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FILED

APR 15 2011

DEPARTMENT OF REAL ESTATE

By K. Contreras

BEFORE THE
DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Accusation of

ACTION REALTY GROUP, INC.,
a Corporation,
RAMESH KUMAR BIRLA, and
DANIEL DAVID CAMPBELL

Respondent.

NO. H-10890 SF
(As to RAMESH KUMAR BIRLA, Only)

ORDER ACCEPTING VOLUNTARY SURRENDER

On March 26, 2010, an Accusation was filed in this matter against Respondents ACTION REALTY GROUP, INC., a Corporation, RAMESH KUMAR BIRLA, and DANIEL DAVID CAMPBELL.

By Declaration signed March 7, 2011, Respondent RAMESH KUMAR BIRLA, only, petitioned the Real Estate Commissioner to voluntarily surrender his real estate license pursuant to Section 10100.2 of the Business and Professions Code.

IT IS HEREBY ORDERED that the petition of Respondent RAMESH KUMAR BIRLA for the voluntary surrender of his real estate license is accepted as of the effective date of this Order as set forth below, based upon the understanding and agreement expressed in the

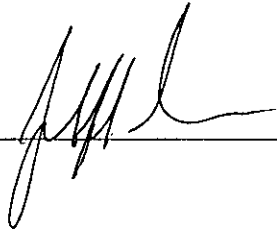
1 Declaration of Respondent RAMESH KUMAR BIRLA, dated March 7, 2011 (attached hereto as
2 Exhibit "A"). Respondent's license certificate and pocket card shall be sent to the below listed
3 address so that they reach the Department of Real Estate on or before the effective date of this
4 Order:

5
6 **DEPARTMENT OF REAL ESTATE**
7 **Attn: Licensing Flag Section**
8 P. O. Box 187000
9 Sacramento, CA 95818-7000

10 This Order shall become effective at 12 o'clock noon on May 5, 2011.

11 DATED: 4-12, 2011.

12 JEFF DAVI
13 Real Estate Commissioner

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BEFORE THE
DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

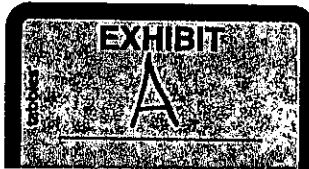
In the Matter of the Accusation of)
)
ACTION REALTY GROUP, INC.,) No. H-10890 SF
a Corporation,)
RAMESH KUMAR BIRLA, and) (As to RAMESH KUMAR BIRLA, Only)
DANIEL DAVID CAMPBELL,)
)
Respondents.)

DECLARATION

My name is RAMESH KUMAR BIRLA and I am currently licensed as a real estate broker/officer and have license rights with respect to said license.

In lieu of proceeding in this matter in accordance with the provisions of the Administrative Procedure Act (Sections 11400 et seq., of the Government Code), I wish to voluntarily surrender my real estate license(s) issued by the Department of Real Estate ("Department"), pursuant to Business and Professions Code Section 10100.2.

I understand that by so voluntarily surrendering my license, I may be relicensed as a broker or as a salesperson only by petitioning for reinstatement pursuant to Section 11522 of the Government Code. I also understand that by so voluntarily surrendering my license, I agree to the following:




1 1. The filing of this Declaration shall be deemed as my petition for voluntary
2 surrender.

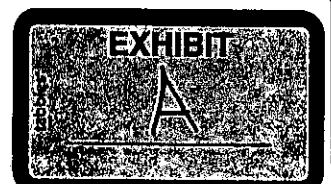
3 2. It shall also be deemed to be an understanding and agreement by me that I
4 waive all rights I have to require the Commissioner to prove the allegations contained in the
5 Accusation filed in this matter at a hearing held in accordance with the provisions of the
6 Administrative Procedure Act (Government Code Sections 11400 et seq.), and that I also waive
7 other rights afforded to me in connection with the hearing such as the right to discovery, the right
8 to present evidence in defense of the allegations in the Accusation and the right to cross-examine
9 witnesses.

