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FILED

MAY 30 2023

DEPARTMENT OF REAL ESTATE
By B. Nicholas

8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of

No. H- 12669 SF

12 CURT HAROLD FELIX,

ACCUSATION

13 Respondent.

14 The Complainant, STEPHANIE YEE, in her official capacity as a Supervising
15 Special Investigator of the Department of Real Estate ("Department") of the State of California,
16 brings this Accusation against Respondent CURT HAROLD FELIX ("Respondent"), and is
17 informed and alleges as follows:

18 1

19 Respondent is presently licensed and/or has license rights under the Real Estate
20 Law (Part 1 of Division 4 of the California Business and Professions Code) ("Code") as a real
21 estate broker, License ID 01521161.

22 Respondent was licensed by the Department as a real estate salesperson on or
23 about March 16, 2006, and as a real estate broker on or about May 10, 2010. Unless renewed
24 Respondent's broker license expires on April 20, 2026.

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On or about September 16, 2020, in the Superior Court of the State of California, County of Santa Clara, Case No. C2007905, Respondent was convicted of a violation of Sections 23152(b) (driving under the influence with prior) and 20002(a) (hit and run property damage) of the California Vehicle Code, crimes which bear a substantial relationship under Section 2910, Title 10, Chapter 6, of the California Code of Regulations ("Regulations") to the qualifications, functions or duties of a real estate licensee.

At no time did Respondent provide notice of the bringing of an indictment, the charging of a felony, the conviction of Respondent of one or more misdemeanor and/or felony convictions, and/or any disciplinary action taken by another licensing agency, as required by Section 10186.2 of the Code.

GROUND FOR DISCIPLINE

The facts identified in paragraph 2, constitutes cause under Sections 490 and 10177(b) of the Code, for the suspension or revocation of all licenses and license rights of Respondent under the Real Estate Law.

The facts alleged in paragraphs 2 and 3 constitute cause under Sections 10177(d) and 10186.2 of the Code for suspension or revocation of Respondent's license under the Real Estate Law.

COST RECOVERY

Section 10106 of the Code provides, in pertinent part, that in any order issued in resolution of a disciplinary proceeding before the Department, the Commissioner may request the Administrative Law Judge to direct a licensee found to have committed a violation of this

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1 part to pay a sum not to exceed the reasonable costs of the investigation and enforcement of the
2 case.

3 WHEREFORE, Complainant prays that a hearing be conducted on the allegations
4 of this Accusation and that upon proof thereof, a decision be rendered imposing disciplinary
5 action against all licenses and license rights of Respondent under the Code, for the cost of
6 investigation and enforcement as permitted by law, and for such other and further relief as may
7 be proper under the provisions of law.

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10 STEPHANIE YEE
Supervising Special Investigator

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12 Dated at Oakland, California,
13 this 22nd day of May, 2023

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15 DISCOVERY DEMAND
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17 Pursuant to Sections 11507.6, *et seq.* of the *Government Code*, the Department of
18 Real Estate hereby makes demand for discovery pursuant to the guidelines set forth in the
19 *Administrative Procedure Act*. Failure to provide Discovery to the Department of Real Estate
20 may result in the exclusion of witnesses and documents at the hearing or other sanctions that the
21 Office of Administrative Hearings deems appropriate.