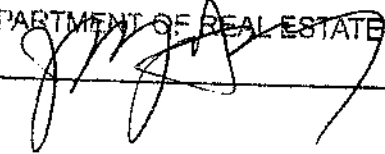


1 JULIE L. TO, Counsel (SBN 219482)
2 Department of Real Estate
3 320 West 4th Street, Suite 350
4 Los Angeles, California 90013-1105

FILED

DEC 04 2012

4 Telephone: (213) 576-6982
5 (Direct) (213) 576-6916

DEPARTMENT OF REAL ESTATE
BY: 

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11			
12	In the Matter of the Accusation of)	NO. H-38584 LA
)	
13	DAL FINANCIAL INC. and DANIEL)	<u>A C C U S A T I O N</u>
	ANTHONY LEIMEL, SR.,)	
14	individually and as designated)	
	officer of DAL Financial Inc.,)	
15)	
	Respondents.)	
16)	

17
18 The Complainant, Maria Suarez, a Deputy Real Estate
19 Commissioner of the State of California, for cause of Accusation
20 against DAL FINANCIAL INC. ("DAL") and DANIEL ANTHONY LEIMEL,
21 SR. ("LEIMEL"), individually and as designated officer of DAL
22 FINANCIAL INC. ("Respondents"), is informed and alleges as
23 follows:

24 1.

25 The Complainant, Maria Suarez, a Deputy Real Estate
26 Commissioner of the State of California makes this Accusation in
27 her official capacity.

1 2.

2 From on or about August 1, 1997 to the present,
3 Respondent PCL was licensed or has license rights under the Real
4 Estate Law (Part 1 of Division 4 of the California Business and
5 Professions Code) ("Code") as a real estate corporation.

6 3.

7 From on or about July 9, 1976 to the present,
8 Respondent LEIMEL was licensed or has license rights under the
9 Real Estate Law (Part 1 of Division 4 of the Code) as a real
10 estate broker. Respondent DAL was authorized to act by and
11 through Respondent LEIMEL as its broker and officer designated
12 pursuant to Code Section 10159.2 to be responsible for ensuring
13 compliance with the Real Estate Law.

14 4.

15 On or about August 1, 2007, the California Franchise
16 Tax Board suspended Respondent DAL's powers, rights and
17 privileges, pursuant to the provisions of the California Revenue
18 and Taxation Code.

19 5.

20 The suspension of Respondent DAL, as alleged above, is
21 in violation of Section 2742(c), Title 10, Chapter 6, California
22 Code of Regulations, and subjects its real estate license and
23 license rights to suspension or revocation pursuant to Code
24 Section 10177(d), 10177(f) and/or 10177(g).

25 6.

26 The conduct, acts and/or omissions of Respondent
27 LEIMEL, as set forth in Paragraphs 4 and 5 above, in failing to

1 adequately supervise the activities of Respondent DAL, to ensure
2 full compliance with the Real Estate Law is in violation of Code
3 Section 10159.2 and constitutes grounds to discipline the
4 licenses and/or license rights of Respondent LEIMEL pursuant to
5 Code Sections 10177(h), 10177(d) and/or 10177(g).

6 ///

7 ///

8 ///

9 ///

10 ///

11 ///

12 ///

13 ///

14 ///

15 ///

16 ///

17 ///

18 ///

19 ///

20 ///

21 ///

22 ///

23 ///

24 ///

25 ///


26 ///

27 ///

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/or license rights of
5 Respondents, DAL FINANCIAL INC. and DANIEL ANTHONY LEIMEL, SR.,
6 under the Real Estate Law (Part 1 of Division 4 of the Business
7 and Professions Code) and for such other and further relief as
8 may be proper under other applicable provisions of law.

9 Dated at Los Angeles, California

10 this 29th day of November, 2012.

11
12
13 
14 MARIA SUAREZ
15 Deputy Real Estate Commissioner
16
17
18
19
20
21
22
23

24 cc: DAL Financial Inc.
25 Daniel Anthony Leimel, Sr.
26 Maria Suarez
27 Sacto.