10 3. I further agree that upon acceptance by the Commissioner, as evidenced by an
11 appropriate order, all affidavits and all relevant evidence obtained by the Department in this
12 matter prior to the Commissioner's acceptance, and all allegations contained in the Accusation
13 filed in the Department Case No. H-10890 SF, may be considered by the Department to be true
14 and correct for the purpose of deciding whether to grant relicensure or reinstatement pursuant to
15 Government Code Section 11522.

16 4. I freely and voluntarily surrender all my licenses and license rights under the
17 Real Estate Law.

18 I declare under penalty of perjury under the laws of the State of California that the
19 above is true and correct and that this declaration was executed March 7, 2011,
20 at Oakland, California.

21
22
23 
24 _____
RAMESH KUMAR BIRLA
25 Respondent
26
27



FILED

BEFORE THE DEPARTMENT OF REAL ESTATE

MAR - 9 2011

STATE OF CALIFORNIA

DEPARTMENT OF REAL ESTATE

By K. Contreras

In the Matter of the Accusation of)
)
 ACTION REALTY GROUP, INC.,)
 A Corporation,)
 RAMESH KUMAR BIRLA, and)
 DANIEL DAVID CAMPBELL,)
)
 Respondents.)

NO. H-10890 SF
(As to ACTION REALTY GROUP, INC.,
and DANIEL DAVID CAMPBELL, Only)

DECISION

This Decision is being issued in accordance with the provisions of Section 11520 of the Government Code, on evidence of compliance with Section 11505 of the Government Code and pursuant to the Order of Default filed on November 17, 2010.

The Findings of Fact set forth herein as to Respondents ACTION REALTY GROUP, INC. (herein "AGRI") and DANIEL DAVID CAMPBELL's (herein "CAMPBELL") (herein collectively "Respondents"), are based on one or more of the following: (1) Respondents' express admissions; (2) affidavits; and/or, (3) other evidence.

This Decision revokes Respondents' real estate licenses based on violations Sections 10130, 10145(c) 10176(a), (b), (e) and (i), and 10177(j) of the California Business and Professions Code (herein "the Code").

The right to reinstatement of a revoked real estate license is controlled by Section 11522 of the Government Code. A copy of Section 11522 and a copy of the Commissioner's Criteria of Rehabilitation are attached hereto for the information of Respondents.

FINDINGS OF FACT

1

On March 26, 2010, E. J. Haberer II made the Accusation in his official capacity as a Deputy Real Estate Commissioner of the State of California. The Accusation, Statement to Respondent, and form for the Notice of Defense were mailed, by certified and regular mail to Respondents at their last known mailing addresses on file with the Department on March 26, 2010.

On November 12, 2010, no Notice of Defense having been filed herein within the time prescribed by Section 1106 of the Government Code, Respondent's default was entered herein.

2

At all times herein mentioned, Respondents were and now are licensed and/or have license rights under the Real Estate Law (Part 1 of Division 4 of the Code).

3

At all times herein mentioned, ARGJ was and now is licensed by the State of California Department of Real Estate (herein the "Department") as a corporate real estate broker by and through BIRLA as designated officer-broker of ARGJ to qualify said corporation and to act for said corporation as a real estate broker.

4

At all times herein mentioned, RAMESH KUMAR BIRLA (herein "BIRLA") was and now is licensed by the Department as a real estate broker, individually and as designated officer-broker of ARGJ. As said designated officer-broker, BIRLA was at all times mentioned herein responsible pursuant to Section 10159.2 of the Code for the supervision of the activities of the officers, agents, real estate licensees, and employees of ARGJ for which a license is required.

5

At all times herein mentioned, CAMPBELL was and now is licensed by the Department as a real estate salesperson and was in the employ of ARGJ between about October 19, 2007, and about August 24, 2008, the date CAMPBELL ceased being affiliated with any broker.

