

FILED

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BUREAU OF REAL ESTATE

By MR. Robert

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BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

In the Matter of the Accusation of

MICHAEL ALAN LITTMAN,

Respondent.

No. H-12081 SF

ACCUSATION

The Complainant, ROBIN S. TANNER, acting in her official capacity as a
Supervising Special Investigator of the State of California, for cause of Accusation against
MICHAEL ALAN LITTMAN (Respondent), is informed and alleges as follows:

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At all times herein mentioned, Respondent was and 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 (the Code) by the Bureau of Real Estate (the Bureau) as a real estate broker,
and as the designated officer of Key Properties Financial Inc, a real estate corporation.

2

Previously, the Bureau filed an Accusation, on or about February 26, 2013,
seeking to suspend or revoke Respondent's broker license pursuant to Section 10186.2 (failure
to report in writing, felony charges within 30 days) of the Code. Effective May 13, 2013,
pursuant to a Stipulation and Agreement, the Real Estate Commissioner suspended

1 Respondent's license and licensing right for a period of fifteen days, stayed upon terms and
2 conditions.

3 3

4 On or about January 24, 2014, in the Superior Court of the State of California,
5 County of Contra Costa, Case No. 05-130778-4, Respondent was convicted of violating Section
6 192 (a) (Voluntary Manslaughter), 245 (a) (1) (Assault by Force Likely to Produce Great Bodily
7 Injury), and 646.9 (a) (Stalking) of the Penal Code, all felonies and crimes which bear a
8 substantial relationship under Section 2910, Title 10, of the California Code of Regulations to
9 the qualifications, functions or duties of a real estate licensee. On December 8, 2016, the Court
10 of Appeal of the State of California, First Appellate District, Division Two, affirmed the
11 judgment of conviction.

12 4

13 A diligent search was made of the records of the Bureau, relating to
14 Respondent's real estate broker license No. 00843268 and under the corporate broker license
15 No. 01199123. As a result of said search, no written record was discovered of Respondent
16 notifying the Bureau of any conviction.

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18 The facts alleged above, in Paragraph 3, constitute grounds under Sections 490
19 and 10177(b) (conviction of a crime) of the Code for suspension or revocation of all licenses
20 and license rights of Respondent under the Real Estate Law.

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22 The facts alleged above, in Paragraph 4, constitute a violation of Section 10186.2
23 (a)(1)(B) and Section 10186.2 (a) (2) (failure to report in writing, conviction within 30 days) of
24 the Code are grounds for the suspension or revocation of all licenses and license rights of
25 Respondent under Sections 10186.2 (b) and 10177(d) (willful disregard or violation of Real
26 Estate Law) of the Code.

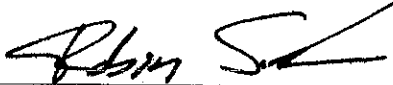
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1 COST RECOVERY

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

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

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15 ROBIN S. TANNER
16 Supervising Special Investigator

17 Dated at Oakland, California, on
18 this 2nd day of May, 2017.
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20 DISCOVERY DEMAND

21 Pursuant to Sections 11507.6, *et seq.* of the *Administrative Procedure Act*, the
22 Bureau hereby makes demand for discovery pursuant to the guidelines set forth in the
23 *Administrative Procedure Act*. Failure to provide Discovery to the Bureau may result in the
24 exclusion of witnesses and documents at the hearing or other sanctions that the Office of
25 Administrative Hearings deems appropriate.
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