

**FILED**

APR - 3 2012

DEPARTMENT OF REAL ESTATE  
BY: Suzanne Valerius

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BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \*

11	In the Matter of the Accusation of	)	No. H-38014 LA
12	ALPHA REALTY INC and DENNIS FRED	)	<u>A C C U S A T I O N</u>
13	MC BRIDE, individually, and as	)	
14	designated officer of Alpha	)	
15	Realty Inc.	)	
	Respondents.	)	

16  
17 The Complainant, Maria Suarez, a Deputy Real Estate  
18 Commissioner of the State of California, for cause of Accusation  
19 against ALPHA REALTY INC and DENNIS FRED MC BRIDE, individually,  
20 and as designated officer of Alpha Realty Inc, alleges as  
21 follows:

22 1.

23 The Complainant, Maria Suarez, acting in her official  
24 capacity as a Deputy Real Estate Commissioner of the State of  
25 California, makes this Accusation against ALPHA REALTY INC and  
26 DENNIS FRED MC BRIDE.

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1 2.

2 All references to the "Code" are to the California  
3 Business and Professions Code and all references to "Regulations"  
4 are to Title 10, Chapter 6, California Code of Regulations.

5 LICENSE HISTORY

6 3.

7 A. ALPHA REALTY INC ("ALPHA") presently has license  
8 rights with the Department of Real Estate ("Department") as a  
9 corporate real estate broker. ALPHA was initially licensed as a  
10 corporate real estate broker on May 14, 2004.

11 B. At all times mentioned, DENNIS FRED MC BRIDE ("MC  
12 BRIDE") was licensed and/or had license rights issued by the  
13 Department as a real estate broker.

14 C. From May 14, 2008, through the present, ALPHA was  
15 licensed by the Department as a corporate real estate broker by  
16 and through MC BRIDE, as the designated officer and broker  
17 responsible, pursuant to Code Section 10159.2 for supervising the  
18 activities requiring a real estate license conducted on behalf of  
19 ALPHA or by ALPHA's officers, agents and employees.

20 BROKERAGE

21 4.

22 At all times mentioned, in the City of Riverside,  
23 County of Riverside, ALPHA and MC BRIDE acted as real estate  
24 brokers conducting licensed activities within the meaning of Code  
25 Section 10131(a): selling or buying real property for others.

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1 (c) The original license certificates for six (6)  
2 salespersons were not retained at ALPHA's main office and were  
3 not made available for inspection, in violation of Code Section  
4 10160 and Regulation 2753.

5 (d) ALPHA did not maintain a Broker-Salesman  
6 Relationship Agreement with six (6) salespersons, in violation of  
7 Regulation 2726.

8 (e) The Residential Listing Agreements contained in  
9 the examined files did not always have a definite, specified  
10 termination date, in violation of Code Section 10176(f).

11 (f) MC BRIDE did not exercise reasonable control and  
12 supervision over the activities conducted by ALPHA, in violation  
13 of Code Sections 10159.2, 10177(h) and Regulation 2725.

14 7.

15 The conduct of Respondents ALPHA and MC BRIDE,  
16 described in Paragraph 6, above, violated the Code and the  
17 Regulations as set forth below:

18 PARAGRAPH

PROVISIONS VIOLATED

19  
20 6 (a)

Code Section 10176(a)

21 6 (b)

Code Section 10145 and Regulation  
22 2832

23 6 (c)

Code Section 10160 and Regulation  
24 2753

25 6 (d)

Regulation 2726

26 6 (e)

Code Section 10176(f)

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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 licenses and license rights of Respondents  
5 ALPHA REALTY INC and DENNIS FRED MC BRIDE under the Real Estate  
6 Law, that 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 Dated at Los Angeles, California

10  
11 this 29<sup>th</sup> day of March, 2012

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13   
14 Maria Suarez  
15 Deputy Real Estate Commissioner  
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24 cc: ALPHA REALTY INC  
25 DENNIS FRED MC BRIDE  
26 Maria Suarez  
27 Sacto  
Audits