6

Whenever reference is made in an allegation in this Accusation to an act or omission of ARGJ, such allegation shall be deemed to mean that the officers, directors, employees, agents and/or real estate licensees employed by or associated with ARGJ committed such act or omission while engaged in the furtherance of the business or operations of such corporate respondent and while acting within the course and scope of their authority and employment.

7

At all times herein mentioned, Respondents ARGJ and CAMPBELL, engaged in the business of, acted in the capacity of, advertised, or assumed to act as real estate brokers within the State of California on behalf of others, for compensation or in expectation of compensation within the meaning of Section 10131(b) of the Code in the operations of a property management business with the public wherein, on behalf of others, for compensation or in expectation of compensation, Respondents leased or rented and offered to lease or rent, and placed for rent, and solicited listings of places for rent, and solicited for prospective tenants of real property or improvements thereon, and collected rents from real property or improvements thereon.

In so acting as real estate brokers, Respondents ARG1 and CAMPBELL accepted or received funds in trust (herein "trust funds") from or on behalf of tenants, owners, and others in connection with the property management activities described in Paragraph 7, above, and thereafter from time to time made disbursements of said trust funds.

On or about November 6, 2007, Respondent CAMPBELL opened a bank account at the Alameda branch of Washington Mutual Bank, Account # 0357-0000190897-7 (herein "Bank #1"), account title "Action Realty Group Inc. dba Action Property Management," naming himself, alone, as signatory.

Between about January 24, 2008 and about June 19, 2008, Respondents ARG1 and CAMPBELL entered into Property Management Agreements with, among others, the following owners of real property, wherein Respondents agreed, among other things, to make disbursements to said owners from funds held in the "Broker's trust account."

<u>Owner(s)</u>	<u>Real Property</u>	<u>Date</u>
Lynn and Arlington P. Houston	5326 Trask St. Oakland, California	1/26/08
Suzanne Keene	1825 Shoreline Dr, #207 Alameda, California	4/6/08

Between about January 24, 2008 and about June 19, 2008, in connection with the collection of said trust funds, Respondent CAMPBELL received checks from the following tenants in the name of ARG1, and caused to be deposited said checks into Bank #1, as follows:

<u>Tenant(s)</u>	<u>Property Owner(s)</u>	<u>Date</u>	<u>Amount</u>
Sylvia S.	Beverly Hill	1/24/08	\$1,000
Oakland Housing Authority	Beverly Hill	1/24/08	\$1,738
Oakland Housing Authority	Beverly Hill	2/15/08	\$1,738
Erika Sawyer	Gabriel Escobar	3/27/08	\$2,290
Oakland Housing Authority	Beverly Hill	3/37/08	\$1,738
Shirley P.	Beverly Hill	3/27/08	\$ 441
Gabriel Escobar	Jennifer Camacho	3/27/08	\$ 500
Sylvia S.	Beverly Hill	3/27/08	\$ 250

<u>Tenant(s)</u>	<u>Property Owner(s)</u>	<u>Date</u>	<u>Amount (Cont)</u>
Shirley P.	Beverly Hill	3/28/08	\$ 441
Oakland Housing Authority	Beverly Hill	4/2/08	\$1,738
Marinieve C. Truvillion	Arlington P. Houston, Jr.	4/2/08	\$1,700
Sylvia S.	Beverly Hill	4/2/08	\$ 145
Oakland Housing Authority	Beverly Hill	4/18/08	\$1,738
Shirley P.	Beverly Hill	4/18/08	\$ 441
Debra Bannister	Beverly Hill	4/18/08	\$ 177
Sylvia S.	Beverly Hill	4/18/08	\$ 321
Jeanne M. Dolquist	Rose and Matt Clowry	4/24/08	\$6,130
Marinieve C. Truvillion	Arlington P. Houston, Jr.	4/24/08	\$1,700
Oakland Housing Authority	Beverly Hill	5/9/08	\$1,738
Christine Wynings	Suzanne Keane	5/9/08	\$2,286
Jeanne M. Dolquist	Rose and Matt Clowry	6/11/08	\$3,350
Jennifer Camacho	Gabriel Escobar	6/19/08	\$1,395
Sylvia S.	Beverly Hill	6/19/08	\$ 321

