation and
13 Agreement, it shall be void and of no effect, and Respondent
14 shall retain the right to a hearing and proceeding on the
15 Accusation under all the provisions of the APA and shall not be
16 bound by any admission or waiver made herein.
17

18 6. The Order or any subsequent Order of the Real
19 Estate Commissioner made pursuant to this Stipulation and
20 Agreement shall not constitute an estoppel, merger or bar to any
21 further administrative or civil proceedings by the Department of
22 Real Estate with respect to any matters which were not
23 specifically alleged to be causes for accusation in this
24 proceeding.
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1 1. The restricted license issued to Respondent may
2 be suspended prior to hearing by Order of the Real Estate
3 Commissioner in the event of Respondent's conviction or plea of
4 nolo contendere to a crime which is substantially related to
5 Respondent's fitness or capacity as a real estate licensee.
6

7 2. The restricted license issued to Respondent may
8 be suspended prior to hearing by Order of the Real Estate
9 Commissioner on evidence satisfactory to the Commissioner that
10 Respondent has violated provisions of the California Real
11 Estate Law, the Subdivided Lands Law, Regulations of the Real
12 Estate Commissioner or conditions attaching to the restricted
13 license.
14

15 3. Respondent shall not be eligible to apply for
16 issuance of an unrestricted real estate license nor for the
17 removal of any of the conditions, limitations or restrictions
18 of a restricted license until three (3) years have elapsed from
19 the effective date of this Decision.
20

21 4. Respondent shall submit with any application for
22 license under an employing broker, or any application for
23 transfer to a new employing broker, a statement signed by the
24 prospective employing real estate broker, on a form approved by
25 the Department, which shall certify:

26 (a) That the employing broker has read the Decision
27 of the Commissioner which granted the right to a restricted
license; and

1 (b) That the employing broker will exercise close
2 supervision over the performance by the restricted licensee
3 relating to activities for which a real estate salesperson
4 license is required.
5


6 5. Respondent shall, within nine (9) months from the
7 effective date of this Decision, present evidence satisfactory
8 to the Commissioner that Respondent has, since the most recent
9 issuance of an original or renewal real estate salesperson
10 license, 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 salesperson license. If
13 Respondent fails to satisfy this condition, the Commissioner may
14 order the suspension of the restricted license until Respondent
15 presents such evidence. The Commissioner shall afford
16 Respondent the opportunity for a hearing pursuant to the APA to
17 present such evidence.
18

19 6. Six months after the issuance of the restricted
20 license, and at six month intervals thereafter during the term of
21 any restricted license issued pursuant to this Decision,
22 Respondent shall provide proof acceptable to the Real Estate
23 Commissioner that, during the preceding six months, Respondent
24 has, each and every week, attended one or more sessions of
25 Alcoholics Anonymous or similar Twelve Step or substance abuse
26 program, or that such attendance in any week was impractical due
27 to travel for work, the illness of Respondent or a member of

1 Respondent's family, vacation, incarceration, residential
2 treatment for substance abuse, extreme personal hardship for
3 Respondent or a member of Respondent's family, or family
4 emergency. Respondent shall submit such proof to the Los Angeles
5 Crisis Response Team Manager of the Department of Real Estate.
6

7 The Commissioner may suspend the restricted
8 license to Respondent pending a hearing held in accordance with
9 Section 11500 et seq., of the Government Code, if such proof is
10 not timely submitted as provided for herein, or as provided for
11 in a subsequent agreement between the Respondent and the
12 Commissioner. The suspension shall remain in effect until such
13 proof is submitted or until Respondent enters into an agreement
14 satisfactory to the Commissioner to provide such proof, or until
15 a decision providing otherwise is adopted following a hearing
16 held pursuant to this condition."
17

18 DATED: 1/20/10



Shari Sveningson,
Real Estate Counsel

21 I have read the Stipulation and Agreement, and its
22 terms are understood by me and are agreeable and acceptable to
23 me. I understand that I am waiving rights given to me by the
24 California Administrative Procedure Act (including but not
25 limited to Sections 11506, 11508, 11509 and 11513 of the
26 Government Code), and I willingly, intelligently and
27 voluntarily waive those rights, including the right of

1 limited to Sections 11506, 11508, 11509 and 11513 of the
2 Government Code); and I willingly, intelligently and
3 voluntarily waive those rights, including the right of
4 requiring the Commissioner to prove the allegations in the
5 Accusation at a hearing at which I would have the right to
6 cross-examine witnesses against me and to present evidence in
7 defense and mitigation of the charges.

