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2 Department of Real Estate
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FILED

JUL 26 2012

DEPARTMENT OF REAL ESTATE
BY: [Signature]

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8
9 BEFORE THE DEPARTMENT OF REAL ESTATE

10 STATE OF CALIFORNIA

11 * * *

12 In the Matter of the Accusation of) Case No. H-37872 LA
13 DAVID J. SUN,) OAH No. 2012040076
14 Respondent.) FIRST AMENDED ACCUSATION

15 This Accusation amends the Accusations filed on
16 February 14, 2012. The Complainant, Robin Trujillo, a Deputy
17 Real Estate Commissioner of the State of California, for cause
18 of Accusation against DAVID J. SUN, is informed and alleges as
19 follows:

20 1.

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

24 2.

25 Respondent DAVID J. SUN (hereinafter "Respondent") is
26 presently licensed and/or has license rights under the Real
27 Estate Law (Part 1 of Division 4 of the Business and

1 Professions Code, hereinafter "Code") as a real estate broker.
2 Respondent was originally licensed as a real estate broker by
3 the Department of Real Estate (hereinafter "Department") on or
4 about March 5, 2008.

5 FIRST CAUSE OF ACCUSATION

6 (FAILURE TO MAINTAIN A PLACE OF BUSINESS)

7 3.

8 From February 21, 2010 to February 1, 2012, the
9 business address registered by Respondent with the Department
10 was 2960 Huntington Drive #81052, San Marino, CA, 91118.
11 Respondent did not maintain an office at this address during
12 this time period, nor did he inform the Real Estate
13 Commissioner of any new address.

14 4.

15 The business address set forth in Paragraph 3 above
16 was for a mailbox at a postal office. Respondent's business
17 address was not a place where his license could be displayed or
18 where personal consultations could be held with clients.
19 Respondent's failure to maintain a place of business is in
20 violation Code Section 10162 and Section 2715 of Title 10,
21 Chapter 6, California Code of Regulations.

22 5.

23 The conduct, acts and/or omissions of Respondent, as
24 set forth above, is cause for the suspension or revocation of
25 the license and license rights of Respondent pursuant to Code
26 Sections 10165, 10177(d), and/or 10177(g).

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1 WHEREFORE, Complainant prays that a hearing be
2 conducted on the allegations of this Accusation and that upon
3 proof thereof, a decision be rendered imposing disciplinary
4 action against all the licenses and license rights of
5 Respondent DAVID J. SUN under the Real Estate Law, that
6 Complainant be awarded its costs of investigation and
7 prosecution of this case, and for such other and further relief
8 as may be proper under the provisions of law.

9
10 Dated at Los Angeles, California

11 this 25 day of July, 2012
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14 
15 Robin Trujillo
16 Deputy Real Estate Commissioner
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25 cc: DAVID J. SUN
26 Robin Trujillo
27 Sacto.