

FILED

NOV 07 2014

BUREAU OF REAL ESTATE

By S. Black

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7
8 BEFORE THE BUREAU OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of) No. H-6183 SAC
12)
13 ANDREW A. KHOURY,) ACCUSATION
14)
15 Respondent.)

16 The Complainant, TRICIA D. PARKHURST, acting in her official capacity as a
17 Deputy Real Estate Commissioner of the State of California, for cause of Accusation against
18 ANDREW A. KHOURY ("Respondent"), is informed and alleges as follows:

19 1.

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

22 CRIMINAL CONVICTION

23 2.

24 On or about August 16, 2013, in the Superior Court of the State of California,
25 County of San Mateo, Case No. J241481, Respondent was convicted of violating four counts of
26 Penal Code section 25541 (fraud in connection with the purchase or sale of securities) and one
27 count of Penal Code section 115(a) (procuring or offering a false or forged instrument to be
filed, registered or recorded with a public office within the state of California), all felonies

1 which bear a substantial relationship under title 10, section 2910, of the California Code
2 Regulations to the qualifications, functions or duties of a real estate licensee.

3 3.

4 The facts alleged above in Paragraph 2 constitute grounds under sections 490
5 and 10177(b) of the Business and Professions Code (“the Code”) for suspension or revocation
6 of all licenses and license rights of Respondent under the Real Estate Law.

7 FAILURE TO NOTIFY BUREAU OF CRIMINAL CHARGES

8 4.

9 A diligent search was made of the records of the Bureau of Real Estate
10 (“Bureau”) relating to Respondent’s Real Estate Salesperson License No. 01275168. As a
11 result of said search, no record was discovered having been received from Respondent notifying
12 the Bureau, in writing, of any arrest, conviction, indictment or license disciplinary action
13 occurring on or after January 1, 2012.

14 5.

15 The facts alleged above in Paragraph 4 indicate Respondent’s failure to comply
16 with sections 10186.2(a)(1)(A), 10186.2(a)(1)(B) and 10186.2(a)(2) (failure to report in writing
17 to the Bureau of an indictment or information charging a felony and/or a conviction of any
18 felony or misdemeanor against Respondent within 30 days) of the Code, which constitutes
19 cause under section 10177(d) (willful disregard or violation of the Real Estate Law), for
20 revocation of all licenses and license rights of Respondent under said Real Estate Law.

21 COST RECOVERY

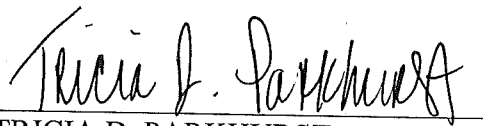
22 6.

23 The Bureau will seek to recover costs of the investigation and prosecution of this
24 case pursuant to section 10106 of the Code which provides, in pertinent part, that in any order
25 issued in resolution of a disciplinary proceeding before the Bureau, the commissioner may
26 request the administrative law judge to direct a licensee found to have committed a violation of

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1 this part to pay a sum not to exceed the reasonable costs of the investigation and enforcement of
2 the case.

3 WHEREFORE, Complainant prays that a hearing be conducted on the allegations
4 of this Accusation and that upon proof thereof, a decision be rendered revoking all licenses and
5 license rights of Respondent under the Real Estate Law, for the costs of investigation and
6 enforcement as permitted by law, and for such other and further relief as may be proper under
7 other provisions of law.

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9 
10 TRICIA D. PARKHURST
11 Deputy Real Estate Commissioner

12 Dated at Sacramento, California, on
13 this 28th day of October, 2014.

14
15
16 DISCOVERY DEMAND

17 Pursuant to Sections 11507.6, *et seq.* of the *Administrative Procedure Act*, the
18 Bureau hereby makes demand for discovery pursuant to the guidelines set forth in the
19 *Administrative Procedure Act*. Failure to provide Discovery to the Bureau may result in the
20 exclusion of witnesses and documents at the hearing or other sanctions that the Office of
21 Administrative Hearings deems appropriate.