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**FILED**

APR - 9 2013

DEPARTMENT OF REAL ESTATE

BY: *[Signature]*

8 BEFORE THE DEPARTMENT OF REAL ESTATE  
9 STATE OF CALIFORNIA

10 \* \* \*

11 In the Matter of the Accusation of ) No. H-38808 LA  
12 FARAH MAGHSOUDI, ) A C C U S A T I O N  
13 Respondent. )  
14 \_\_\_\_\_ )

15 The Complainant, Robin Trujillo, a Deputy Real Estate  
16 Commissioner of the State of California for cause of Accusation  
17 against FARAH MAGHSOUDI ("Respondent") alleges as follows:

18 1..

19 The Complainant, Robin Trujillo, a Deputy Real Estate  
20 Commissioner of the State of California, makes this Accusation  
21 in her official capacity.

22 2.

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

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1 (CRIMINAL CONVICTIONS)

2 3.

3 On or about February 28, 2011, in the Superior Court  
4 of California, County of Los Angeles, in case no. 1PY00259,  
5 Respondent was convicted of violating of California Penal  
6 Section 484(a) (theft), a misdemeanor. This crime is  
7 substantially related to the qualifications, functions, or  
8 duties of a real estate licensee under Section 2910, Title 10,  
9 Chapter 6, California Code of Regulations.

10 4.

11 The crime of which Respondent was convicted, as  
12 described above, constitutes cause under California Business and  
13 Professions Code Sections 490 and 10177(b) for the suspension or  
14 revocation of the license and license rights of Respondent under  
15 the Real Estate Law.

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

23 WHEREFORE, Complainant prays that a hearing be  
24 conducted on the allegations of this Accusation and that upon  
25 proof thereof, a decision be rendered imposing disciplinary  
26 action against all licenses and/or license rights under the Real  
27 Estate Law (Part 1 of Division 4 of the California Business and

1 Professions Code) of Respondent FARAH MAGHSOUDI for the cost of  
2 investigation and enforcement as permitted by law, and for such  
3 other and further relief as may be proper under applicable  
4 provisions of law.

5 Dated at Los Angeles, California: March 20, 2013.

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9 Robin Trujillo  
Deputy Real Estate Commissioner

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cc: FARAH MAGHSOUDI  
Beachside Ventures, Inc.  
Robin Trujillo  
Sacto.