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FILED

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BUREAU OF REAL ESTATE

By *[Signature]*

8 BEFORE THE BUREAU OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of) CalBRE No. H- 39550 LA
12)
BONAVENTURE UGOCHUKWU UGONWA,) A C C U S A T I O N
13)
Respondent.)
14)

15 The Complainant, Maria Suarez, a Deputy Real Estate
16 Commissioner of the State of California, for cause of Accusation
17 against BONAVENTURE UGOCHUKWU UGONWA aka Bonaventure Ugonwa
18 ("Respondent"), is informed and alleges as follows:

19 1.

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

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1 2.

2 From August 30, 2011, through the present, Respondent
3 has been licensed and/or has license rights under the Real
4 Estate Law (Part 1 of Division 4 of the California Business and
5 Professions Code) as a real estate broker, License ID 01833630.

6 Revocation of License by Another Agency

7 3.

8 Business and Professions Code Section 10177(f)
9 provides that the Real Estate Commissioner may suspend or revoke
10 the license of a real estate licensee if a licensee has acted or
11 conducted himself in a manner that would have warranted the
12 denial of his application for a license, or either had a license
13 denied or had a license issued by another agency of this state
14 revoked or suspended for acts that, if done by a real estate
15 licensee, would be grounds for the suspension or revocation of a
16 California real estate license, if the action of denial,
17 revocation, or suspension by the other agency was taken only
18 after giving the licensee or applicant fair notice of the
19 charges, an opportunity for a hearing, and other due process
20 protections comparable to the Administrative Procedure Act.

21 4.

22 On or about November 18, 2011, the Office of Real
23 Estate Appraisers ("OREA") filed an Accusation and Statement of
24 Issues against Respondent in Case No. C 101201-02. An

1 administrative hearing was held on September 11 and 12, 2012.
2 On February 19, 2013, the Director of OREA adopted the Proposed
3 Decision of the Administrative Law Judge which revoked
4 Respondent's real estate appraiser license number AL040685 and
5 also denied Respondent's application for a license upgrade to
6 certified residential appraisal. Said decision became effective
7 on March 20, 2013. The revocation of Respondent's appraiser
8 license and the denial of Respondent's application for a license
9 upgrade were based, in part, on Respondent's acts which involved
10 dishonesty, fraud, deceit, and substantial misrepresentations of
11 material facts.

12 5.

13 OREA's revocation of Respondent's appraiser license
14 and denial of Respondent's application for a license upgrade to
15 certified residential appraiser constitutes cause under Business
16 and Professions Code Section 10177(f) for the suspension or
17 revocation of all licenses and license rights of Respondent
18 under the Real Estate Law. Said acts, if done by a real estate
19 licensee, would be grounds for the suspension or revocation of a
20 California real estate license under Business and Professions
21 Code Sections 10176(a), 10176(i), and/or 10177(j).

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Failure to Report Disciplinary Action by Another Agency

6.

Business and Professions Code Section 10186.2(a)(1)(C) requires that licensees report to the Bureau, any disciplinary action taken by another licensing entity or authority of California or of another state or an agency of the federal government, within 30 days of the disciplinary action.

7.

Respondent failed to report the disciplinary action described in paragraph 4, above, to the Bureau in violation of Business and Professions Code Section 10186.2.

8.

Business and Professions Code Section 10106 provides, in pertinent part, that in any order issued in resolution of a disciplinary proceeding before the Bureau of Real Estate, the Commissioner may request the administrative law judge to direct a licensee found to have committed a violation of this part to pay a sum not to exceed the reasonable costs of the investigation and enforcement of the case.

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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/or license rights of Respondent
5 BONAVENTURE UGOCHUKWU UGONWA under the Real Estate Law (Part 1
6 of Division 4 of the Business and Professions Code), for the
7 cost of investigation and enforcement as permitted by law, and
8 for such other and further relief as may be proper under other
9 provisions of law.

10 Dated at Los Angeles, California

11 this 22nd day of July, 2014.

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14 MARIA SUAREZ
15 Deputy Real Estate Commissioner
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22 cc: Bonaventure Ugochukwu Ugonwa
23 Maria Suarez
24 Sacto.