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NOV - 9 2012

DEPARTMENT OF REAL ESTATE
BY: *[Signature]*

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BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

11	In the Matter of the Accusation of)	No. H-38544 LA
)	
12	DAVID RICHARD SPARKS,)	<u>A C C U S A T I O N</u>
)	
13	Respondent.)	
14	_____)	

15 The Complainant, Maria Suarez, a Deputy Real Estate
16 Commissioner of the State of California for cause of Accusation
17 against DAVID RICHARD SPARKS, a.k.a. David Sparks or "Dave" or
18 "Sparky" ("Respondent") alleges as follows:

19 1.

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

23 2.

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

1 3.

2 On or about July 20, 2011, in the United States Court
3 Central District of California, in Case No. SA CR11-0123,
4 Respondent was convicted for violation of 18 U.S.C. 1343 (wire
5 fraud), a felony. Respondent was sentenced to 78 months in
6 federal prison, and upon prison release, 36 months of formal
7 probation. In addition, Respondent was ordered to pay
8 restitution in the amount \$4,328,783.00.

9 4.

10 This conviction, by its facts and circumstances,
11 bears a substantial relationship under Section 2910, Title 10,
12 Chapter 6, California Code of Regulations to the
13 qualifications, functions or duties of a real estate licensee.

14 5.

15 The crime of which Respondent was convicted
16 constitutes cause under California Business and Professions
17 Code Sections 490 and 10177(b) for the suspension or revocation
18 of the license and license rights of Respondent under the Real
19 Estate Law.

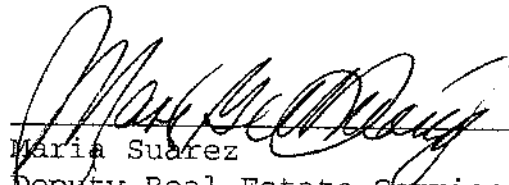
20 6.

21 California Business and Professions Code Section
22 10106 provides, in pertinent part, that in any order issued in
23 resolution of a disciplinary proceeding before the department,
24 the Commissioner may request the administrative law judge to
25 direct a licensee found to have committed a violation of this
26 part to pay a sum not to exceed the reasonable costs of
27 investigation and enforcement of the case.

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 licenses and/or license rights under the
5 Real Estate Law (Part 1 of Division 4 of the California
6 Business and Professions Code) of Respondent DAVID RICHARD
7 SPARKS, for the cost of investigation and enforcement as
8 permitted by law, and for such other and further relief as may
9 be proper under applicable provisions of law.

10 Dated at Los Angeles, California

11 this 7th day of November, 2012.

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14 
15 Maria Suarez
16 Deputy Real Estate Commissioner
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23 cc: DAVID RICHARD SPARKS
24 Maria Suarez
25 Sacto.
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