

FILED

JUL 13 2021

DEPT. OF REAL ESTATE

By *Car Delo*

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9 **BEFORE THE DEPARTMENT OF REAL ESTATE**
10 **STATE OF CALIFORNIA**

11 * * *

12 In the Matter of the Application of) No. H-05233 SD
13 EDUL J. AZEEZ II,)
14 Respondent.) STATEMENT OF ISSUES
15)
16)

17 The Complainant, Veronica Kilpatrick, a Supervising Special Investigator of the
18 State of California, for Statement of Issues against EDUL J. AZEEZ II ("Respondent"), is
19 informed and alleges in her official capacity as follows:

20 1.

21 On or about July 17, 2020, Respondent made application to the Department of
22 Real Estate of the State of California for a real estate salesperson license.

23 (CRIMINAL CONVICTION)

24 2.

25 On or about April 23, 2010, in the Superior Court of California, County of San
26 Diego, Case No. SCD220467, Respondent was convicted on a plea of guilty for violating Penal
27 Code section 192(a) (voluntary manslaughter), a felony. The court sentenced Respondent to

STATEMENT OF ISSUES

1 serve eleven (11) years in prison, with credit for time served. In addition, the court ordered
2 Respondent to pay fines, fees, and victim's restitution.

3 3.

4 The crime of which Respondent was convicted as described in Paragraph 2
5 above, bears a substantial relationship under Section 2910, Title 10, Chapter 6, of the California
6 Code of Regulations to the qualifications, functions or duties of a real estate licensee.

7 4.

8 The crime of which Respondent was convicted, as described in Paragraph 2
9 above, constitutes cause for denial of Respondent's application for a real estate license under
10 California Business and Professions Code sections 480(a)(1) and 10177(b).

11 5.

12 These proceedings are brought under the provisions of Section 10100, Division
13 4 of the Business and Professions Code of the State of California and Sections 11500 through
14 11528 of the California Government Code.

15 WHEREFORE, the Complainant prays that the above-entitled matter be set for
16 hearing and, upon proof of the charges contained herein, that the Commissioner refuse to
17 authorize the issuance of, and deny the issuance of, a real estate salesperson license to
18 Respondent EDUL J. AZEEZ II and for such other and further relief as may be proper under
19 other applicable provisions of law.

20
21 Dated at San Diego, California this 30 day of June, 2021.

22
23 
24 _____
25 Veronica Kilpatrick
26 Supervising Special Investigator

25 cc: EDUL J. AZEEZ II
26 Veronica Kilpatrick
27 Sacto.