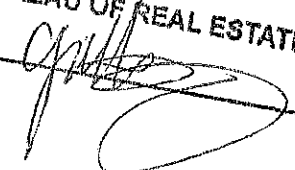


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2 Bureau of Real Estate  
3 320 West 4th Street, Suite 350  
4 Los Angeles, California 90013-1105  
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7

**FILED**  
SEP - 2 2016  
BUREAU OF REAL ESTATE  
By 

8 **BEFORE THE BUREAU OF REAL ESTATE**  
9 **STATE OF CALIFORNIA**

10 \* \* \*

11 In the Matter of the Accusation of ) No. H-40368 LA  
12 )  
13 GEORGE ANTHONY ALMAGUER, ) ACCUSATION  
14 )  
15 Respondent. )  
\_\_\_\_\_ )

16 The Complainant, Maria Suarez, a Supervising Special Investigator of the State  
17 of California, for cause of Accusation against GEORGE ANTHONY ALMAGUER  
18 (“Respondent”), alleges as follows:

19 1.

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

22 2.

23 Respondent presently has license rights under the Real Estate Law, Part 1 of  
24 Division 4 of the California Business and Professions Code (“Code”) as a real estate  
25 salesperson.  
26  
27

ACCUSATION OF  
GEORGE ANTHONY ALMAGUER

1 (CRIMINAL CONVICTION)

2 3.

3 On or about February 18, 2015, in the Superior Court of California, County of  
4 Los Angeles, Case No. KA108229, Respondent pled no contest to and was convicted of  
5 violating Health and Safety Code Section 11358 (cultivation of marijuana), a felony. This  
6 conviction bears a substantial relationship under Section 2910, Title 10, Chapter 6, California  
7 Code of Regulations to the qualifications, functions, or duties of a real estate licensee.

8 4.

9 The conviction described in Paragraph 3 constitutes cause under Sections 490  
10 and 10177(b) of the Business and Professions Code for the suspension or revocation of the  
11 license and license rights of Respondent under the Real Estate Law.

12 (INVESTIGATION AND ENFORCEMENT COSTS)

13 6.

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

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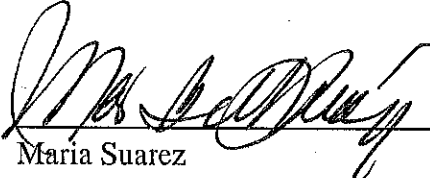
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WHEREFORE, Complainant prays that a hearing be conducted on the allegations of this Accusation and that upon proof thereof, a decision be rendered imposing disciplinary action against all the licenses and license rights of Respondent GEORGE ANTHONY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

Dated at Los Angeles, California  
this 29<sup>th</sup> day of August, 2016

  
\_\_\_\_\_  
Maria Suarez  
Supervising Special Investigator

cc: GEORGE ANTHONY ALMAGUER  
JRA & Associates, Inc.  
Maria Suarez  
Sacto.