12

In connection with the activities described in Paragraphs 7-11, above, Respondents AGRI and CAMPBELL:

- (a) failed to immediately deliver said trust funds to the broker, or into the custody of the broker's principal or a neutral escrow depository or deposit said funds into the broker's trust fund account, in conformance with the requirements of Section 10145(c) of the Code, in that Respondents placed such funds in Bank #1, not a broker's trust account;
- (b) caused, suffered or permitted money of others which was received and held by Respondents in Bank #1 to be commingled with Respondents' own money, in violation of Section 10176(e) of the Code;
- (c) misrepresented to the property owners described in Paragraph 10, above, that funds were being held in a "broker's trust account," when in fact, Respondents set up no such trust account, in violation of Sections 10176(a), (b), and (i) and/or 10177(g) and/or (j) of the Code;
- (d) failed to deliver rent checks and/or other funds due to the property owners described in Paragraph 11, above, in violation of Sections 10176(a), (b), and (i), and/or 10177(g) and/or (j) of the Code;

- (e) converted for Respondents' own use, said trust funds described in Paragraph 11, above, in that Respondents caused purchases to be made using a debit or automated teller machine card at retail outlets, including, but not limited to, Trader Joe's, Grand Market, Katie Hair Designs, Walgreens, Express Liquor, Video Library, Yolo Fruit Stand, and Petco, against Bank #1, in violation of Sections 10176(i), and/or 10177(g) and/or (j) of the Code;
- (f) failed to return security deposits and maintenance reserve funds to Gabriel Escobar (\$2,290), Jeanne M. Dolquist (\$6,130), and Suzanne Keane (\$1,850), in violation of Sections 10176(i), and/or 10177(g) and/or (j) of the Code; and
- (g) performed activities for which a broker license is required, without first obtaining a broker license, in violation of Section 10130 of the Code.

DETERMINATION OF ISSUES

13

The activities of Respondents as described in Paragraphs 7-12 above, established that Respondents violated Sections 10130, 10145(c), 10176(a), (b), (e) and (i), and 10177(j) of the Code and constitute cause under said sections of the Code in conjunction with Section 10177(d) of the Code for suspension or revocation of all licenses and license rights of Respondents under the Real Estate Law.

14

The standard of proof applied is clear and convincing proof to a reasonable certainty.

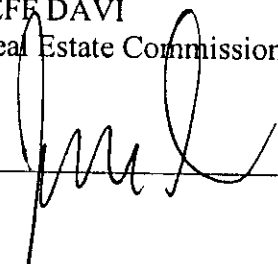
ORDER

The real estate license and license rights of Respondent ACTION REALTY GROUP, INC., and Respondent DANIEL DAVID CAMPBELL under the provisions of Part I of Division 4 of the Business and Professions Code are hereby revoked.

This Decision shall become effective at 12 o'clock noon on March 29, 2011.

DATED: _____, 2011.

JEFF DAVI
Real Estate Commissioner



1 DEPARTMENT OF REAL ESTATE
2 P. O. Box 187007
3 Sacramento, CA 95818-7007
4 Telephone: (916) 227-0789

FILED

NOV 17 2010

DEPARTMENT OF REAL ESTATE

By K. Contreras

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

11 * * *

12 In the Matter of the Accusation of)

13 ACTION REALTY GROUP, INC.,)
14 A Corporation,)
15 RAMESH KUMAR BIRLA, and)
16 DANIEL DAVID CAMPBELL,)

Respondents.)

NO. H-10890 FR

DEFAULT ORDER

(As to Action Realty Group, Inc.,
and Daniel David Campbell, Only)

17 Respondents ACTION REALTY GROUP, INC., and DANIEL DAVID
18 CAMPBELL, only, having failed to file Notices of Defense within the time required by Section
19 11506 of the Government Code are now in default. It is, therefore, ordered that a default be
20 entered on the record in this matter as to Respondents ACTION REALTY GROUP, INC., and
21 DANIEL DAVID CAMPBELL, only.

