

1 KATHY YI, Counsel (SBN 236736)
2 Department of Real Estate
3 320 West 4th Street, Suite 350
4 Los Angeles, California 90013-1105
5 Telephone: (213) 576-6982
6 Direct: (213) 576-6940
7 Fax: (213) 576-6917
8 *Attorney for Complainant*

FILED

MAY 06 2021

DEPT. OF REAL ESTATE

By *John Aguirre*

10 BEFORE THE DEPARTMENT OF REAL ESTATE
11 STATE OF CALIFORNIA

12 * * *

13 In the Matter of the Application of) No. H-41920 LA
14 EUGENE EDWARD DOKES, JR.,) STATEMENT OF ISSUES
15 Respondent.)
16)

17 The Complainant, Veronica Kilpatrick, a Supervising Special Investigator of the State of
18 California, for Statement of Issues against EUGENE EDWARD DOKES, JR., a.k.a. "Eugene
19 E. Dokes, Jr," "Eugene E. Dokes," and "Eugene Dokes" ("Respondent"), is informed and
20 alleges in her official capacity as follows:

21 1.

22 On or about April 1, 2020, Respondent made application to the Department of Real
23 Estate of the State of California for a real estate broker license.

24 ///

25 ///

26 ///

27 ///

STATEMENT OF ISSUES

1 (CRIMINAL CONVICTION)

2 2.

3 On or about September 19, 2016, in the United States District Court, Eastern District of
4 Missouri, Case No. 4:15CR00545-1 CEJ, Respondent was convicted on a plea of guilty to four
5 (4) counts of violations of 18 United States Code section 641 (theft of United States property),
6 a felony. The court sentenced Respondent to probation for a term of five (5) years under
7 certain terms and conditions, including six (6) months of Location Monitoring Program,
8 payment of \$400 assessment, and payment of restitution in the amount of \$45,835.60.

9 3.

10 The crime of which Respondent was convicted, as described in Paragraph 2 above, by
11 its facts and circumstances, bears a substantial relationship under Section 2910, Title 10,
12 Chapter 6, of the California Code of Regulations to the qualifications, functions or duties of a
13 real estate licensee.

14 4.

15 The crime of which Respondent was convicted, as described in Paragraph 2 above,
16 constitutes cause for denial of Respondent's application for a real estate license under
17 California Business and Professions Code sections 475(a)(2), 480(a)(1) and 10177(b).

18 (DISCIPLINARY ACTIONS)

19 5.

20 On or about January 31, 2019, pursuant to the Settlement Agreement Between Missouri
21 Real Estate Commission And Eugene E. Dokes, a Joint Agreed Disciplinary Order was issued
22 which placed Respondent's Missouri real estate broker's license (license number 2009009878)
23 on probation for three (3) years.

24 Respondent was subject to disciplinary action under Missouri Revised Statutes 2000
25 ("RSMo") sections 339.100.2(16) for committing an act which would otherwise be grounds for
26 the commission to refuse to issue a license under RSMo section 339.040. Respondent's
27 conviction for theft of federal disability benefits failed to provide proof of good moral

1 character, good reputation for honesty, integrity and fair dealing, and competency to transact
2 the business of a broker in a way to safeguard the public interest.

3 Respondent was subject to disciplinary action under RSMo section 339.100.2(18) for
4 having been convicted for a crime whose essential element is fraud, dishonesty, or one
5 involving moral turpitude, and which is reasonably related to the qualifications, functions or
6 duties of a real estate licensee. Respondent's criminal conviction for theft of federal disability
7 benefits, as described in Paragraph 2 above, is considered to be a crime involving fraud,
8 dishonesty, and/or moral turpitude which is substantially related to the qualifications, functions,
9 and duties of a real estate broker.

10 Respondent was subject to disciplinary action under RSMo section 339.100.2(19) for
11 conduct which constitutes untrustworthy, improper or fraudulent business dealings,
12 demonstrates bad faith or incompetence, misconduct, or gross negligence. Respondent's
13 criminal conviction for theft of federal disability benefits, as described in Paragraph 2 above,
14 involves conduct which constitutes untrustworthy, improper or fraudulent business dealings,
15 demonstrates bad faith or incompetence, misconduct, or gross negligence.

16 6.

17 On or about January 23, 2019, pursuant to a hearing before the Department of Motor
18 Vehicles for the State of California, OAH case no, 2018080296, agency case no. RS-18-0278,
19 upon adoption of the Administrative Law Judge Tiffany L. King's Proposed Decision,
20 Respondent's application for a vehicle salesperson license was denied.

21 Respondent was subject to disciplinary action under Vehicle Code sections 11073(d)
22 and 11806(d) for having been convicted of a crime or committed an act or engaged in conduct
23 involving moral turpitude which is substantially related to the qualifications, functions, or
24 duties of the licensed activity. Respondent's criminal conviction for theft of federal disability
25 benefits, as described in Paragraph 2 above, is considered to be a crime of moral turpitude
26 which is substantially related to the qualifications, functions, and duties of a vehicle
27 salesperson..

The allegations set forth in Paragraphs 5 and 6 above constitute cause under Code sections 10177(f) and 10177(j) for the denial of license to Respondent.

7.

These proceedings are brought under the provisions of Section 10100, Division 4 of the Business and Professions Code of the State of California and Sections 11500 through 11528 of the California Government Code.

WHEREFORE, the Complainant prays that the above-entitled matter be set for hearing and, upon proof of the charges contained herein, that the Commissioner refuse to authorize the issuance of, and deny the issuance of, a real estate salesperson license to Respondent EUGENE EDWARD DOKES, JR. and for such other and further relief as may be proper under other applicable provisions of law.

Dated at San Diego, California

this 7 day of April, 2021.

Veronica Kilpatrick

Veronica Kilpatrick
Supervising Special Investigator

cc: EUGENE EDWARD DOKES, JR.
Veronica Kilpatrick
Sacto.