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FILED

JAN 27 2016
BUREAU OF REAL ESTATE
By John Gail

BEFORE THE BUREAU OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of	)	No. H-40117 LA
	)	
RICHARD IRWIN KIRCHNAVY,	)	<u>ACCUSATION</u>
	)	
Respondent.	)	
_____	)	

The Complainant, Maria Suarez, a Supervising Special Investigator of the State of California, for cause of Accusation against RICHARD IRWIN KIRCHNAVY ("Respondent"), 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 presently 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.

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Accusation of Richard Irwin Kirchnavy

(CRIMINAL CONVICTION)

3.

On or about February 25, 2013, in the United States District Court for the Central District of California, Case No. CR12-548, Respondent pled guilty to and was convicted for violation of Title 21 of the United States Code Section 846 (conspiracy to manufacture and to possess with intent to distribute marijuana and to maintain a drug-involved premises), a felony. Respondent was ordered to serve 8 months in prison and placed on 5 years of supervised release. In addition, Respondent was ordered to participate in an outpatient substance abuse treatment and counseling program and to pay a total fine of \$7,500. This conviction bears a substantial relationship under Section 2910, Title 10, Chapter 6, California Code of Regulations to the qualifications, functions or duties of a real estate licensee.

4.

The crime of which Respondent was convicted, as described in Paragraph 3 above, constitutes cause under Sections 490 and 10177(b) of the Code for the suspension or revocation of the license and license rights of Respondent under the Real Estate Law.

(INVESTIGATION AND ENFORCEMENT COSTS)

5.

California 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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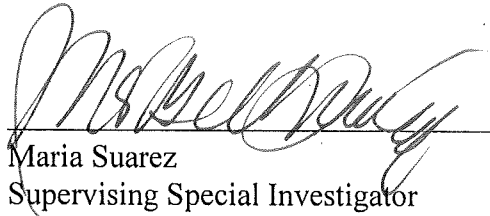
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Accusation of Richard Irwin Kirchnavy

1 WHEREFORE, Complainant prays that a hearing be conducted on the
2 allegations of this Accusation and that upon proof thereof, a decision be rendered imposing
3 disciplinary action against all the licenses and license rights of Respondent RICHARD IRWIN
4 KIRCHNAVY under the Real Estate Law for the cost of investigation and enforcement as
5 permitted by law, and for such other and further relief as may be proper under other applicable
6 provisions of law.

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8 Dated at Los Angeles, California

9 this 26th day of January, 2016

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14 Maria Suarez
Supervising Special Investigator

15 cc: RICHARD IRWIN KIRCHNAVY
16 44Realty Corporation
17 Maria Suarez
18 Sacto.
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