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Department of Real Estate
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FILED
MAY 06 2024
DEPARTMENT OF REAL ESTATE
By J. Taggart

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Application of:

EDWAN KHALID DABLAN,

Respondent.

No. H-3545 FR

STATEMENT OF ISSUES

The Complainant, RUBEN CORONADO, in his official capacity as a Supervising Special Investigator for the Department of Real Estate ("Department") of the State of California, brings this Statement of Issues against Respondent EDWAN KHALID DABLAN ("Respondent"), and is informed and alleges as follows:

1

Respondent made application to the Department for a real estate salesperson license on or about March 9, 2022.

CRIMINAL CONVICTION

2

On or about May 13, 2013, in the United States District Court, Eastern District of California, Case No. 10:MI00098DLB, Respondent was convicted of violating 18 U.S. Code section 1956 (money laundering) and 21 U.S. Code sections 481(a)(1), 841(b)(1)(a), and 864 (conspiracy to distribute and to possess with intent to distribute methamphetamine), a felony and crime that bears a substantial relationship under Section 2910, Title 10, of the California Code of

1 Regulations to the qualifications, functions or duties of a real estate licensee.

2 MATTERS IN AGGRAVATION

3 3

4 On or about September 7, 2001, in Fresno County Superior Court, Case No.
5 T01904649-1, Respondent was convicted of violating California Vehicle Code section 23103.5
6 (wet and reckless), a misdemeanor.

7 4

8 On or about February 20, 2001, in Fresno County Superior Court, Case No.
9 F00800446-7, Respondent was convicted of violating California Penal Code section 69
10 (obstructing and/or resisting an executive officer), a misdemeanor.

11 5

12 On or about February 20, 2001, in Fresno County Superior Court, Case No.
13 F99912131-0, Respondent was convicted of violating California Health and Safety Code section
14 11383(c)(1) (possession and/or intent to manufacture methamphetamine), a felony.

15 6

16 On or about January 17, 1996, in Fresno County Superior Court, Case No.
17 0517644-1, Respondent was convicted of violating Penal Code section 496(a) (unlawful
18 possession of stolen property), a felony.

19 GROUND FOR DENIAL

20 7

21 The facts alleged above in Paragraph 2 constitute grounds for the denial of
22 Respondent's application for a real estate salesperson license under Business and Professions
23 Code sections 480(a) (conviction of a crime), 10177(b) (conviction of crime substantially
24 related to the qualifications, functions, or duties of a real estate licensee), and 10177(j) (fraud or
25 dishonest dealings).

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1 WHEREFORE, Complainant prays that the above-entitled matter be set for
2 hearing and, upon proof of the charges contained herein, that the Commissioner refuse to
3 authorize the issuance of, and deny the issuance of a real estate salesperson license to
4 Respondent, and for such other and further relief as may be proper under other provisions of
5 law.

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8 RUBEN CORONADO

9 Supervising Special Investigator

10 Dated at Fresno, California

11 this 30th day of April, 2024.

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13 DISCOVERY DEMAND

14 Pursuant to Sections 11507.6, *et seq.* of the *Administrative Procedure Act*, the
15 Department of Real Estate hereby makes demand for discovery pursuant to the guidelines set
16 forth in the *Administrative Procedure Act*. Failure to provide Discovery to the Department of
17 Real Estate may result in the exclusion of witnesses and documents at the hearing or other
18 sanctions that the Office of Administrative Hearings deems appropriate.

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EDWAN KHALID DABLAN,

Respondent.

No. H-3545 FR

FIRST AMENDED
STATEMENT OF ISSUES

The Complainant, RUBEN CORONADO, in his official capacity as a Supervising Special Investigator for the Department of Real Estate ("Department") of the State of California, brings this First Amended Statement of Issues against Respondent EDWAN KHALID DABLAN ("Respondent"), and is informed and alleges as follows:

1

Respondent made application to the Department for a real estate salesperson license on or about October 19, 2020.

CRIMINAL CONVICTION

2

On or about May 13, 2013, in the United States District Court, Eastern District of California, Case No. 10:MI00098DLB, Respondent was convicted of violating 18 U.S. Code section 1956 (money laundering) and 21 U.S. Code sections 481(a)(1), 841(b)(1)(a), and 864 (conspiracy to distribute and to possess with intent to distribute methamphetamine), a felony and crime that bears a substantial relationship under Section 2910, Title 10, of the California Code of

1 Regulations to the qualifications, functions or duties of a real estate licensee.

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3 authorize the issuance of, and deny the issuance of a real estate salesperson license to
4 Respondent, and for such other and further relief as may be proper under other provisions of
5 law.

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8 RUBEN CORONADO

9 Supervising Special Investigator

10 Dated at Fresno, California

11 this 13th day of May, 2024.
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13 DISCOVERY DEMAND

14 Pursuant to Sections 11507.6, *et seq.* of the Government Code, the Department of
15 Real Estate hereby makes demand for discovery pursuant to the guidelines set forth in the
16 *Administrative Procedure Act*. Failure to provide Discovery to the Department of Real Estate
17 may result in the exclusion of witnesses and documents at the hearing or other sanctions that the
18 Office of Administrative Hearings deems appropriate.
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