

FILED

DEC 02 2013

BUREAU OF REAL ESTATE

By J. [Signature]

BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

* * * *

In the Matter of the Accusation of))	
MARC RAYMOND TOW,)	NO. H-38994 LA
)	
Respondent.)	
_____))	

DECISION

This Decision is being issued in accordance with the provisions of Section 11520 of the Government Code, on evidence of compliance with Section 11505 of the Government Code and pursuant to the Order of Default filed on October 31, 2013 and the findings of fact set forth herein are based on one or more of the following: (1) Respondent's express admissions; (2) affidavits; and (3) other evidence.

This Decision revokes a real estate license on grounds of a revocation by another state agency.

The right to reinstatement of a revoked real estate license or to the reduction of a suspension is controlled by Section 11522 of the Government Code. A copy of Section 11522 and a copy of the Commissioner's Criteria of Rehabilitation are attached hereto for the information of Respondent.

FINDINGS OF FACT

1.

On August 6, 2013, Maria Suarez made the Accusation in her official capacity as a Deputy Real Estate Commissioner of the State of California. The Accusation, Statement to Respondent, and Notice of Defense were mailed by certified mail,

return receipt requested, and by regular mail to Respondent's last known mailing address on file with the Bureau of Real Estate on August 7, 2013. Respondent has not submitted a Notice of Defense to date.

On October 31, 2013, no Notice of Defense having been filed herein within the time prescribed by Section 11506 of the Government Code, Respondent's default was entered herein.

2.

Respondent presently 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 broker. On December 6, 2011, Respondent's license expired. Pursuant to Business and Professions Code Section 10201, Respondent retains renewal rights for two years. The Bureau of Real Estate holds jurisdiction over the lapsed license, pursuant to Code Section 10103.

3.

On or about July 16, 2012, Respondent was disbarred from the practice of law in California by the Supreme Court of California, in Case No. S201859.

4.

As more fully set forth in the Decision and Order of Involuntary Inactive Enrollment; filed on February 3, 2012, the basis for Respondent's disbarment was violations of Rules of Professional Conduct ("RPC") 4-100(A) (failure to maintain client funds in a trust account), Code Section 6106 (moral turpitude) RPC 3-310(B)(3) (avoiding representation of adverse interests), RPC 4-100(B)(3) (failure to maintain records of client property/render appropriate accounts), RPC 4-100(B)(4) (promptly pay/deliver client funds), PRC 3-110(A) (incompetence), and RPC 3-700(D)(2) (failure to refund unearned fees).

DETERMINATION OF ISSUES

1.

Cause for disciplinary action against Respondent exists pursuant to Business and Professions Code Section 10177(f).

2.

The standard of proof applied was clear and convincing proof to a reasonable certainty.

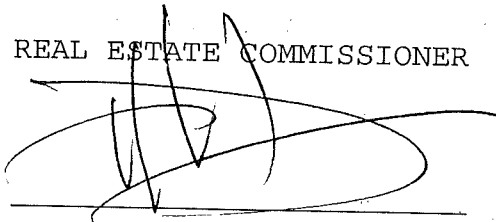
ORDER

The license and license rights of Respondent MARC RAYMOND TOW under the provisions of Part I of Division 4 of the Business and Professions Code are revoked.

This Decision shall become effective at 12 o'clock noon on ~~DEC 23 2013~~

DATED: NOV 20 2013

REAL ESTATE COMMISSIONER

A large, stylized handwritten signature in black ink, appearing to be 'JM', is written over a horizontal line. The signature is somewhat circular and loops around itself.

By: JEFFREY MASON
Chief Deputy Commissioner

FILED

OCT 31 2013

BUREAU OF REAL ESTATE

By Norm Smith

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320 West Fourth Street, Suite 350
2 Los Angeles, CA 90013
3 (213) 576-6982
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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-38994 LA
12 MARC RAYMOND TOW,)
13) DEFAULT ORDER
14 Respondent.)

15 Respondent MARC RAYMOND TOW, having failed to file
16 a Notice of Defense within the time required by Section
17 11506 of the Government Code, is now in default. It is,
18 therefore, ordered that a default be entered on the record
19 in this matter.

20 IT IS SO ORDERED October 29, 2013

21 Real Estate Commissioner
Wayne S. Bell

22
23 By: Dolores Weeks
24 DOLORES WEEKS
25 Regional Manager
26
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