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BUREAU OF REAL ESTATE

By *Quelorio*

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BEFORE THE BUREAU OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Accusation of	)	No. H-40465 LA
	)	
AHMAD BDEIWI,	)	<u>ACCUSATION</u>
	)	
Respondent.	)	
	)	

The Complainant, Veronica Kilpatrick, a Deputy Real Estate Commissioner of the State of California for cause of Accusation against Respondent AHMAD BDEIWI ("Respondent") is informed and alleges as follows:

1.

The Complainant, Veronica Kilpatrick, a Deputy Real Estate Commissioner of the State of California, makes this Accusation in her official capacity.

2.

All references to the "Code" are to the California Business and Professions Code, and all references to "Regulations" are to Title 10, Chapter 6, California Code of Regulations unless otherwise specified.

3.

From or about February 13, 2007 through the present, Respondent BDEIWI was and still is licensed and/or has license rights under the Real Estate Law as a real estate broker.

1 (FAILURE TO MAINTAIN ADDRESS OF PRINCIPAL PLACE OF BUSINESS)

2 4.

3 From on or about January 12, 2016 through the present, Respondent has failed to
4 maintain the address of his principal place of business with the Bureau of Real Estate.

5 5.

6 Code section 10162 provides:

7 Every licensed real estate broker shall have and maintain a definite
8 place of business in the State of California which shall serve as his office
9 for the transaction of business. This office shall be the place where his
license is displayed and where personal consultations with clients are held.

10 No real estate license authorizes the licensee to do business except
11 from the location stipulated in the real estate license as issued or as altered
pursuant to [Code] Section 10161.8.

12 6.

13 Regulations section 2710(c) provides:

14 Notice of changes in license information or status required to be
15 submitted to the [Bureau of Real Estate] under provisions of the Real
16 Estate Law and regulations of the Commissioner shall be given on forms
17 prescribed by the [Bureau of Real Estate] not later than five days after the
effective date of the change unless otherwise provided in the applicable
statute or regulation.

18 7.

19 Regulations section 2715 provides, in pertinent part:

20 Every broker . . . shall maintain on file with the commissioner the
21 address of his principal place of business for brokerage activities, the
22 address of each branch business office and his current mailing address, if
different from the business address.

23 . . .
24 Whenever there is a change in the location or address of the
25 principal place of business or of a branch office of a broker, he shall notify
the commissioner thereof not later than the next business day following
the change.

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1 8.

2 On or about August 9, 2013, Respondent filed a Broker Change Application
3 with the Bureau of Real Estate indicating his main office address was 2372 Morse Ave., Ste.
4 338, Irvine, CA 92614 ("Morse address").

5 9.

6 From on or about August 9, 2013 through the present, the Morse address has
7 been and continues to be Respondent's main office address on record with the Bureau of Real
8 Estate.

9 10.

10 From on or about January 12, 2016 through the present, Respondent has not used
11 the Morse address as his main office.

12 11.

13 To date, Respondent has not informed the Bureau of Real where Respondent
14 maintains his place of business from on or about January 12, 2016 through the present.

15 12.

16 The suspension of corporate powers, rights, and privileges of Respondent, as
17 alleged above, are in violation of Code section 10162 and Regulations sections 2715 and
18 2710(c), and subjects his real estate license and license rights to suspension or revocation
19 pursuant to Code sections 10177(d).

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

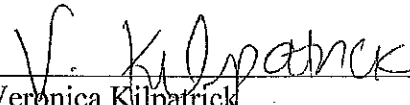
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1 WHEREFORE, Complainant prays that a hearing be conducted on the
2 allegations of this Accusation and that upon proof thereof, a decision be rendered imposing
3 disciplinary action against all licenses and/or license rights under the Real Estate Law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

7 Dated at San Diego, California: Nov. 4, 2016.

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9 
10 Veronica Kilpatrick
11 Deputy Real Estate Commissioner
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25 cc: Ahmad Bdeiwi
26 Veronica Kilpatrick
27 Sacto.