

FILED

SEP 29 2017

BUREAU OF REAL ESTATE

By Carl Selous

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BEFORE THE BUREAU OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of) No. H- 40803 LA
)
KAREN DAWN ROSENBAUM,) A C C U S A T I O N
)
Respondent.)

The Complainant, Maria Suarez, a Supervising Special Investigator of the State of California for cause of Accusation against KAREN DAWN ROSENBAUM aka Karen Empey ("Respondent") alleges as follows:

1.

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

2.

Respondent is presently licensed and/or has license rights under the Real Estate Law, Part 1 of Division 4 of the California Business and Professions Code as a real estate salesperson (license no. 01865787).

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1 (COMPLAINT)

2 3.

3 On or about March 8, 2016, in the Superior Court of California, County of
4 Orange, case no. 16HM02370, a Complaint was filed against Respondent alleging Respondent
5 violated California Vehicle Code sections 23152(a) (driving under the influence of alcohol),
6 23152(b) (driving with a blood alcohol level of 0.08 percent or more), and 20002(a) (hit and
7 run with property damage), all misdemeanors. As to the first two count, it was further alleged
8 Respondent had a blood alcohol level of 0.20 percent or more pursuant to California Vehicle
9 Code section 23538(b)(2).

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11 (CRIMINAL CONVICTIONS)

12 4.

13 On or about April 5, 2016, in the Superior Court of California, County of
14 Orange, case no. 16HM02370, Respondent was convicted of violating California Vehicle Code
15 sections 23152(a) (driving under the influence of alcohol), 23152(b) (driving with a blood
16 alcohol level of 0.08 percent or more), and 20002(a) (hit and run with property damage), all
17 misdemeanors. In part, Respondent was sentenced to three (3) years of informal probation,
18 serve one (1) day in jail, complete ninety (90) days of community service, complete a 9-month
19 1st Offender Program, pay restitution to the victim, and pay various fines and fees. These
20 crimes are substantially related to the qualifications, functions, or duties of a real estate licensee
21 under Section 2910, Title 10, Chapter 6, California Code of Regulations.

22 5.

23 The crimes of which Respondent was convicted, as described above, constitute
24 cause under California Business and Professions Code sections 490 and 10177(b) for the
25 suspension or revocation of the license and license rights of Respondent under the Real Estate
26 Law.

1 (FAILURE TO REPORT COMPLAINT AND CONVICTIONS)

2 6.

3 As of April 17, 2017, Respondent has failed to report the complaint and
4 convictions, as described in Paragraphs 3 and 4, above, to the Bureau of Real Estate.

5 7.

6 Respondent's failure to report the complaint and convictions, as described in
7 Paragraphs 3 and 4, above, constitutes cause under California Business and Professions Code
8 section 10186.2 for the suspension or revocation of the license and license rights of Respondent
9 under the Real Estate Law.

10
11 (COSTS)

12 8.

13 California Business and Professions Code section 10106 provides, in pertinent
14 part, that in any order issued in resolution of a disciplinary proceeding before the bureau, the
15 Commissioner may request the administrative law judge to direct a licensee found to have
16 committed a violation of this part to pay a sum not to exceed the reasonable costs of
17 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 KAREN DAWN
5 ROSENBAUM for the cost of investigation and enforcement as permitted by law, and for such
6 other and further relief as may be proper under applicable provisions of law.

7 Dated at Los Angeles, California: 27 September, 2017.

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10 Maria Suarez
11 Supervising Special Investigator
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25 cc: KAREN DAWN ROSENBAUM
26 Coldwell Banker Residential
27 Maria Suarez
Sacto.