22 IT IS SO ORDERED November 12, 2010.

23 JEFF DAVI
24 Real Estate Commissioner

25
26 By:

Charles W. Koenig
27 CHARLES W. KOENIG
Northern Regional Manager

1 MARY F. CLARKE, Counsel (SBN 186744)
2 Department of Real Estate
3 P. O. Box 187007
4 Sacramento, CA 95818-7007

5 Telephone: (916) 227-0791
6 -or- (916) 227-0780 (Direct)

FILED

MAR 26 2010

DEPARTMENT OF REAL ESTATE

By *K. Contreras*

7
8 BEFORE THE
9 DEPARTMENT OF REAL ESTATE
10 STATE OF CALIFORNIA

11 * * *

12 In the Matter of the Accusation of)
13 ACTION REALTY GROUP, INC., a Corporation,) NO. H-10890 SF
14 RAMESH KUMAR BIRLA, and)
15 DANIEL DAVID CAMPBELL,) ACCUSATION
16 Respondents.)

17 The Complainant, E. J. HABERER II, a Deputy Real Estate Commissioner of
18 the State of California, for cause of Accusation against ACTION REALTY GROUP, INC.,
19 (herein "ARGI"), RAMESH KUMAR BIRLA (herein "BIRLA"), and DANIEL DAVID
20 CAMPBELL (herein "CAMPBELL") (herein collectively "Respondents"), is informed and
21 alleges as follows:

22 1

23 The Complainant makes this Accusation in his official capacity.

24 2

25 At all times herein mentioned, Respondents were and now are licensed and/or
26 have license rights under the Real Estate Law (Part 1 of Division 4 of the Business and
27 Professions Code) (herein "the Code").

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At all times herein mentioned, ARG1 was and now is licensed by the State of California Department of Real Estate (herein the "Department") as a corporate real estate broker by and through BIRLA as designated officer-broker of ARG1 to qualify said corporation and to act for said corporation as a real estate broker.

4

At all times herein mentioned, BIRLA was and now is licensed by the Department as a real estate broker, individually and as designated officer-broker of ARG1. As said designated officer-broker, BIRLA was at all times mentioned herein responsible pursuant to Section 10159.2 of the Code for the supervision of the activities of the officers, agents, real estate licensees, and employees of ARG1 for which a license is required.

5

At all times herein mentioned, CAMPBELL was and now is licensed by the Department as a real estate salesperson and was in the employ of ARG1 between about October 19, 2007 and about August 24, 2008, the date CAMPBELL ceased being affiliated with any broker.

6

Whenever reference is made in an allegation in this Accusation to an act or omission of ARG1, such allegation shall be deemed to mean that the officers, directors, employees, agents and/or real estate licensees employed by or associated with ARG1 committed such act or omission while engaged in the furtherance of the business or operations of such corporate respondent and while acting within the course and scope of their authority and employment.

7

At all times herein mentioned, Respondents ARG1 and CAMPBELL, engaged in the business of, acted in the capacity of, advertised, or assumed to act as real estate brokers within the State of California on behalf of others, for compensation or in expectation of

1 compensation within the meaning of Section 10131(b) of the Code in the operations of a property
2 management business with the public wherein, on behalf of others, for compensation or in
3 expectation of compensation, Respondents leased or rented and offered to lease or rent, and placed
4 for rent, and solicited listings of places for rent, and solicited for prospective tenants of real property
5 or improvements thereon, and collected rents from real property or improvements thereon.

6 8

7 In so acting as real estate brokers, Respondents ARG1 and CAMPBELL accepted
8 or received funds in trust (herein "trust funds") from or on behalf of tenants, owners, and others
9 in connection with the property management activities described in Paragraph 7, above, and
10 thereafter from time to time made disbursements of said trust funds.

