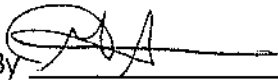


FILED

October 24, 2012

DEPARTMENT OF REAL ESTATE

By  _____

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BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)	No. H-11147 SF
IMPERIAL DEVELOPMENT, INC., a)	No. 510-1014-004
California Corporation)	
Respondent.)	

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On May 31, 2011, an Accusation was filed in this matter against Respondent
IMPERIAL DEVELOPMENT, INC.

Respondent IMPERIAL DEVELOPMENT, INC., petitioned the Commissioner to
voluntarily surrender its corporate real estate broker license pursuant to Section 10100.2 of the
Business and Professions Code.

IT IS HEREBY ORDERED that Respondent IMPERIAL DEVELOPMENT,
INC.'s petition for voluntary surrender of its real estate broker license is accepted as of the
effective date of this Order as set forth below, based upon the understanding and agreement
expressed in the Declaration executed by Respondent IMPERIAL DEVELOPMENT, INC., on
September 17, 2012, (attached as Exhibit "A" hereto).

///

1 Respondent IMPERIAL DEVELOPMENT, INC.'s license certificate and pocket
2 card shall be sent to the below-listed address so that they reach the Department on or before the
3 effective date of this Order:

4 DEPARTMENT OF REAL ESTATE

5 Attention: Licensing Flag Section

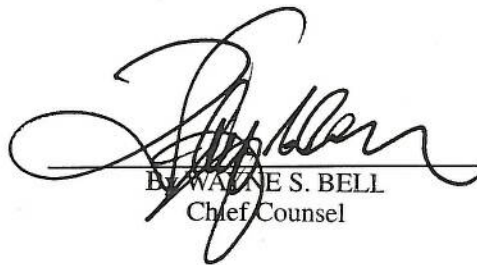
6 P. O. Box 187000

7 Sacramento, CA 95818-7000

8
9 This Order shall become effective at 12 o'clock noon on **NOV 14 2012**.

10 DATED: 10/22/2012

11 Real Estate Commissioner

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15 B. WAYNE S. BELL
16 Chief Counsel

1 DEPARTMENT OF REAL ESTATE
2 P. O. BOX 187007
3 SACRAMENTO, CA 95818
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8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

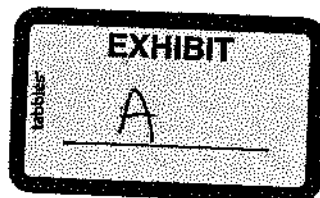
11 In the Matter of the Accusation of) NO. H-11147 SF
12 EDWARD PY-JEN YUAN and)
13 IMPERIAL DEVELOPMENT, INC., a)
14 California corporation,)
15 Respondents.)

16 DECLARATION

17 My name is EDWARD PY-JEN YUAN. I am an officer of IMPERIAL
18 DEVELOPMENT, INC., a licensed corporate real estate broker and/or a corporation which has
19 real estate license rights. I am authorized and empowered to sign this declaration on behalf of
20 said corporation. IMPERIAL DEVELOPMENT, INC., is represented in this matter by Jennille
21 A. Smith, Attorney at Law.

22 In lieu of proceeding in this matter in accordance with the provisions of the
23 Administrative Procedure Act (Sections 11400 et seq., of the Government Code) IMPERIAL
24 DEVELOPMENT, INC., wishes to voluntarily surrender its real estate license issued by the
25 Department of Real Estate ("Department"), pursuant to Business and Professions Code Section
26 10100.2.

27 ///



1 I understand that IMPERIAL DEVELOPMENT, INC., by so voluntarily
2 surrendering its license and/or license rights, can only have it reinstated in accordance with the
3 provisions of Section 11522 of the Government Code. I also understand that by so voluntarily
4 surrendering its license, IMPERIAL DEVELOPMENT, INC., agrees to the following:

5 1. The filing of this Declaration shall be deemed as its petition for voluntary
6 surrender. Without admitting or denying the allegations contained in the Accusation filed herein
7 in Case No. H-11147 SF on May 31, 2011, it shall also be deemed to be an understanding and
8 agreement by IMPERIAL DEVELOPMENT, INC., that, it waives all rights it has to require the
9 Commissioner to prove the allegations contained in the Accusation filed in this matter at a
10 hearing held in accordance with the provisions of the Administrative Procedure Act
11 (Government Code Sections 11400 et seq.), and that it also waives other rights afforded to it in
12 connection with the hearing such as the right to discovery, the right to present evidence in
13 defense of the allegations in the Accusation and the right to cross-examine witnesses. Without
14 admitting or denying the allegations contained in the Accusation, I further agree on behalf of
15 IMPERIAL DEVELOPMENT, INC., that upon acceptance by the Commissioner, as evidenced
16 by an appropriate order, all affidavits and all relevant evidence obtained by the Department in
17 this matter prior to the Commissioner's acceptance, and all allegations contained in the
18 Accusation filed in the Department Case No. H-11147 SF, may be considered by the Department
19 to be true and correct for the purpose of deciding whether or not to grant reinstatement of the
20 license of IMPERIAL DEVELOPMENT, INC., pursuant to Government Code Section 11522.

21 2. **A copy of the Commissioner's Criteria of Rehabilitation is attached**
22 **hereto. If and when a petition application is made for reinstatement of a surrendered**
23 **license, the Real Estate Commissioner will consider as one of the criteria of rehabilitation,**
24 **whether or not restitution has been made to any person who has suffered monetary losses**
25 **through "substantially related" acts or omissions of Respondent(s), whether or not such**
26 **persons are named in the Accusation filed in this case.**


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I declare under penalty of perjury under the laws of the State of California that the above is true and correct and that I am acting freely and voluntarily on behalf of IMPERIAL DEVELOPMENT, INC., to surrender its license and all license rights attached thereto.

Executed this 17 day of September, 2012, at Fremont, California.

IMPERIAL DEVELOPMENT, INC.,

By:  _____
EDWARD Y. JEN YUAN