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FILED  
JUL 31 1998

DEPARTMENT OF REAL ESTATE

By [Signature]

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DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

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In the Matter of the Accusation of	)	
	)	No. H-26227 LA
NEW IDEAL DEVELOPMENT, INC.	)	
and SAMUEL SHIH-HSIEN WU	)	
	)	
Respondents	)	

ORDER GRANTING REINSTATEMENT OF LICENSE

On September 17, 1996, a Decision was rendered herein, revoking the corporate real estate broker license of NEW IDEAL DEVELOPMENT, INC. and the real estate broker license of SAMUEL SHIH-HSIEN WU, effective October 10, 1996. Respondents were given the right to apply for and receive a restricted corporate real estate broker license and a restricted real estate broker license which were issued to them on October 10, 1996.

On October 30, 1997, Respondents petitioned for reinstatement of their unrestricted real estate licenses and the Attorney General of the State of California has been given notice of both filings.

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I have considered Respondents' petitions and the evidence and arguments in support thereof. Respondents have demonstrated to my satisfaction that grounds do not presently exist to deny the issuance of an unrestricted real estate license to each Respondent.

NOW, THEREFORE, IT IS ORDERED that Respondent NEW IDEAL DEVELOPMENT, INC.'s petition for reinstatement is granted and that an unrestricted corporate real estate broker license be issued to this Respondent after it satisfies the following condition within six (6) months from the date of this Order:

1. Submittal of a completed application and payment of the fee for a corporate real estate broker license.

IT IS ALSO ORDERED that Respondent SAMUEL SHIH-HSIEN WU's petition for reinstatement is granted and that an unrestricted real estate broker license be issued to him after he satisfies the following conditions within six (6) months from the date of this Order:

1. Submittal of a completed application and payment of the fee for a real estate broker license.

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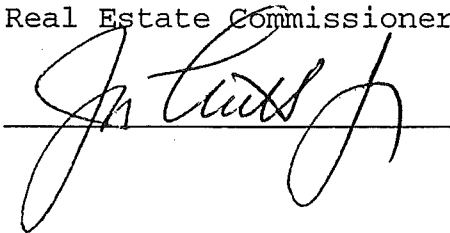


1           2.   Submittal of evidence satisfactory to the Real  
2   Estate Commissioner that Respondent has, since October 10,  
3   1996, taken and successfully completed the continuing  
4   education requirements of Article 2.5 of Chapter 3 of the  
5   Real Estate Law for renewal of a real estate license.

6  
7           This Order shall become effective immediately.

8           DATED:       7/29/98      .

9                                   JIM ANTT, JR.  
10                                   Real Estate Commissioner



11  
12           NEW IDEAL DEVELOPMENT, INC.  
13           SAMUEL SHIH-HSIEN WU  
14           2501 Davidson Drive  
15           Monterey Park, California 91754

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1 Department of Real Estate  
2 107 South Broadway, Room 8107  
3 Los Angeles, California 90012  
4  
5 Telephone (213) 897-3937  
6

**FILED**  
SEP 20 1996  
DEPARTMENT OF REAL ESTATE

By C. Bay

8 DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \* \* \*

11 In the Matter of the Accusation of ) No. H-26227 LA  
12 )  
12 NEW IDEAL DEVELOPMENT, INC., ) L-9507120  
13 doing business as Ideal Realty; )  
13 and SAMUEL SHIH-HSIEN WU, )  
14 individually and as designated )  
14 officer of New Ideal Development, )  
15 Inc., )  
15 Respondents. )  
16 \_\_\_\_\_ )

17 STIPULATION AND AGREEMENT IN SETTLEMENT AND ORDER

18 It is hereby stipulated by and between Respondents  
19 NEW IDEAL DEVELOPMENT, INC., doing business as Ideal Realty; and  
20 SAMUEL SHIH-HSIEN WU, individually and as designated officer of  
21 New Ideal Development, Inc. (sometimes referred to collectively  
22 herein as "Respondents"), and the Complainant, acting by and  
23 through Darlene Averetta, Counsel for the Department of Real  
24 Estate, as follows for the purpose of settling and disposing of  
25 the Accusation filed on June 27, 1995, in this matter (sometimes  
26 referred to herein as the "Accusation"):

27 ///

1           1. All issues which were to be contested and all  
2 evidence which was to be presented by Complainant and Respondents  
3 at a formal hearing on the Accusation, which hearing was to be  
4 held in accordance with the provisions of the Administrative  
5 Procedure Act (APA), shall instead and in place thereof be  
6 submitted solely on the basis of the provisions of this  
7 Stipulation.

