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1	AMELIA V. VETRONE, Counsel (SBN 134612) MAY 1 4 2014 Bureau of Real Estate
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8	BEFORE THE BUREAU OF REAL ESTATE
9	STATE OF CALIFORNIA
10	* * *
11	In the Matter of the Application of) No. H- 39458 LA
12) ANGEL PINEDA, JR.,) <u>STATEMENT OF ISSUES</u>
13) Respondent.)
14)
15	The Complainant, Maria Suarez, a Deputy Real Estate Commissioner of the
16	State of California, acting in her official capacity, for Statement of Issues against ANGEL
17	PINEDA, JR. aka Angel Pineda ("Respondent") alleges as follows:
18	1.
19	On or about August 6, 2012, Respondent made application to the Bureau of Real
20	Estate ("Bureau") of the State of California for a real estate broker license.
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(CRIMINAL CONVICTIONS)

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2 On or about October 18, 2007, in the Superior Court of California, County of 3 Los Angeles, Case No. 7JB05000, Respondent was convicted of violating Penal Code Section 4 245(e)(1) (Battery on Spouse or Co-Habitant), a misdemeanor. Said crime bears a substantial 5 relationship to the qualifications, functions or duties of a real estate licensee under Section 6 2910, Title 10, Chapter 6, California Code of Regulations. 7 3. 8 On or about May 21, 2008, in the Superior Court of California, County of Los 9 Angeles, Case No. 8PS66577, Respondent was convicted of violating Penal Code Section 10 243(e)(1) (Battery on Spouse or Co-Habitant), a misdemeanor. Said crime bears a substantial 11 relationship to the qualifications, functions or duties of a real estate licensee under Section 12 2910, Title 10, Chapter 6, California Code of Regulations. 13 4. 14 On or about December 17, 2010, in the Superior Court of California, County of 15 Los Angeles, Case No. 0PS02485, Respondent was convicted of violating Vehicle Code 16 Section 23103 (Reckless Driving), a misdemeanor. Said crime bears a substantial relationship 17 to the qualifications, functions or duties of a real estate licensee under Section 2910, Title 10, 18 19 Chapter 6, California Code of Regulations. 5. 20 The crimes of which Respondent was convicted as alleged above, constitute 21 cause for denial of Respondent's application for a real estate license under Business and 22 Professions Code ("Code") Sections 475(a)(2), 480(a), and 10177(b). 23 /// 24 25 /// 26 /// 27 ///

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SECOND CAUSE FOR DENIAL 1 (PRIOR DISCIPLINE) 2 6. 3 On November 7, 2013, in Case No. H-39146 LA, the Real Estate Commissioner 4 issued an Order to Desist and Refrain against Respondent for violations of Code Sections 5 10085.5, 10130, 10131(d), and 10131.2, effective immediately. The Order was based on an 6 investigation by the Bureau that determined that Respondent operated an unlicensed loan 7 modification business that collected advance fees from consumers by offering to obtain a 8 modification of the homeowners' home mortgage loans. 9 7. 10 The Decision of the Real Estate Commissioner to issue an Order to Desist and 11 Refrain against Respondent constitutes grounds to deny Respondent's application for a 12 corporate real estate broker license pursuant to Code Section 10177(f). 13 14 These proceedings are brought under the provisions of Section 10100, Division 15 4 of the Business and Professions Code of the State of California and Sections 11500 through 16 11528 of the California Government Code. 17 18 /// 1·9 /// 20 /// 21 /// /// 22 23 /// 24 /// 25 /// - 26 /// 27 ///

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1	WHEREFORE, Complainant prays that the above-entitled matter be set for
2	hearing and, upon proof of the charges contained herein, that the Commissioner refuse to
3	authorize the issuance of, and deny the issuance of, a real estate license to Respondent, ANGEL
4	PINEDA, JR., and for such other and further relief as may be proper under other applicable
5	provisions of law.
6	Dated at Los Angeles, California: 7/104 2014
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8	Man Maria
9	Maria Suarez
10	Deputy Real Estate Commissioner
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25	cc: Angel Pineda, Jr. Maria Suarez
26	Sacto.
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