James R. Peel, Counsel FILED State Bar No. 47055 Bureau of Real Estate 320 West Fourth St., Room 350 MAY 2 5 2016 Los Angeles, CA 90012 BUREAU OF BEAL ESTATE Telephone: 213 576-6982 5 6 7 8 BEFORE THE BUREAU OF REAL ESTATE 9 STATE OF CALIFORNIA 10 11 In the Matter of the Accusation of) NO. H-40267 LA 12 WIN REALTY, INC., ACCUSATION 13 Respondent. 14 15 The Complainant, Maria Suarez, Supervising Special 16 Investigator. for cause of accusation against WIN REALTY, INC., 17 alleges as follows: 18 19 The Complainant, Maria Suarez, Supervising Special 20 Investigator, makes this Accusation in her official capacity. 21 ΙI 22 At all times mentioned herein, WIN REALTY, INC. 23 (hereinafter "Respondent") was and still is licensed by the 24 Bureau of Real Estate (hereinafter "Bureau") as a corporate real estate broker.

26

27

111

1

2

3

6

7

11

12

13 14

15

17

18

19

20

22 111

24

25

26 ///

27

On or about September 1, 2015, the California Franchise Tax Board suspended Respondent's powers, rights and privileges pursuant to the Revenue and Taxation Code.

TV

Said corporate suspension would have constituted grounds for the denial of Respondent's corporate real estate broker license under Section 2742 of Chapter 6, Title 10, California Code of Regulations and is now cause to revoke the license and license rights of Respondent pursuant to Section 10177(f) of the California Business and Professions Code.

COST RECOVERY

Code Section 10106 provides, in pertinent part, that in any order issued in resolution of a disciplinary proceeding before the bureau, 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.

111

WHEREFORE, Complainant prays that a hearing be conducted on the allegations of this Accusation and that upon proof thereof, a decision be rendered imposing disciplinary action against all licenses and/or license rights of Respondent WIN REALTY, INC. under the Real Estate Law (Part 1 of Division 4 of the California Business and Professions Code) and for such other and further relief as may be proper under applicable provisions of law.

Dated at Los Angeles, California

this Zord day of May, 2016.

MARIA SUAREZ

Supervising Special Investigator

cc: Win Realty, Inc.
Maria Suarez
Sacto.