8           2. Respondents have received, read and understand the  
9 Statement to Respondent, the Discovery Provisions of the APA and  
10 the Accusation filed by the Department of Real Estate in this  
11 proceeding.

12           3. On July 11, 1995, Respondents filed a Notice of  
13 Defense pursuant to Section 11505 of the Government Code for the  
14 purpose of requesting a hearing on the allegations in the  
15 Accusation. Respondents hereby freely and voluntarily withdraw  
16 said Notice of Defense. Respondents acknowledge that they  
17 understand that by withdrawing said Notice of Defense, Respondents  
18 will thereby waive their right to require the Commissioner to  
19 prove the allegations in the Accusation at a contested hearing  
20 held in accordance with the provisions of the APA and that they  
21 will waive other rights afforded to them in connection with the  
22 hearing, such as the right to present evidence in defense of the  
23 allegations in the Accusation and the right to cross-examine  
24 witnesses.

25       ///

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1           4. This Stipulation and Agreement in Settlement and  
2 Order is based on the factual allegations contained in the  
3 Accusation filed in this proceeding. In the interest of  
4 expedience and economy, Respondents choose not to contest these  
5 allegations, but to remain silent and understand that, as a result  
6 thereof, these factual allegations, without being admitted or  
7 denied, will serve as a prima facie basis for the disciplinary  
8 action stipulated to herein. This Stipulation and Agreement in  
9 Settlement and Order, and Respondents' decision not to contest the  
10 Accusation, are hereby expressly limited to this proceeding and  
11 made for the sole purpose of reaching an agreed disposition of  
12 this proceeding. Respondents' decision not to contest the factual  
13 allegations is made solely for the purpose of effectuating this  
14 Stipulation and is intended to be non-binding upon them in any  
15 actions against Respondents by third parties. The Real Estate  
16 Commissioner shall not be required to provide further evidence to  
17 prove said factual allegations.

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1           5. It is understood by the parties that the Real  
2 Estate Commissioner may adopt the Stipulation and Agreement in  
3 Settlement and Order as his decision in this matter thereby  
4 imposing the penalty and sanctions on Respondents' real estate  
5 licenses and license rights as set forth in the below "Order". In  
6 the event that the Commissioner in his discretion does not adopt  
7 the Stipulation and Agreement in Settlement and Order, the  
8 Stipulation and Agreement in Settlement and Order shall be void  
9 and of no effect, and Respondents shall retain the right to a  
10 hearing on the Accusation under all the provisions of the APA and  
11 shall not be bound by any stipulation or waiver made herein.

12           6. The Order or any subsequent Order of the Real Estate  
13 Commissioner made pursuant to this Stipulation shall not  
14 constitute an estoppel, merger or bar to any further  
15 administrative proceedings by the Department of Real Estate with  
16 respect to any matters which were not specifically alleged to be  
17 causes for accusation in this proceeding.

18                               DETERMINATION OF ISSUES

19           By reason of the foregoing stipulations and waivers and  
20 solely for the purpose of settlement of the pending Accusation  
21 without a hearing, it is stipulated and agreed that the following  
22 Determination of Issues shall be made:

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I

The conduct, acts and/or omissions, of Respondent NEW IDEAL DEVELOPMENT, INC., as alleged in the Accusation, constitutes cause to suspend or revoke Respondent NEW IDEAL DEVELOPMENT, INC.'s real estate licenses and license rights under the provisions of Business and Professions Code Section ("Code") 10177(d) for violations of Code Section 10145 and Sections 2830, 2832, 2832.1 and 2834, of Title 10, Chapter 6, California Code of Regulations.

II

The conduct, acts and/or omissions, of Respondent SAMUEL SHIH-HSIEN WU, as alleged in the Accusation, constitutes cause to suspend or revoke Respondent SAMUEL SHIH-HSIEN WU's real estate licenses and license rights under the provisions of Code Section 10177(d) for violations of Code Section 10145 and Sections 2830, 2832, 2832.1 and 2834, of Title 10, Chapter 6, California Code of Regulations.

