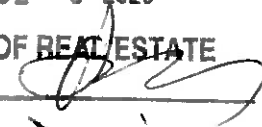


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FILED
JUL - 6 2020
DEPT. OF REAL ESTATE
By 

8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of) No. H-41615 LA
12 JAMES MUHAMMAD,) ACCUSATION
13 Respondent.)
14 _____)

15 The Complainant, Maria Suarez, a Supervising Special Investigator for the Department of
16 Real Estate ("Department") of the State of California, for cause of Accusation against JAMES
17 MUHAMMAD, also known as James Lee Muhammad, also known as James Lee Thurman
18 ("Respondent"), is informed and alleges in her official capacity as follows:

- 19 1. The Complainant, Maria Suarez, acting in her official capacity as a Supervising
20 Special Investigator, makes this Accusation against Respondent.
21 2. Respondent presently has license rights under the Real Estate Law, Part 1 of
22 Division 4 of the California Business and Professions Code ("Code"), as a real estate salesperson
23 (License ID 01225479).

24 FIRST CAUSE OF ACCUSATION
25 (CRIMINAL CONVICTION)

26 3. On or about April 16, 2019, in the Superior Court of California, County of Los
27 Angeles, Case No. 0CA11560, Respondent was found guilty and convicted on a plea of nolo
28 contendere for violation of Vehicle Code section 10851(a) (taking a vehicle without owner's

1 consent), a misdemeanor. The court suspended imposition of sentence and placed Respondent on
2 summary probation for 36 months, subject to terms and conditions including but not limited to
3 serving 2 days of jail time, with credit for 2 days, and ordered Respondent to pay assessments, a
4 fine, and a restitution fine,

5 4. The conviction, as described in Paragraph 3 above, bears a substantial relationship
6 under Section 2910, Title 10, Chapter 6, California Code of Regulations to the qualifications,
7 functions or duties of a real estate licensee.

8 5. The crime, for which Respondent was convicted, as described in Paragraph 3
9 above, constitutes cause under Code sections 490 and 10177(b) for the suspension or revocation of
10 the license and license rights of Respondent under the Real Estate Law.

11 SECOND CAUSE OF ACCUSATION

12 (FAILURE TO REPORT CONVICTION)

13 6. Pursuant to Section 10186.2 of the Code, a licensee shall report, in writing, "the
14 conviction of the licensee, including any verdict of guilty, or plea of guilty or no contest, of any
15 felony or misdemeanor" to the Department within thirty (30) days of the conviction. Respondent
16 failed to report in writing to the Department the conviction described in Paragraph 3 above, within
17 thirty (30) days of the conviction date.

18 7. Respondent's failure to timely report the conviction constitutes cause under Section
19 10186.2 of the Code for the suspension or revocation of the license and license rights of
20 Respondent under the Real Estate Law.

21 COSTS

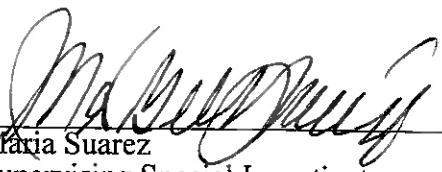
22 (COSTS OF INVESTIGATION AND ENFORCEMENT)

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

28 ///

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

6
7 Dated at Los Angeles, California this 30th day of March, 2019.

8
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10 
11 Maria Suarez
12 Supervising Special Investigator

13 cc: JAMES MUHAMMAD
14 Yolanda Andrade & Associates Inc.
15 Maria Suarez
16 Sacto.

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