

STEVE CHU, Counsel (SBN 238155)
Bureau of Real Estate
320 West 4th Street, Suite 350
Los Angeles, California 90013-1105

Telephone: (213) 620-6430
Fax: (213) 576-6917

FILED

FEB 16 2017

BUREAU OF REAL ESTATE

By *AS Delors*

BEFORE THE BUREAU OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Accusation of	)	No. H-40551 LA
	)	
EMILIO ESPANA,	)	<u>ACCUSATION</u>
	)	
Respondent.	)	
	)	

The Complainant, Maria Suarez, a Supervising Special Investigator of the State of California, for cause of Accusation against EMILIO ESPANA ("Respondent"), is informed and alleges as follows:

1.

The Complainant, Maria Suarez, acting in her official capacity as a Supervising Special Investigator of the State of California, makes this Accusation against EMILIO ESPANA.

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 salesperson.

///

Accusation of Emilio Espana

1 3.

2 On or about January 11, 2016, Respondent pled nolo contendere and was
3 convicted in the Superior Court of California, County of Los Angeles, Case No. SA089346, for
4 violation of California Penal Code Section 25850(a) (Carrying Loaded Firearm In Public), a
5 felony. Respondent was placed on 36 months of formal probation, and ordered to serve two
6 days in jail and pay restitution, fines and fees. Additionally, Respondent was ordered to
7 perform 60 days of community service.

8 4.

9 The conviction described in Paragraph 3 bears a substantial relationship under
10 Section 2910, Title 10, Chapter 6, California Code of Regulations to the qualifications,
11 functions or duties of a real estate licensee.

12 5.

13 The crime of which Respondent was convicted, as described in Paragraph 3
14 above, constitutes cause under Sections 490 and 10177(b)(1) of the Code for the suspension or
15 revocation of all the licenses and license rights of Respondent under the Real Estate Law.

16 6.

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

22 ///

23 ///

24 ///

25 ///

26 ///

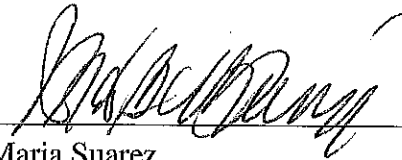
27 ///

Accusation of Emilio Espana

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 EMILIO ESPANA
4 under the Real Estate Law, for the cost of investigation and enforcement as permitted by law,
5 and for such other and further relief as may be proper under other applicable provisions of law.
6

7 Dated at Los Angeles, California

8 this 13th day of February, 2017.

9
10 

11 Maria Suarez
12 Supervising Special Investigator

13 cc: EMILIO ESPANA
14 Vilma A Salazar
15 Maria Suarez
16 Sacto.
17
18
19
20
21
22
23
24
25
26
27