III

The conduct, acts and/or omissions, of SAMUEL SHIH-HSIEN WU, as alleged in the Accusation, constitutes cause to suspend or revoke Respondent SAMUEL SHIH-HSIEN WU's real estate licenses and license rights under the provisions of Code Section 10177(h) for failing to exercise reasonable supervision and control over the licensed activities of New Ideal Development, Inc., as required by Code Section 10159.2.

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ORDER

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WHEREFORE, THE FOLLOWING ORDER is hereby made:

I. The real estate licenses and license rights of Respondent, NEW IDEAL DEVELOPMENT, INC., under the provisions of Part 1 of Division 4 of the California Business and Professions Code, are revoked; provided, however, a restricted real estate corporation license shall be issued to Respondent NEW IDEAL DEVELOPMENT, INC. ("NEW IDEAL"), if Respondent NEW IDEAL first provides evidence satisfactory to the Real Estate Commissioner that any trust fund deficit found by the Department audit examination of NEW IDEAL and SAMUEL SHIH-HSIEN WU, as set forth in the Accusation, has been cured; and makes proper application no later than 90 days from the effective date of this Decision. Respondent NEW IDEAL may apply for and be issued a restricted real estate corporation license which shall be issued pursuant to the provisions of Code Sections 10156.5, 10156.6 and 10156.7, subject to the following terms limitations, conditions and restrictions:

1. The restricted license to be issued upon application of Respondent NEW IDEAL shall not confer any property right in the privileges to be exercised thereunder. Said restricted license and any privileges granted thereunder may be suspended prior to hearing by Order of the Real Estate Commissioner in the event of the receipt of evidence satisfactory to the Commissioner that Respondent has violated provisions of the California Real Estate Law, the Subdivided Lands Law, Regulations of the Real Estate Commissioner, or the conditions attaching to the restricted license.

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2. Respondent NEW IDEAL shall not petition the Commissioner for the removal of any of the conditions, limitations or restrictions attaching to the restricted license or be eligible to apply for the issuance of an unrestricted real estate license until one (1) year has elapsed from the date of issuance of the restricted license to Respondent.

3. Pursuant to Section 10148 of the Business and Professions Code, Respondent NEW IDEAL shall pay the Commissioner's reasonable costs for an audit to ensure Respondent is in compliance with the Real Estate Law, including the handling of trust funds. In calculating the amount of the Commissioner's reasonable costs, the Commissioner may use the estimated average hourly salary for all Department Audit Section personnel performing audits of real estate brokers, and shall include an allocation for travel costs, including mileage, time to and from the auditor's place of work, and per diem. The Commissioner's reasonable costs shall in no event exceed \$6,200.00.

(a) Respondent shall pay such costs within 45 days of receipt of an invoice from the Commissioner detailing the activities performed during the audit and the amount of time spent performing those activities;

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1 (b) Notwithstanding the provisions of any other  
2 Paragraph herein, if Respondent fails to pay, within 45 days  
3 from receipt of the invoice specified above, the Commissioner's  
4 reasonable costs for an audit, the Commissioner may order the  
5 suspension of the restricted real estate license issued to  
6 Respondent pending a hearing held in accordance with Section  
7 11500, et seq., of the Government Code. The suspension shall  
8 remain in effect until payment is made in full, or until  
9 Respondent enters into an agreement satisfactory to the  
10 Commissioner to provide for such payment. The Commissioner may  
11 impose further reasonable disciplinary terms and conditions upon  
12 Respondent's real estate license and license rights as part of any  
13 such agreement.

14 II. The real estate licenses and license rights of  
15 Respondent, SAMUEL SHIH-HSIEN WU, under the provisions of Part 1  
16 of Division 4 of the California Business and Professions Code are  
17 revoked; provided, however, a restricted real estate broker  
18 license shall be issued to Respondent SAMUEL SHIH-HSIEN WU ("WU"),  
19 if Respondent WU first provides evidence satisfactory to the Real  
20 Estate Commissioner that any trust fund deficit found by the  
21 Department audit examination of NEW IDEAL DEVELOPMENT, INC., and  
22 WU, as set forth in the Accusation, has been cured; and makes  
23 proper application no later than 90 days from the effective date  
24 of this Decision. Respondent WU may apply for and be issued a  
25 restricted real estate broker license which shall be issued  
26 pursuant to the provisions of Code Sections 10156.5, 10156.6 and  
27

1 10156.7, subject to the following terms limitations, conditions  
2 and restrictions:

3 1. The restricted license to be issued upon  
4 application of Respondent WU shall not confer any property right  
5 in the privileges to be exercised thereunder. Said restricted  
6 license and any privileges granted thereunder may be suspended  
7 prior to hearing by Order of the Real Estate Commissioner in the  
8 event of:

9 (a) Respondent WU's conviction (including a plea  
10 of nolo contendere) to a crime which is substantially related to  
11 Respondent's qualifications, functions, duties, fitness or  
12 capacity as a real estate licensee.

