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FILED

JUN 16 2016

BUREAU OF REAL ESTATE

By Alfonso

8 BEFORE THE BUREAU OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of)

No. H40288 LA

12)

A C C U S A T I O N

13 ROBERT WILLIAM EDWARDS,)

14)

15 Respondent,)

16)

17)

18 The Complainant, Maria Suarez, a Supervising Special
19 Investigator of the State of California, for cause of accusation
20 against ROBERT WILLIAM EDWARDS, alleges as follows:

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22 1. The Complainant, Maria Suarez, acting in her
23 official capacity as a Supervising Special Investigator of the
24 State of California, makes this Accusation against ROBERT WILLIAM
25 EDWARDS.

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1 2. ROBERT WILLIAM EDWARDS (hereinafter referred to as
2 "Respondent") is presently licensed and/or has license rights
3 under the Real Estate Law (Part 1 of Division 4 of the Business
4 and Professions Code, hereinafter Code).

5 3. At all times herein mentioned, Respondent was
6 licensed as a real estate broker. The license was issued
7 November 9, 1978. The license was restricted March 16, 1998, as
8 a result of the decision in case No. H-27832 LA. The license
9 expires March 15, 2019.

10 4. At all times material herein, Respondent engaged in
11 the business of, acted in the capacity of, advertised or assumed
12 to act as a real estate broker in the State of California within
13 the meaning of Section 10131(b) of the Code including soliciting
14 owners and renters, negotiating rental agreements, and collecting
15 rents from real property.

16 5. On or about December 10, 2015, the Bureau completed
17 an examination of Respondent's books and records, pertaining to
18 the activities described in Paragraph 4 above, covering a period
19 from September 1, 2014, through November 30, 2015, which
20 examination revealed violations of the Code and of Title 10,
21 Chapter 6, California Code of Regulations (hereinafter
22 Regulations) as set forth below.

23 6. The examination described in Paragraph 5, above,
24 determined that, in connection with the activities described in
25 Paragraph 4 above, Respondent accepted or received funds,
26 including funds in trust (hereinafter "trust funds") from or on
27

1 behalf of principals, and thereafter made deposit or disbursement
2 of such funds.

3 7. In the course of activities described in Paragraphs
4 4 through 6 and during the examination period described in
5 Paragraph 5, Respondent acted in violation of the Code and the
6 Regulations as follows, and as more specifically set forth in
7 Audit Report No. LA 150071 and related exhibits:

8 a. Violated Code Section 10145 and Regulation 2834 by
9 having unlicensed signatories on the trust account.

10 b. Violated Code Section 10145 and 2832 in that the
11 trust account was not designated as a trust account.

12 c. Violated Code Section 10145 and Regulation 2831 by
13 maintaining a columnar record that was not complete. The record
14 was not in chronological order and did not indicate the date
15 funds were received.

16 d. Violated Code Section 10145 and Regulation 2831.1
17 by not maintaining accurate and complete separate records. The
18 records were missing check numbers of disbursements and balance
19 after posting transactions on any date.

20 e. Violated Code Section 10145 and Regulation 2831.2
21 by not maintaining a complete and accurate monthly reconciliation
22 comparing the balance of all separate records to balance of the
23 records of all trust funds received and disbursed. The records
24 did not have the account number or name of the beneficiaries or
25 transactions, and the trust fund liabilities of the broker to
26 each of the principals, beneficiaries or transactions.

1 f. Violated Regulation 2731 by using the unlicensed
2 fictitious name Edward Realty Associates.

3 g. Violated Code Section 10163 by performing real
4 estate activity at 457 West Channel Island #210, Port Hueneme,
5 which was not registered as a branch office.

6
7 8. The conduct, acts and/or omissions of Respondent,
8 as alleged above, subjects his real estate licenses and license
9 rights to suspension or revocation pursuant to Section 10177(k),
10 10177(d) and 10177(g) of the Code.

11 FAILURE TO SUPERVISE

12 9. The conduct, acts and/or omissions of Respondent in
13 failing to ensure full compliance with the Real Estate Law is in
14 violation of Code Sections 10177(g) and 10177(h) of the Code.

15 COST RECOVERY

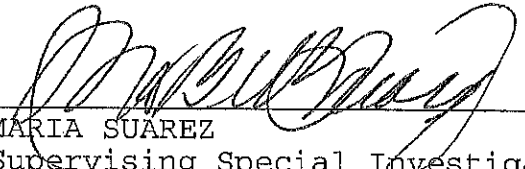
16 Code Section 10106 provides, in pertinent part, that in
17 any order issued in resolution of a disciplinary proceeding
18 before the bureau, the commissioner may request the
19 administrative law judge to direct a licensee found to have
20 committed a violation of this part to pay a sum not to exceed the
21 reasonable costs of the investigation and enforcement of the
22 case.

23 WHEREFORE, Complainant prays that a hearing be
24 conducted on the allegations of this Accusation and that upon
25 proof thereof, a decision be rendered imposing disciplinary
26 action against all licenses and license rights of Respondent
27 under the Real Estate Law (Part 1 of Division 4 of the Business

1 and Professions Code), for the cost of investigation and
2 enforcement as permitted by law, and for such other and further
3 relief as may be proper under other applicable provisions of law.

4 Dated at Los Angeles, California

5 this 14th day of June, 2016.

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8 MARIA SUAREZ
9 Supervising Special Investigator
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21 cc: Robert William Edwards
22 Maria Suarez
23 Sacto
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