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AUG 17 2023

DEPT. OF REAL ESTATE

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BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Accusation of
JAMES MUHAMMAD,
Respondent.

No. H-41615 LA

ORDER SUSPENDING RESTRICTED REAL ESTATE LICENSE

TO: JAMES MUHAMMAD, RESPONDENT
7353 ELENA WEST #20
RANCHO CUCAMONGA, CA 91730

On June 8, 2021, a restricted real estate salesperson license was issued by the Department of Real Estate (“Department”) to Respondent on the terms, conditions and restrictions set forth in the Decision of the Real Estate Commissioner (“Commissioner”) of May 13, 2021, in Case No. H-41615 LA. This Order, which was effective June 8, 2021, granted Respondent the right to the issuance of a restricted real estate salesperson license subject to the provisions of Section 10156.7 of the California Business and Professions Code (hereinafter “Code”) and to enumerated additional terms, conditions and restrictions imposed under authority of Code Section 10156.6.

Among those terms, conditions and restrictions, Respondent was required to, within nine months from the effective date of the Order, present evidence satisfactory to the Commissioner that Respondent has, since the most recent issuance of an original or renewal real estate license, taken and successfully completed the continuing education requirements of Article 2.5 of Chapter 3 of the Real Estate Law for renewal of a real estate license. The Commissioner has determined that, as of March 8, 2022, Respondent has failed to satisfy this condition, and as such, is in violation of

1 Section 10177(k) of the Code. Respondent has no right to renew the restricted license if this
2 condition is not satisfied by the date of its expiration. (Code Section 10156.7.)

3 NOW, THEREFORE, IT IS ORDERED under authority of Code Section 10156.7
4 that the restricted real estate salesperson license heretofore issued to Respondent and the exercise of
5 any privileges thereunder is hereby suspended until such time as Respondent provides proof
6 satisfactory to the Department of Real Estate of compliance with the condition(s) referred to above,
7 or pending final determination made after hearing (see "Hearing Rights" set forth below), or pending
8 a subsequent agreement with the Bureau.

9 IT IS FURTHER ORDERED that all license certificates and identification cards
10 issued by Department which are in the possession of Respondent be immediately surrendered by
11 personal delivery or by mailing in the enclosed, self-addressed envelope to:

12 Department of Real Estate
13 ATTN: Licensing Flag Section
14 1651 Exposition Blvd.
15 P.O. Box 137013
Sacramento, CA 95813-7013

16 HEARING RIGHTS: Pursuant to the provisions of Section 10156.7 of the Business
17 and Professions Code, you have the right to a hearing to contest the Commissioner's determination
18 that you are in violation of Code Section 10177(k). If you desire a hearing, you must submit a
19 written request. The request may be in any form, as long as it is in writing and indicates that you
20 want a hearing. Unless a written request for a hearing, signed by or on behalf of you, is delivered
21 or mailed to the Department of Real Estate at 350 4th Street, Suite 350, Los Angeles, CA 90013,
22 within 20 days after the date that this Order was mailed to or served on you, the Department will not
23 be obligated or required to provide you with a hearing.

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This Order shall be effective immediately.

IT IS SO ORDERED 8.11.23

DOUGLAS R. McCAULEY
REAL ESTATE COMMISSIONER