13 (b) The receipt of evidence satisfactory to the  
14 Commissioner that, subsequent to the effective date of this Order,  
15 Respondent WU has violated provisions of the California Real  
16 Estate Law, the Subdivided Lands Law, Regulations of the Real  
17 Estate Commissioner, or the conditions attaching to this  
18 restricted license.

19 2. Respondent WU shall not petition the Commissioner  
20 for the removal of any of the conditions, limitations or  
21 restrictions attaching to the restricted license or be eligible to  
22 apply for the issuance of an unrestricted real estate license  
23 until one (1) year has elapsed from the date of issuance of the  
24 restricted license to Respondent.

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1                   3.     Respondent WU shall within nine (9) months from the  
2     effective date of this Order, present evidence satisfactory to the  
3     Real Estate Commissioner that he has, since March 24, 1993, taken  
4     and successfully completed the continuing education requirements  
5     of Article 2.5 of Chapter 3 of the Real Estate Law for renewal of  
6     a real estate license. If Respondent fails to satisfy this  
7     condition, the Commissioner may order the suspension of any  
8     restricted license issued to Respondent until Respondent presents  
9     such evidence. The Commissioner shall afford Respondent the  
10    opportunity for a hearing pursuant to the Administrative Procedure  
11    Act to present such evidence.

12                   4.     Respondent shall, within nine (9) months from the  
13    effective date of this Order, take and pass the Professional  
14    Responsibility Examination administered by the Department,  
15    including the payment of the appropriate examination fee. If  
16    Respondent fails to satisfy this condition, the Commissioner may  
17    order suspension of the restricted license until Respondent passes  
18    the examination.

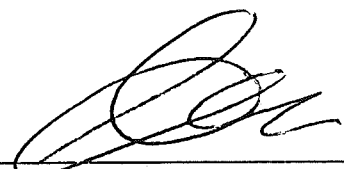
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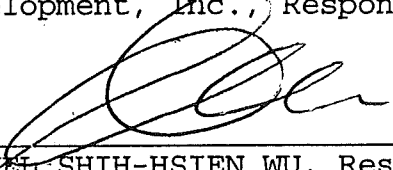
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We have read the Stipulation and Agreement in Settlement and Order and its terms are understood by us and are agreeable and acceptable to us. We understand that we are waiving rights given to us by the California Administrative Procedure Act (including but not limited to Sections 11506, 11508, 11509 and 11513 of the Government Code), and we willingly, intelligently and voluntarily waive those rights, including the right of requiring the Commissioner to prove the allegations in the Accusation at a hearing at which we would have the right to cross-examine witnesses against us and to present evidence in defense and mitigation of the charges.

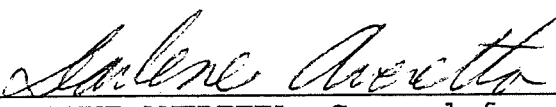
DATED: 8/16/96

  
NEW IDEAL DEVELOPMENT, INC.,  
Respondent, by Samuel Shih-Hsien Wu  
designated officer of New Ideal  
Development, Inc., Respondent

DATED: 8/16/96

  
SAMUEL SHIH-HSIEN WU, Respondent

DATED: August 27, 1996

  
DARLENE AVERETTA, Counsel for  
the Complainant, the Department  
of Real Estate

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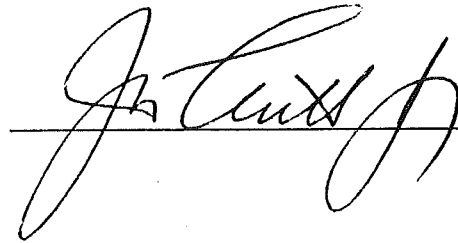
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The foregoing Stipulation and Agreement in Settlement is hereby adopted as my Decision and Order and shall become effective at 12 o'clock noon on October 10, 1996.

IT IS SO ORDERED 9-17-96.

