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JUDITH B. VASAN, Counsel (SBN 278115)
Bureau of Real Estate
320 West 4th Street, Suite 350
Los Angeles, California 90013-1105

Telephone: (213) 576-6982
(Direct) (213) 576-6904

FILED

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BUREAU OF REAL ESTATE

By *Michael Delo*

BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of) No. H- 39993 LA
)
JAMES GREGORY MORRIS,) ACCUSATION
)
Respondent.)
_____)

The Complainant, Maria Suarez, a Supervising Special Investigator of the State of California, for cause of Accusation against JAMES GREGORY MORRIS ("Respondent"), is informed and alleges as follows:

1.

The Complainant, Maria Suarez, a Supervising Special Investigator of the State of California, makes this Accusation in her official capacity.

2.

Respondent is presently licensed and/or has license rights under the Real Estate Law, Part 1 of Division 4 of the California Business and Professions Code ("Code"), as a real estate broker, Bureau of Real Estate License ID No. 01061090.

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Accusation of James Gregory Morris

1 CAUSE FOR DISCIPLINE

2 (LICENSE DISCIPLINE BY ANOTHER AGENCY)

3 3.

4 On or about March 26, 2014, the State Bar Court in the Supreme Court of
5 California, in Case No. S216035, suspended Respondent, State Bar No. 110955, from the
6 practice of law in California for two years (stayed) and placed him on probation for two years,
7 subject to certain conditions, including but not limited to, the suspension from the practice of
8 law for the first year of probation. The Court also ordered Respondent to comply with the
9 conditions of probation recommended by the State Bar Court, Case No. 11-O-13518. As more
10 fully set forth in the Opinion of the Review Department of the State Bar Court, in Case No. 11-
11 O-13518, filed on December 4, 2013, Respondent violated California Business and Professions
12 Code Section 6106 (acts involving moral turpitude, dishonesty, or corruption). The Court also
13 found an aggravating factor for discipline in that Respondent's actions caused significant harm
14 to the plaintiff in the underlying lawsuit for damages. The Court's Order became effective on
15 June 14, 2014.

16 4.

17 Respondent's State Bar license was disciplined, as described in Paragraph 3
18 above, for acts which, if committed by a real estate licensee, would constitute grounds for the
19 suspension or revocation of a California real estate license, pursuant to Section 10177(j) of the
20 Code.

21 5.

22 The prior license action against Respondent, as alleged in Paragraph 3 above,
23 constitutes cause for the suspension or revocation of the license or license rights of Respondent
24 under Business and Professions Code Section 10177(f).

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27 Accusation of James Gregory Morris

1 These proceedings are brought under the provisions of Section 10100, Division
2 4 of the Business and Professions Code of the State of California and California Government
3 Code sections 11500 through 11528.

4 COST RECOVERY

5 (INVESTIGATION AND ENFORCEMENT COSTS)

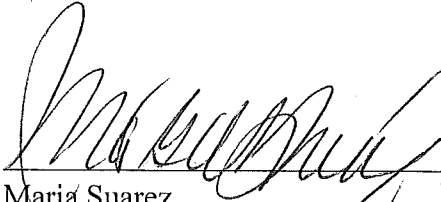
6 6.

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

12 WHEREFORE, Complainant prays that a hearing be conducted on the
13 allegations of this Accusation and that upon proof thereof, a decision be rendered imposing
14 disciplinary action against all the licenses and license rights of Respondent JAMES GREGORY
15 MORRIS under the Real Estate Law (Part 1 of Division 4 of the Business and Professions
16 Code) for the cost of investigation and enforcement as permitted by law, and for such other and
17 further relief as may be proper under other applicable provisions of law.

18
19 Dated at Los Angeles, California

20 this 28th day of September, 2015 .

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24 
Maria Suarez
Supervising Special Investigator

25 cc: JAMES GREGORY MORRIS
26 Maria Suarez
27 Sacto.

Accusation of James Gregory Morris