9 Respondent can signify acceptance and approval of the
10 terms and conditions of this Stipulation and Agreement by
11 faxing a copy of its signature page, as actually signed by
12 Respondent, to the Department at the following telephone/fax
13 number (213) 576-6917. Respondent agrees, acknowledges, and
14 understands that by electronically sending to the Department a
15 fax copy of his actual signature as it appears on the
16 Stipulation and Agreement, that receipt of the faxed copy by
17 the Department shall be as binding on Respondent as if the
18 Department had received the original signed Stipulation and
19 Agreement.
20

21
22 DATED: 1/19/10



RYAN MICHAEL DOLL
Respondent

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1 requiring the Commissioner to prove the allegations in the
2 Accusation at a hearing at which I would have the right to
3 cross-examine witnesses against me and to present evidence in
4 defense and mitigation of the charges.

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6 terms and conditions of this Stipulation and Agreement by
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11 fax copy of his actual signature as it appears on the
12 Stipulation and Agreement, that receipt of the faxed copy by
13 the Department shall be as binding on Respondent as if the
14 Department had received the original signed Stipulation and
15 Agreement.

16 DATED: _____

17 _____
18 RYAN MICHAEL DOLL
19 Respondent

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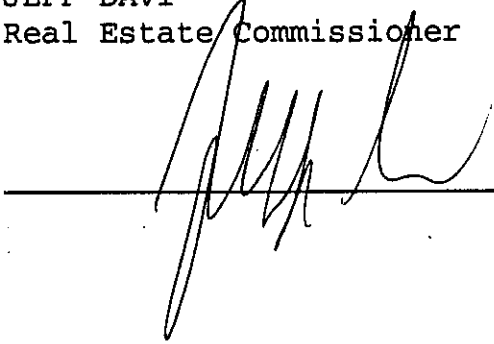
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The foregoing Stipulation and Agreement is hereby
adopted as my Decision in this matter and shall become
effective at 12 o'clock noon on MAR - 2, 2010.

IT IS SO ORDERED 2-2, 2010.

JEFF DAVI
Real Estate Commissioner



SHARI SVENINGSON, Counsel (SBN 195298)
Department of Real Estate
320 West 4th Street, Suite 350
Los Angeles, California 90013-1105

Telephone: (213) 576-6982
(Direct) (213) 576-6907

FILED
DEC - 8 2009
DEPARTMENT OF REAL ESTATE

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)	No. H-36377 LA
RYAN MICHAEL DOLL,)	<u>A C C U S A T I O N</u>
Respondent.)	

The Complainant, Maria Suarez, a Deputy Real Estate Commissioner of the State of California, for cause of Accusation against RYAN MICHAEL DOLL, ("Respondent") alleges as follows:

1.

The Complainant, Maria Suarez, a Deputy Real Estate Commissioner of the State of California, makes this Accusation in her official capacity.

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2.

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

(CRIMINAL CONVICTIONS)

3.

On or about January 8, 2009, in the Superior Court of California, County of Orange, in case no. 08HF0671, Respondent was convicted of violating Vehicle Code Sections 23153(a) (DUI, Causing Bodily Injury) and 23153(b) (Driving With Blood Alcohol .08% or More Causing Bodily Injury), both felonies. These crimes are substantially related to the qualifications, functions or duties of a real estate licensee under Section 2910, Title 10, Chapter 6, California Code of Regulations.

4.

The crimes of which Respondent was convicted, as described in Paragraph 3 above, constitute cause under Sections 490 and 10177(b) of the Code for the suspension or revocation of the license and license rights of Respondent under the Real Estate Law.

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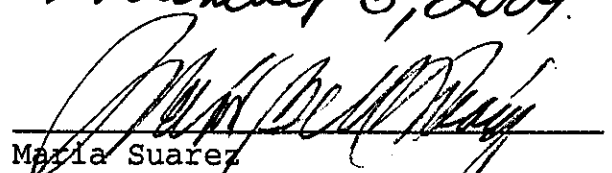
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1 WHEREFORE, Complainant prays that a hearing be
2 conducted on the allegations of this Accusation and that upon
3 proof thereof, a decision be rendered imposing disciplinary
4 action against all the licenses and license rights of
5 Respondent, RYAN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

9 Dated at Los Angeles, California

December 3, 2009

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12 Maria Suarez
13 Deputy Real Estate Commissioner
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24 cc: RYAN MICHAEL DOLL
25 AMC, Inc.
26 Maria Suarez
27 Sacto.