JIM ANTT, JR.  
Real Estate Commissioner



SAC

DARLENE AVERETTA, Counsel  
Department of Real Estate  
107 South Broadway, Room 8107  
Los Angeles, California 90012

(213) 897-3937

**FILED**  
JUN 27 1995  
DEPARTMENT OF REAL ESTATE

By C. Bay

DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \* \* \*

In the Matter of the Accusation of	)	No. H-26227 LA
	)	
NEW IDEAL DEVELOPMENT, INC.,	)	<u>A C C U S A T I O N</u>
doing business as Ideal Realty;	)	
and SAMUEL SHIH-HSIEN WU,	)	
individually and as designated	)	
officer of New Ideal Development,	)	
Inc.,	)	
	)	
Respondents.	)	

The Complainant, Peter F. Hurst, a Deputy Real Estate Commissioner of the State of California, for cause of Accusation against NEW IDEAL DEVELOPMENT, INC., doing business as Ideal Realty; and SAMUEL SHIH-HSIEN WU, individually and as designated officer of New Ideal Development, Inc., is informed and alleges in his official capacity as follows:

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FIRST CAUSE OF ACCUSATION

(Audit Findings)

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4 NEW IDEAL DEVELOPMENT, INC., doing business as Ideal  
5 Realty (hereinafter "NEW IDEAL") and SAMUEL SHIH-HSIEN WU  
6 individually, and as designated officer of New Ideal Development,  
7 Inc. (hereinafter "WU"), sometimes collectively referred to herein  
8 as "Respondents") are presently licensed and/or have license  
9 rights under the Real Estate Law, Part 1 of Division 4 of the  
10 California Business and Professions Code (hereinafter "the Code").

11 2.

12 At all times material herein, NEW IDEAL was licensed by  
13 the Department of Real Estate of the State of California  
14 (hereinafter "the Department") as a corporate real estate broker  
15 by and through WU as the designated officer and broker responsible  
16 pursuant to the provisions of Section 10159.2 of the Code for  
17 supervising the activities requiring a real estate license  
18 conducted on behalf NEW IDEAL, by NEW IDEAL's officers, agents and  
19 employees.

20 3.

21 At all times material herein, WU was licensed by the  
22 Department as a real estate broker, and as the designated broker-  
23 officer of NEW IDEAL. As the designated broker-officer, WU is  
24 and, at all times material herein, was responsible for the  
25 supervision and control of the activities requiring a real estate  
26 license conducted on behalf of NEW IDEAL by its officers, agents  
27 and employees, as necessary to secure full compliance with the

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provisions of the Real Estate Law as required pursuant to the provisions of Section 10159.2 of the Code.

4.

All further references to "Respondents", unless otherwise specified, includes the parties identified in Paragraphs 1 through 3 above, and also includes the officers, directors, managers, employees, agents and real estate licensees employed by or associated with said parties, who at all times herein mentioned were engaged in the furtherance of the business or operations of said parties and who were acting within the course and scope of their authority, agency, or employment.

5.

At all times material herein, Respondents engaged in the business of, acted in the capacity of, advertised or assumed to act as real estate brokers in the State of California, within the meaning of Code Sections 10131(a) and 10131(b), including:

(a) the operation and conduct of a real estate sale business with the public wherein, for compensation or in expectation of compensation, for another or others, Respondents sold or offered to sell, bought or offered to buy, solicited prospective sellers or purchasers of, solicited or obtained listings of, or negotiated the purchase, sale or exchange of real property in the State of California, and also including,

(b) the operation and conduct of a property management business with the public wherein, for compensation or in expectation of compensation, for another or others, Respondents leased or rented or offered for lease or rent, or placed for rent,

1 or solicited listings of places for rent, or solicited for  
2 prospective tenants, or collected rents from real property, or  
3 improvements thereon in the State of California.

4 6.

5 At all times material herein, in connection with the  
6 activities described in Paragraph 5, above, Respondents accepted  
7 or received funds including funds in trust (hereinafter "trust  
8 funds") from or on behalf of actual and prospective parties to  
9 real property transactions handled by Respondents and thereafter  
10 made deposits and/or disbursements of such funds. For the period  
11 ending September 30, 1994, said trust funds were deposited and/or  
12 maintained by Respondents in approximately sixty (60) bank  
13 accounts, including Account Number 681-000666, "New Ideal  
14 Development Inc. ITF General Trust Account" at Far East National  
15 Bank (hereinafter "Account No. 1"); Account Number 681-004025,  
16 "New Ideal Development Inc. ITF Live Oak Center", at Far East  
17 National Bank (hereinafter "Account No. 2"); and Account Number  
18 681-001263, "New Ideal Development Inc. ITF Main St. Plaza", at  
19 Far East National Bank (hereinafter "Account No. 3").

