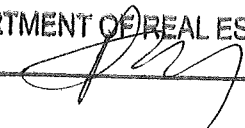


FILED

FEB 19 2014

DEPARTMENT OF REAL ESTATE
BY: 

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Los Angeles, California 90013-1105

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BEFORE THE BUREAU OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of	)	No. H- 04581 SD
	)	
JUSTINE ROSS,	)	<u>A C C U S A T I O N</u>
	)	
Respondent.	)	

The Complainant, Robin Trujillo, a Deputy Real Estate Commissioner of the State of California, acting in her official capacity, for cause of Accusation against JUSTINE ROSS aka Justine Marie Ross ("Respondent") alleges as follows:

1.

Respondent is presently licensed and/or has license rights under the Real Estate Law, Part 1 of Division 4 of the California Business and Professions Code ("Code"), as a real estate salesperson.

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(CRIMINAL CONVICTION)

2.

On or about July 16, 2012, in the Superior Court of California, County of San Diego, in Case No. CS257613, Respondent was convicted of violating Health and Safety Code Section 11350(a) (Possession of a Controlled Substance), a felony. This crime is substantially related to the qualifications, functions or duties of a real estate licensee under Section 2910, Title 10, Chapter 6, California Code of Regulations.

3.

On or about July 19, 2012, in the Superior Court of California, County of San Diego, in Case No. CD241965, Respondent was convicted of violating Health and Safety Code Section 11350(a) (Possession of a Controlled Substance), a felony. This crime is substantially related to the qualifications, functions or duties of a real estate licensee under Section 2910, Title 10, Chapter 6, California Code of Regulations.

4.

The crimes of which Respondent was convicted, as described above, constitute cause under Sections 490 and 10177(b) of the Business & Professions Code for the suspension or revocation of the license and license rights of Respondent under the Real Estate Law.

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

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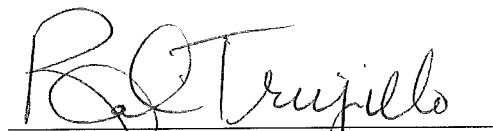
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1 WHEREFORE, Complainant prays that a hearing be conducted on the
2 allegations of this Accusation and that upon proof thereof, a decision be rendered imposing
3 disciplinary action against all the licenses and license rights of Respondent, JUSTINE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

7 Dated at Los Angeles, California: 2/6/14.

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9 
10 Robin Trujillo
11 Deputy Real Estate Commissioner
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25 cc: Justine Ross
26 Robin Trujillo
27 Sacto.