

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27

**FILED**

AUG 19 2014

BUREAU OF REAL ESTATE

By B. Contreras

BEFORE THE BUREAU OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \*

In the Matter of the Investigation of	)	
	)	NO. H-11750 SF
WALTER J. NG,	)	514-0515-001
	)	
Respondent.	)	

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On August 6, 2014, Respondent WALTER J. NG (hereinafter "Respondent"), in connection with an investigation of possible violations of the Real Estate Law (Section 10000 et seq., of the Business and Professions Code) and Regulations of the Commissioner (Title 10, Code of Regulations), petitioned the Commissioner to voluntarily surrender Respondent's real estate broker license and/or license rights pursuant to Section 10100.2 of the Business and Professions Code.

IT IS HEREBY ORDERED that Respondent's petition for voluntary surrender of his 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 Respondent's Declaration dated August 6, 2014 (attached as Exhibit "A" hereto). Respondent's license certificate and pocket card shall be sent to the below-listed address so that they reach the Bureau of Real Estate on or before the effective date of this Order:

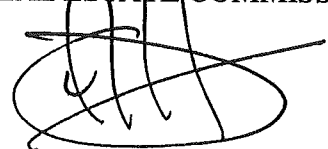
1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27

BUREAU OF REAL ESTATE  
ATTENTION: LICENSING FLAG SECTION  
P. O. Box 137013  
Sacramento, CA 95813-7013

This Order shall become effective at 12 o'clock noon on SEP 8 2014.

DATED: AUG 19 2014

REAL ESTATE COMMISSIONER



By: JEFFREY MASON  
Chief Deputy Commissioner

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27

BEFORE THE BUREAU OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \*

In the Matter of the Investigation of )  
 )  
WALTER J. NG, )  
 )  
Respondent. )

Case No. 514-0515-001

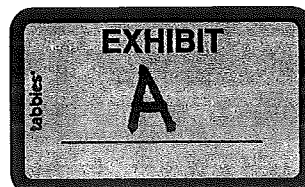
DECLARATION

My name is WALTER J. NG. I am currently licensed as a real estate broker and/or have license rights with respect to said license. I am representing myself in this matter.

In lieu of proceeding in this matter in accordance with the provisions of the Administrative Procedure Act (Sections 11400 et seq., of the Business and Professions Code), I wish to voluntarily surrender my real estate broker license issued by the Bureau of Real Estate ("Bureau"), pursuant to Business and Professions Code Section 10100.2.

I understand that by so voluntarily surrendering my license, I may be relicensed as a broker or as a salesperson only by petitioning for reinstatement pursuant to Section 11522 of the Government Code. I also understand that by so voluntarily surrendering my licenses, I agree to the following:

1. The filing of this Declaration shall be deemed as my petition for voluntary surrender.

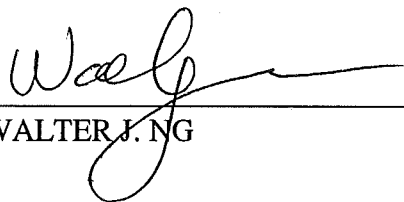


1                   2. It shall also be deemed to be an understanding and agreement by me that I  
2 waive all rights I have to require the Commissioner to prove the allegations contained in the  
3 investigation conducted at a hearing held in accordance with the provisions of the Administrative  
4 Procedure Act (Government Code Sections 11400 et seq.), and that I also waive other rights  
5 afforded to me in connection with the hearing such as the right to discovery, the right to present  
6 evidence in defense of the allegations, and the right to cross-examine witnesses.

7                   3. I further agree that upon acceptance by the Commissioner, as evidenced by an  
8 appropriate order, all affidavits and all relevant evidence obtained by the Bureau in this matter  
9 prior to the Commissioner's acceptance, may be considered by the Bureau to be true and correct  
10 for the purpose of deciding whether to grant relicensure or reinstatement pursuant to Government  
11 Code Section 11522.

12                   4. I freely and voluntarily surrender my license and license rights under the Real  
13 Estate Law.

14                   I declare under penalty of perjury under the laws of the State of California that the  
15 above is true and correct and that this Declaration was executed on Ed August 6,  
16 2014, at Walnut Creek, California.

17  
18   
19 \_\_\_\_\_  
20 WALTER J. NG

