

FILED

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DEPT. OF REAL ESTATE

By

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9 BEFORE THE DEPARTMENT OF REAL ESTATE
10 STATE OF CALIFORNIA

11 * * *

12 In the Matter of the Accusation against) No. H-7518 SAC
13)
14 RAME ALBERT BATTA,) ACCUSATION
15)
16 Respondent.)
17)

18 The Complainant, Heather Nishimura, a Supervising Special Investigator for the
19 Department of Real Estate ("Department") of the State of California, for cause of Accusation
20 against RAME ALBERT BATTA, a.k.a. "Rame Samir Batta" and "Rame S. Batta"
21 ("Respondent"), alleges as follows:

22 1.

23 The Complainant, Heather Nishimura, a Supervising Special Investigator of the
24 State of California, makes this Accusation in her official capacity.

25 2.

26 All references to the "Code" are to the California Business and Professions Code,
27 all references to the "Real Estate Law" are to Part 1 of Division 4 of the Code, and all references
to "Regulations" are to the Regulations of the Real Estate Commissioner, Title 10, Chapter 6,
California Code of Regulations.

1 3.

2 Respondent is presently licensed and/or have license rights under the Real Estate
3 Law (Part 1 of Division 4 of the Code). Respondent has renewal rights pursuant to Code section
4 10201. The Department retains jurisdiction pursuant to Code section 10103.

5 LICENSE HISTORY

6 4.

7 a. On May 2, 2006, the Department issued a real estate broker license, DRE
8 License ID no. 01241580, to Respondent RAME ALBERT BATTA, which is set to expire on
9 May 16, 2030, unless renewed.

10 b. According to current Department records, Respondent has one (1) fictitious
11 business name licensed under his broker license since July 26, 2013: "Batta Realty."

12 c. Pursuant to Code section 10211, Respondent is currently the designated officer
13 ("D.O.") of All Asset Property Management, Inc. since June 25, 2026, when All Asset Property
14 Management, Inc. became licensed by the Department.

15 NON-RESPONDENT LICENSEE

16 5.

17 On June 25, 2026, the Department issued a real estate broker corporation license,
18 DRE license ID no. 02443761, to All Asset Property Management, Inc., which is set to expire on
19 June 24, 2030, unless renewed. During the relevant audit period, All Asset Property
20 Management, Inc. was not licensed by the Department.

21 BROKER ACTIVITIES

22 6.

23 At all times relevant herein Respondent was engaged in the business of, acted in
24 the capacity of, advertised or assumed to act as a real estate broker, within the meaning of
25 Code section 10131(b), in that Respondent's activities included, for a compensation or in
26 expectation of a compensation, leasing or renting or offering to lease or rent, or placing for rent,
27 or soliciting listings of places for rent, or soliciting for prospective tenants, or negotiating the

1 sale, purchase or exchanges of leases on real property, or collecting rents from real property, or
2 improvements thereon.

3 CAUSE OF ACCUSATION

4 (AUDIT SC 25-0030)

5 7.

6 On May 19, 2026, the Department concluded an audit examination of the books
7 and records of Respondent. At the time of the Department's audit examination, the auditee was
8 identified as Respondent BATTA because All Asset Property Management, Inc. was not
9 licensed, even though Respondent conducted property management activities under All Asset
10 Property Management, Inc.'s name. The audit examination was limited to Respondent's
11 property management activity only, as described in paragraph 6 above, and covered the period
12 of time from March 1, 2025 to February 28, 2026 ("audit period"). The primary purpose of the
13 examination was to determine whether Respondent conducted real estate activities in
14 accordance with the Real Estate Law and the Commissioner's Regulations.

15 (VIOLATIONS OF THE REAL ESTATE LAW)

16 8.

17 Said audit examination, as described above in paragraph 7, revealed violations of
18 the Code and the Regulations, as set forth in the following paragraphs, and more fully discussed
19 in Audit Report No. SC 25-0030 and the exhibits and work papers attached to the audit report.

20 (a) Trust Fund Accountability and Balances

21 (Code section 10145(a) and Regulations section 2832.1)

22 During the audit period, Respondent maintained one (1) active bank account to
23 hold trust funds at the Enterprise Bank & Trust.

24 Trust Account ("TA 1")

25 Account Name: All Asset Property Management, Inc., As Trustee, Client Trust

26 Account Number: xxx4820

27 Signatory: Rame S. Batta

1 Bank reconciliations were prepared as of December 31, 2025 for TA 1, where the
2 adjusted bank balance of TA 1 was compared to the sum of balances of its respective separate
3 records ("accountability"). As of the December 31, 2025 cutoff date, TA 1's adjusted bank
4 balance of \$231,400.70 and its accountability of \$232,767.70 showed a shortage of
5 <\$1,367.00>. TA 1's total shortage of <\$1,367.00> was caused by negative balances in
6 property/owner accounts.

7 Respondent failed to provide any evidence that the owners of the trust funds had
8 given their written consent to allow Respondent to reduce the balance of the funds in TA 1 to an
9 amount less than the existing aggregate trust fund liabilities, in violation of Code section
10 10145(a) and Regulations section 2832.1.

11 In April 2026, during the Department audit examination, Respondent cured the
12 shortage in TA 1.

13 **(b) Handling of Trust Funds / Separate Records Maintained for Each Beneficiary or**
14 **Transaction (Code section 10145(g) and Regulations section 2831.1)**

15 During the audit period, Respondent failed to maintain an accurate separate
16 record of the receipt and disposition of all trust funds deposited into TA 1, in that TA 1
17 contained an unidentified and/or unaccounted for funds of \$1,003.42 as of December 31, 2025,
18 in violation of
19 Code section 10145(g) and Regulations section 2831.1.

20 **(c) Handling of Trust Funds / Trust Account Reconciliation**
21 **(Code section 10145 and Regulations section 2831.2)**

22 During the audit period, Respondent failed to perform accurate monthly trust
23 account reconciliation comparing the balance of all separate beneficiary or transaction records
24 (separate records) to the record of all trust funds received and disbursed (control record) for TA
25 1.

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1 section.

2 (INVESTIGATION AND ENFORCEMENT COSTS)

3 11.

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

8 WHEREFORE, Complainant prays that a hearing be conducted on the allegations
9 of this Accusation and that upon proof thereof, a decision be rendered imposing disciplinary
10 action against all the licenses and/or license rights of Respondent under the Real Estate Law, for
11 the costs of investigation and enforcement as permitted by law, for the cost of the audit, and for
12 such other and further relief as may be proper under other applicable provisions of law.

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14 Dated at Sacramento, California, on August 6, _____, 2026

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16 _____
17 Heather Nishimura
18 Supervising Special Investigator

19 cc: Audits – Rana Tarazi
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