

FILED

NOV 22 2013

BUREAU OF REAL ESTATE

By Norm Sims

JAMES DEMUS, Counsel (SBN 225005)
Bureau of Real Estate
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Los Angeles, CA 90013

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BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)	No. H-39165 LA
EXCEL REALTY GROUP INC,)	<u>A C C U S A T I O N</u>
Respondent.)	

The Complainant, Maria Suarez, a Deputy Real Estate Commissioner of the State of California, for cause of Accusation against EXCEL REALTY GROUP INC, is informed and alleges as follows:

1.

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

2.

Respondent EXCEL REALTY GROUP INC (hereinafter "Respondent") is presently licensed and/or has license rights under the Real Estate Law (Part 1 of Division 4 of the Business

1 and Professions Code, hereinafter "Code") as a corporate real
2 estate broker.

3 3.

4 From December 23, 2011 through the present, the
5 business address maintained by Respondent with the Bureau has
6 been 409 Irving Drive, Burbank, CA, 91504. Since at least
7 April 4, 2013, Respondent has not maintained an office at this
8 address nor has Respondent informed the Real Estate
9 Commissioner of any new address. Respondent's failure to
10 maintain a place of business is in violation Code Section 10162
11 and Sections 2710(c) and 2715 of Title 10, Chapter 6,
12 California Code of Regulations.

13 4.

14 The conduct, acts and/or omissions of Respondent, as
15 set forth above, is cause for the suspension or revocation of
16 the licenses and license rights of Respondent pursuant to Code
17 Sections 10165, 10177(d), and/or 10177(g).

18 5.

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

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1 WHEREFORE, Complainant prays that a hearing be
2 conducted on the allegations of this Accusation and that upon
3 proof thereof, a decision be rendered imposing disciplinary
4 action against all licenses and license rights of Respondent
5 EXCEL REALTY GROUP INC under the Real Estate Law, that
6 Complainant be awarded its costs of investigation and
7 prosecution of this case, and for such other and further relief
8 as may be proper under the provisions of law.

9 Dated at Los Angeles, California

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11 this 29th day of October, 2013

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17 Maria Suarez
18 Deputy Real Estate Commissioner
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25 cc: EXCEL REALTY GROUP INC
26 Maria Suarez
27 Sacto.