11 9

12 On or about November 6, 2007, Respondent CAMPBELL opened a bank
13 account at the Alameda branch of Washington Mutual Bank, Account # 0357-0000190897-7
14 (herein "Bank #1"), account title "Action Realty Group Inc. dba Action Property Management,"
15 naming himself, alone, as signatory.

16 10

17 Between about January 24, 2008 and about June 19, 2008, Respondents AGRI
18 and CAMPBELL entered into Property Management Agreements with, among others, the
19 following owners of real property, wherein Respondents AGRI and CAMPBELL agreed, among
20 other things, to make disbursements to said owners from funds held in the "Broker's trust
21 account."

<u>Owner(s)</u>	<u>Real Property</u>	<u>Date</u>
Lynn and Arlington P. Houston	5326 Trask St. Oakland, California	1/26/08
Suzanne Keene	1825 Shoreline Dr, #207 Alameda, California	4/6/08

Between about January 24, 2008 and about June 19, 2008, in connection with the collection of said trust funds, Respondent CAMPBELL received checks from the following tenants in the name of ARGI, and caused to be deposited said checks into Bank #1, as follows:

<u>Tenant(s)</u>	<u>Property Owner(s)</u>	<u>Date</u>	<u>Amount</u>
Sylvia S.	Beverly Hill	1/24/08	\$1,000
Oakland Housing Authority	Beverly Hill	1/24/08	\$1,738
Oakland Housing Authority	Beverly Hill	2/15/08	\$1,738
Erika Sawyer	Gabriel Escobar	3/27/08	\$2,290
Oakland Housing Authority	Beverly Hill	3/37/08	\$1,738
Shirley P.	Beverly Hill	3/27/08	\$ 441
Gabriel Escobar	Jennifer Camacho	3/27/08	\$ 500
Sylvia S.	Beverly Hill	3/27/08	\$ 250
Shirley P.	Beverly Hill	3/28/08	\$ 441
Oakland Housing Authority	Beverly Hill	4/2/08	\$1,738
Marinieve C. Truvillion	Arlington P. Houston, Jr.	4/2/08	\$1,700
Sylvia S.	Beverly Hill	4/2/08	\$ 145
Oakland Housing Authority	Beverly Hill	4/18/08	\$1,738
Shirley P.	Beverly Hill	4/18/08	\$ 441
Debra Bannister	Beverly Hill	4/18/08	\$ 177
Sylvia S.	Beverly Hill	4/18/08	\$ 321
Jeanne M. Dolquist	Rose and Matt Clowry	4/24/08	\$6,130
Marinieve C. Truvillion	Arlington P. Houston, Jr.	4/24/08	\$1,700
Oakland Housing Authority	Beverly Hill	5/9/08	\$1,738
Christine Wynings	Suzanne Keane	5/9/08	\$2,286
Jeanne M. Dolquist	Rose and Matt Clowry	6/11/08	\$3,350
Jennifer Camacho	Gabriel Escobar	6/19/08	\$1,395
Sylvia S.	Beverly Hill	6/19/08	\$ 321

1
2 In connection with the activities described in Paragraphs 7-11, above,
3 Respondents AGRI and CAMPBELL:

- 4 (a) failed to immediately deliver said trust funds to the broker, or into
5 the custody of the broker's principal or a neutral escrow depository
6 or deposit said funds into the broker's trust fund account, in
7 conformance with the requirements of Section 10145(c) of the Code,
8 in that Respondents placed such funds in Bank #1, not a broker's
9 trust account;
- 10 (b) caused, suffered or permitted money of others which was received
11 and held by Respondents in Bank #1 to be commingled with
12 Respondents' own money, in violation of Section 10176(e) of the
13 Code;
- 14 (c) misrepresented to the property owners described in Paragraph 10,
15 above, that funds were being held in a "broker's trust account," when
16 in fact, Respondents set up no such trust account, in violation of
17 Section 10176(a), (b), and (i) and/or 10177(g) and/or (j);
- 18 (d) failed to deliver rent checks and/or other funds due to the property
19 owners described in Paragraph 11, above, in violation of Section
20 10176(a), (b), and (i), and/or 10177(g) and/or (j);
- 21 (e) converted for Respondents' own use, said trust funds described in
22 Paragraph 11, above, in that Respondents caused purchases to be
23 made using a debit or automated teller machine card at retail outlets,
24 including, but not limited to, Trader Joe's, Grand Market, Katie Hair
25 Designs, Walgreens, Express Liquor, Video Library, Yolo Fruit
26 Stand, and Petco, against Bank #1, in violation of Section 10176(i),
27 and/or 10177(g) and/or (j);

