



Respondent, and Notice of Defense were mailed by regular mail and certified mail, return receipt requested, to Respondent.

On October 11, 2011, no Notice of Defense having been filed herein within the time prescribed by Section 11506 of the Government Code, Respondent's default was entered herein.

2.

From August 29, 2006 through August 28, 2010, Respondent was licensed under the Real Estate Law (Part 1 of Division 4 of the California Business and Professions Code, "Code") as a real estate broker. Respondent's license expired on August 28, 2010. Respondent has renewal rights under Code Section 10201. The Department retains jurisdiction pursuant Code Section 10103.

3.

On or about August 5, 2009, in the Superior Court of California, Orange County, Case No. 09SF0026, Respondent was convicted of violating one felony count of Health and Safety Code section 11350, subdivision (a) (possession of a controlled substance: cocaine), one misdemeanor count of Health and Safety Code section 11364 (possession of controlled substance paraphernalia), and one misdemeanor count of Penal Code section 148, subdivision (a)(1) (resist and obstruct officer).

4.

On or about July 12, 2010, in the Superior Court of California, Orange County, Case No. 09SM05015, Respondent was convicted of violating Penal Code section 470, subdivision (d) (forgery), a misdemeanor.

5.

On or about August 2, 2010, in the Superior Court of California, Orange County, Case No. 10SF0707, Respondent was convicted of violating one felony count of Health and Safety Code section 11350, subdivision (a) (possession of a controlled substance: cocaine) and one misdemeanor count of Health and

Safety Code section 11364 (possession of controlled substance paraphernalia).

6.

The evidence established that the crimes of which Respondent was convicted, as set forth in Paragraphs 3 through 5, are substantially related to the qualifications, functions and duties of a real estate licensee.

DETERMINATION OF ISSUES

1.

Cause for disciplinary action against Respondent exists pursuant to Business and Professions Code Sections 490 and 10177(b).

2.

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

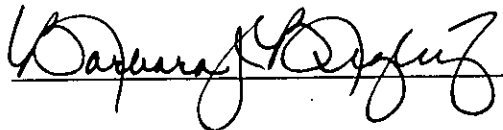
ORDER

The license and license rights of Respondent, DEREK LEE LARSON, under the provisions of Part I of Division 4 of the Business and Professions Code are revoked.

This Decision shall become effective at 12 o'clock noon on January 18, 2012.

DATED: 11/17, 2011.

BARBARA J. BIGBY  
Acting Real Estate Commissioner

  
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1 LISSETE GARCIA, Counsel (SBN 211552)  
2 Department of Real Estate  
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4 Los Angeles, California 90013-1105  
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**FILED**  
JUL - 1 2011  
DEPARTMENT OF REAL ESTATE

By C

8 BEFORE THE DEPARTMENT OF REAL ESTATE  
9 STATE OF CALIFORNIA

10 \* \* \*

11 In the Matter of the Accusation of ) NO. H-37372 LA  
12 )  
13 DEREK LEE LARSON, ) A C C U S A T I O N  
14 Respondent. )

15  
16 The Complainant, Maria Suarez, a Deputy Real Estate  
17 Commissioner of the State of California, for cause of  
18 Accusation against DEREK LEE LARSON ("Respondent"), is informed  
19 and alleges as follows:

20 I

21 The Complainant, Maria Suarez, a Deputy Real Estate  
22 Commissioner of the State of California, makes this Accusation  
23 in her official capacity.

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1 II

2 From August 29, 2006 through August 28, 2010,  
3 Respondent was licensed under the Real Estate Law (Part 1 of  
4 Division 4 of the California Business and Professions Code  
5 ("Code")) as a real estate broker. Respondent's license  
6 expired on August 28, 2010. Respondent has renewal rights  
7 under Code Section 10201. The Department retains jurisdiction  
8 pursuant Code Section 10103.

9 III

10 On or about August 5, 2009, in the Superior Court of  
11 California, Orange County, Case No. 09SF0026, Respondent was  
12 convicted of violating one felony count of Health and Safety  
13 Code section 11350, subdivision (a) (possession of a controlled  
14 substance: cocaine), one misdemeanor count of Health and Safety  
15 Code section 11364 (possession of controlled substance  
16 paraphernalia), and one misdemeanor count of Penal Code section  
17 148, subdivision (a)(1) (resist and obstruct officer). Said  
18 crimes bear a substantial relationship to the qualifications,  
19 functions or duties of a real estate licensee under Section  
20 2910, Title 10, Chapter 6, California Code of Regulations.

21 IV

22 On or about July 12, 2010, in the Superior Court of  
23 California, Orange County, Case No. 09SM05015, Respondent was  
24 convicted of violating Penal Code section 470, subdivision (d)  
25 (forgery), a misdemeanor. Said crime bears a substantial  
26 relationship to the qualifications, functions or duties of a  
27

1 real estate licensee under Section 2910, Title 10, Chapter 6,  
2 California Code of Regulations.

3 V

4 On or about August 2, 2010, in the Superior Court of  
5 California, Orange County, Case No. 10SF0707, Respondent was  
6 convicted of violating one felony count of Health and Safety  
7 Code section 11350, subdivision (a) (possession of a controlled  
8 substance: cocaine) and one misdemeanor count of Health and  
9 Safety Code section 11364 (possession of controlled substance  
10 paraphernalia). Said crimes bear a substantial relationship to  
11 the qualifications, functions or duties of a real estate  
12 licensee under Section 2910, Title 10, Chapter 6, California  
13 Code of Regulations.

14 VI

15 The crimes of which Respondent was convicted, as  
16 alleged in Paragraphs III, IV and V above, constitute cause  
17 under Code Sections 490 and 10177(b) for the suspension or  
18 revocation of all licenses and license rights of Respondent  
19 under the Real Estate Law.

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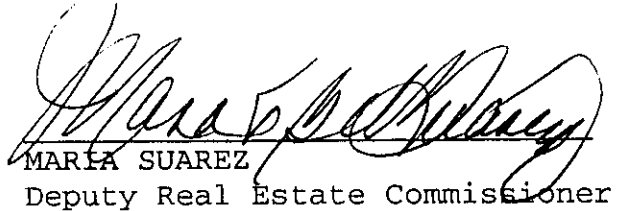
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WHEREFORE, Complainant prays that a hearing be conducted on the allegations of this Accusation and that upon proof thereof, a decision be rendered imposing disciplinary action against all licenses and/or license rights of Respondent, DEREK LEE LARSON,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

Dated at Los Angeles, California

this 28th day of June, 2011.

  
MARIA SUAREZ  
Deputy Real Estate Commissioner

cc: Derek Lee Larson  
Maria Suarez  
Sacto.