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DEPARTMENT OF REAL ESTATE
BY: *R. Thedekold*

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

11 In the Matter of the Accusation of) No. H-38450 LA
12 AEGIR PROPERTIES, INC.,) A C C U S A T I O N
13 Respondents.)
14 _____)

15 The Complainant, Maria Suarez, a Deputy Real Estate
16 Commissioner of the State of California, acting in her official
17 capacity, for cause of Accusation against AEGIR PROPERTIES, INC.
18 ("AEGIR"), is informed and alleges as follows:

19 1.

20 The Complainant, Maria Suarez, makes this Accusation
21 in her official capacity.

22 2.

23 All references to the "Code" are to the California
24 Business and Professions Code, and all references to
25 "Regulations" are to Title 10, Chapter 6, California Code of
26 Regulations unless otherwise specified.

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1 3.

2 AEGIR PROPERTIES, INC.: At all times mentioned,
3 Respondent AEGIR was licensed or had license rights under the
4 Real Estate Law (Part 1 of Division 4 of the California Business
5 and Professions Code) as a real estate corporation with a
6 restricted license. AEGIR's real estate license is set to
7 expire on or about November 23, 2012. Respondent AEGIR is
8 authorized to act by and through Eileen Carol Mc Veigh as
9 AEGIR's designated broker. AEGIR is registered with the State
10 of California, Secretary of State as entity number C0841486. As
11 of July 16, 2010, AEGIR was dissolved as a domestic corporation,
12 and its powers, rights, and privileges as a domestic corporation
13 ceased.

14
15 Brokerage

16 4.

17 At all times mentioned, in the County of Orange,
18 Respondent AEGIR acted as a real estate broker and conducted
19 licensed activities by operating a property management brokerage
20 with the public within the meaning of Code Section 10131(b).
21 Respondent leased or rented or offered to lease or rent, or
22 placed for rent, or solicited listings of places for rent, or
23 solicited for prospective tenants, or collected rents from real
24 property, or improvements thereon.

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FIRST CAUSE OF ACCUSATION

(DISSOLVED STATUS)

5.

On or about June 16, 2010, Respondent AEGIR filed a Certificate of Dissolution with the State of California, Secretary of State, thereby ceasing the its powers, rights, and privileges as a domestic corporation ceased.

6.

The dissolved status of Respondent AEGIR, as alleged above, is in violation of Regulation Section 2742(c), and subjects its real estate license and license rights to suspension or revocation pursuant to Code Section 10177(d), 10177(f), and/or 10177(g).

SECOND CAUSE OF ACCUSATION

(NEGLIGENCE)

7.

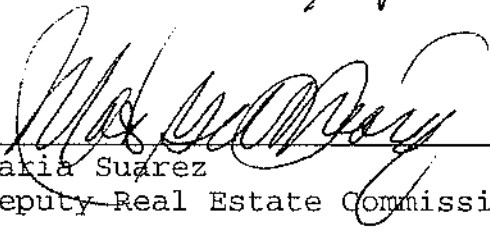
The overall conduct of Respondent AEGIR constitutes negligence, and is cause for discipline of the real estate license and license rights of said Respondents pursuant to the provisions of Code Section 10177(g).

California Business and Professions Code Section 10106 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

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

3 WHEREFORE, Complainant prays that a hearing be
4 conducted on the allegations of this Accusation and that upon
5 proof thereof, a decision be rendered imposing disciplinary
6 action against all licenses and/or license rights under the Real
7 Estate Law (Part 1 of Division 4 of the California Business and
8 Professions Code) of Respondent AEGIR PROPERTIES, INC. for the
9 cost of investigation and enforcement as permitted by law,
10 including costs of audit, and for such other and further relief
11 as may be proper under other provisions of law.

12 Dated at Los Angeles, California: 20 September 2012.

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16 _____
17 Maria Suarez
18 Deputy Real Estate Commissioner
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25 cc: Aegir Properties, Inc.
26 Eileen Carol McVeigh
27 Maria Suarez
Sacto
Audits - Lisa Kwong