- 1 (f) failed to return security deposits and maintenance reserve funds to
2 Gabriel Escobar (\$2,290), Jeanne M. Dolquist (\$6,130) and Suzanne
3 Keane (\$1,850), in violation of Section 10176(i), and/or 10177(g)
4 and/or (j); and
5 (g) performed activities for which a broker license is required, without
6 first obtaining a broker license, in violation of Section 10130.

7 13

8 Between about September 11, 2008 and about October 14, 2008, Respondent
9 BIRLA failed to make available, after notice to the Department, books, accounts, records, and
10 other documents executed or obtained in connection with any transactions for which a real estate
11 broker license is required for examination, inspection, and copying by the Commissioner or his
12 designated representative during regular business hours, in violation of Section 10148 of the
13 Code.

14 14

15 At all times mentioned herein, Respondent BIRLA failed to exercise reasonable
16 supervision over the acts of Respondent ARG1 and its agents and employees in such a manner as
17 to allow the acts and omissions on the part of ARG1, described above, to occur in violation of
18 Sections 10177(g) and (h) and 10159.2 of the Code and Section 2725 of the Title 10, Chapter 6,
19 of the California Code of Regulations (herein "the Regulations").

20 15


21 The facts alleged above are grounds for the suspension or revocation of the
22 license and license rights of Respondents under the following provisions of the Code and/or the
23 Regulations:

- 24 (a) as to Paragraph 12 (a) and Respondent CAMPBELL under Section
25 10145(c) of the Code, in conjunction with Section 10177(d) of the
26 Code;

27 \\\

- 1 (b) as to Paragraph 12 (b) and Respondents ARG1 and CAMPBELL under
2 Section 10176(e) of the Code;
- 3 (c) as to Paragraph 12(c) and Respondent CAMPBELL under Section
4 10176(a), (b), and (i) and/or 10177(g) and/or (j);
- 5 (d) as to Paragraph 12(d) and Respondents ARG1 and CAMPBELL under
6 Section 10176(a), (b), and (i) and/or 10177(g) and/or (j);
- 7 (e) as to Paragraph 12(e) and Respondents ARG1 and CAMPBELL under
8 Section 10176(i) and/or 10177(g) and/or (j);
- 9 (f) as to Paragraph 12(f) and Respondents ARG1 and CAMPBELL under
10 Section 10176(i) and/or 10177(g) and/or (j);
- 11 (g) as to Paragraph 12(g) and Respondent CAMPBELL under Section
12 10130 of the Code, in conjunction with Section 10177(d) of the Code;
- 13 (h) as to Paragraph 13 and Respondent BIRLA under Section 10148 of the
14 Code, in conjunction with Section 10177(d) of the Code; and
- 15 (i) as to Paragraph 14 and Respondent BIRLA under Section 10177(g)
16 and (h) and 10159.2 of the Code and Section 2725 of the Regulations,
17 in conjunction with Section 10177(d) of the Code.

18 WHEREFORE, Complainant prays that a hearing be conducted on the allegations
19 of this Accusation and that upon proof thereof a decision be rendered imposing disciplinary
20 action against all licenses and license rights of Respondents under the Real Estate Law (Part 1 of
21 Division 4 of the Business and Professions Code) and for such other and further relief as may
22 be proper under other applicable provisions of law.

23
24 
25 E. J. HABERER II
26 Deputy Real Estate Commissioner

26 Dated at Oakland, California
27 this 18th day of March, 2010.