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SEP 03 2013

BUREAU OF REAL ESTATE

By *R. Jones*

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BEFORE THE BUREAU OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)
EDWARD PY-JEN YUAN,)
Respondent.)

No. H-11147 SF

ORDER SUSPENDING RESTRICTED REAL ESTATE LICENSE

(Professional Responsibility Examination)

TO: EDWARD PY-JEN YUAN (Respondent):

On December 10, 2012, a restricted real estate salesperson license was issued by the Bureau of Real Estate (Bureau) to Respondent on the terms, conditions and restrictions set forth in the Real Estate Commissioner's (Commissioner) Order effective December 10, 2012, in Case No. H-11147 SF. This Order granted the right to the issuance of a restricted real estate salesperson license subject to the provisions of Section 10156.7 of the Business and Professions Code (Code) of the State of California, and to enumerated additional terms, conditions and restrictions imposed under authority of Section 10156.6 of said Code. Among those terms, conditions and restrictions, the Decision required Respondent, within six months after December 10, 2012, the effective date of the Order, take and pass the Professional Responsibility Examination (PRE) administered by the Bureau, including the payment of the appropriate

1 examination fee and provided that if Respondent failed to satisfy this condition, the
2 Commissioner may order suspension of the restricted real estate salesperson license until
3 Respondent passes the examination.

4 To date, Respondent has failed to submit proof satisfactory to the Commissioner
5 of successfully passing the above-ordered examination. The Commissioner has determined that
6 Respondent has failed to satisfy this condition, and as such, that Respondent's license may be
7 suspended until Respondent satisfies this condition.

8 NOW, THEREFORE, IT IS ORDERED pursuant to the Order of December 10,
9 2012, that Respondent's restricted real estate salesperson license and the exercise of any
10 privileges thereunder be and hereby is suspended until such time as Respondent provides proof
11 satisfactory to the Commissioner of compliance with the condition referred to above, or pending
12 final determination made after hearing (see "Hearing Rights" set forth below).

13 IT IS FURTHER ORDERED that all license certificates and identification cards
14 issued by the Bureau of Real Estate which are in the possession of Respondent be immediately
15 surrendered by personal delivery or by mailing in the enclosed self-addressed, stamped envelope:

16
17 BUREAU OF REAL ESTATE
18 ATTN: Flag Section
19 P. O. Box 137013
20 Sacramento, CA 95813-7013

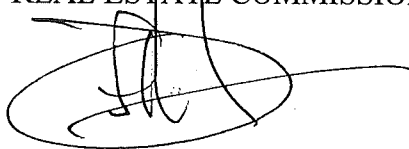
21 HEARING RIGHTS: You have the right to a hearing to contest the
22 Commissioner's determination that you are in compliance with this condition. If you desire a
23 hearing, you must submit a written request. The request may be in any form, as long as it is in
24 writing and indicates that you want a hearing. Unless a written request for a hearing, signed by
25 or on behalf of you, is delivered or mailed to the Bureau of Real Estate, Legal Section, at 1651
26 Exposition Blvd, Sacramento, California 95815 or P. O. Box 137007, Sacramento, California
27 95813-7007, within twenty (20) days after the date that this Order was mailed to or served on
you, the Bureau will not be obligated or required to provide you with a hearing.

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This Order shall be effective immediately.

DATED: August 29, 2013

REAL ESTATE COMMISSIONER



By: JEFFREY MASON
Chief Deputy Commissioner