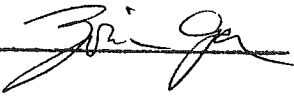


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Los Angeles, California 90013-1105  
  
Telephone: (213) 576-6982  
(Direct) (213) 576-6905

**FILED**  
**FEB 11 2014**  
**BUREAU OF REAL ESTATE**  
By 

BEFORE THE BUREAU OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation of )	No. H-39305 LA
VLAD J. FAYNGOLD, )	
Respondent. )	<u>A C C U S A T I O N</u>

The Complainant, Maria Suarez, a Deputy Real Estate  
Commissioner of the State of California, for cause of Accusation  
against VLAD J. FAYNGOLD, aka David Miller, aka Aaron  
Greenfield, ("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 Business and Professions Code (Code) as a real estate broker.

3.

(CRIMINAL CONVICTION)

On or about January 23, 2013, in the California Superior Court, County of Los Angeles, Beverly Hills Courthouse, in Case No. SA081597, Respondent was convicted of violating Penal Code §602(D) [Trespass], a misdemeanor. The underlying facts of this crime bear a substantial relationship under Section 2910, Title 10, Chapter 6, California Code of Regulations to the qualifications, functions or duties of a real estate licensee.

4.

The crime of which Respondent was convicted, as described in Paragraph 3, above, constitutes 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.

IN AGGRAVATION

5.

In aggravation, on or about February 1, 2010, in the United States District Court, Central District of California, in Case No. CR 08-1302 RGK, Respondent was convicted of violating

1 18 U.S.C. §1341 [Mail Fraud] and 18 U.S.C. §2 [Causing an Act to  
2 be Done]. The underlying facts of this crime bear a substantial  
3 relationship under Section 2910, Title 10, Chapter 6, California  
4 Code of Regulations to the qualifications, functions or duties  
5 of a real estate licensee.

6 Code Section 10106 provides, in pertinent part, that  
7 in any order issued in resolution of a disciplinary proceeding  
8 before the Bureau, the Commissioner may request the  
9 administrative law judge to direct a licensee found to have  
10 committed a violation of this part to pay a sum not to exceed  
11 the reasonable costs of investigation and enforcement of the  
12 case.

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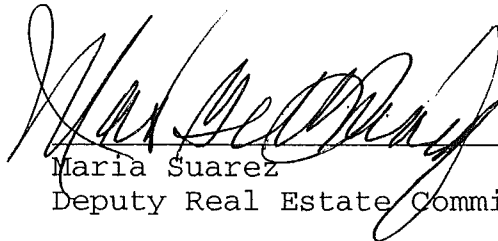
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1 WHEREFORE, Complainant prays that a hearing be  
2 conducted on the allegations of this Accusation and that upon  
3 proof thereof, a decision be rendered imposing disciplinary  
4 action against all the licenses and license rights of Respondent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

10 Dated at Los Angeles, California

11 this 17th day of January, 2014.

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15 Maria Suarez  
16 Deputy Real Estate Commissioner  
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26 cc: VLAD J. FAYNGOLD  
27 Maria Suarez  
Sacto.