

1 (CRIMINAL CONVICTION)

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3 On or about September 4, 2012, in the Superior Court
4 of California, County of San Diego, case no. C313935, Respondent
5 was convicted of violating California Penal Code section 484
6 (petty theft), a misdemeanor. This crime is substantially
7 related to the qualifications, functions, or duties of a real
8 estate licensee under Section 2910, Title 10, Chapter 6,
9 California Code of Regulations.

10 4.

11 The crime of which Respondent was convicted, as
12 described above, constitutes cause under California Business and
13 Professions Code sections 490 and 10177(b) for the suspension or
14 revocation of the license and license rights of Respondent under
15 the Real Estate Law.

16 5.

17 California Business and Professions Code section 10106
18 provides, in pertinent part, that in any order issued in
19 resolution of a disciplinary proceeding before the bureau, the
20 Commissioner may request the administrative law judge to direct
21 a licensee found to have committed a violation of this part to
22 pay a sum not to exceed the reasonable costs of investigation
23 and enforcement of the case.

24 WHEREFORE, Complainant prays that a hearing be
25 conducted on the allegations of this Accusation and that upon
26 proof thereof, a decision be rendered imposing disciplinary
27 action against all licenses and/or license rights under the Real

1 Estate Law (Part 1 of Division 4 of the California Business and
2 Professions Code) of Respondent RANIA AZZAZI for the cost of
3 investigation and enforcement as permitted by law, and for such
4 other and further relief as may be proper under applicable
5 provisions of law.

6 Dated at San Diego, California: Dec 6, 2013.

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10 Veronica Kilpatrick
11 Deputy Real Estate Commissioner
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25 cc: RANIA AZZAZI
26 South Bay Realty Partners, Inc.
27 Veronica Kilpatrick
Sacto.