20 7.

21 On or about December 21, 1994, the Department completed  
22 an examination of the books and records of Respondents, pertaining  
23 to the real estate and trust fund handling activities described in  
24 Paragraphs 5 and 6, above, covering a period from approximately  
25 September 1, 1994 through September 30, 1994. A bank  
26 reconciliation of Account No. 1, Account No. 2 and Account No. 3,  
27 was performed. Said examination revealed violations of the Code

1 and of Title 10, Chapter 6, California Code of Regulations  
2 (hereinafter the "Regulations") as set forth below.

3 8.

4 In the course of activities described in Paragraphs 5  
6 and 6, above, and during the examination period described in  
7 Paragraph 7, Respondents acted in violation of the Code and the  
8 Regulations in that:

9 (a) as of September 30, 1994, Account No. 1 had a  
10 shortage in the amount of approximately Seventeen Thousand Four  
11 Hundred Seventy Dollars and Seventy Cents (\$17,470.70).  
12 Respondents caused, permitted and/or allowed, the withdrawal or  
13 disbursement of trust funds from Account No. 1, without the prior  
14 written consent of every principal who then was an owner of funds  
15 in the account, thereby reducing the balance of funds in the said  
16 account to an amount less than the existing aggregate trust fund  
17 liability of the broker to all owners of said trust funds, in  
18 violation of Code Section 10145 and Regulation 2832.1. Based on  
19 documents examined, it appeared that the shortage had been cured  
20 as of December 22, 1994;

21 (b) Respondents failed to place all trust funds  
22 received by Respondents into a neutral escrow depository, or into  
23 the hands of the principal on whose behalf the funds were  
24 received, or into trust accounts in the name of the broker as  
25 trustee in a bank or other financial institution, in that  
26 Respondents deposited, allowed, permitted or caused the deposit of  
27 trust funds into Account No. 2 and Account No. 3, which accounts  
was not maintained in Respondents' name as broker and trustee, or

1 "In Trust For" or as a trust account or custodial account, but  
2 were set up as "ITF" accounts, in violation of Code Section 10145  
3 and Regulation 2830;

4 (c) Respondents failed to maintain adequate columnar  
5 records, in violation of Regulation 2831;

6 (d) Respondents failed to maintain adequate separate  
7 records, in violation Regulation 2831.1;

8 (e) Respondents failed to maintain a monthly  
9 reconciliation, in violation of Regulation 2831.2;

10 (f) Respondents failed to deposit all funds received in  
11 trust into the hands of the owner of the funds, into a neutral  
12 escrow depository or into a trust fund account maintained pursuant  
13 to Regulation 2830 not later than the next business day following  
14 receipt of the trust funds, in violation of Regulation 2832;

15 (g) Respondents caused, permitted and/or allowed,  
16 Sheila Wu and Fu-Chuan Tsai, who were neither licensed by the  
17 Department, nor covered by a fidelity bond, to be signatories on  
18 trust accounts, in violation of Regulation 2834;

19 (h) Respondents failed to notify the Real Estate  
20 Commissioner of all licensed real estate salespersons employed, in  
21 violation of Code Section 10161.8 and Regulation 2752.

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The conduct, acts and/or omissions of Respondents as described in Paragraph 8, above, violated the Code and the Regulations as set forth below:

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PARAGRAPH

PROVISIONS VIOLATED

8(a)

Code Section 10145 and Regulation 2832.1

8(b)

Code Section 10145 and Regulation 2830

8(c)

Regulation 2831

8(d)

Regulation 2831.1

8(e)

Regulation 2831.2

8(f)

Regulation 2832

8(g)

Regulation 2834

8(h)

Code Section 10161.8 and Regulation 2752

Each of the foregoing violations constitutes cause for the suspension or revocation of all real estate licenses and license rights of Respondents under the provisions of Code Sections 10165 and 10177(d).

SECOND CAUSE OF ACCUSATION

(Violation of Code Section 10159.2)

Complainant incorporates herein by reference the Preamble and the allegations of Paragraphs 1 through 9, inclusive, herein above.

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2 The conduct, acts and omissions, of Respondent WU, in  
3 allowing NEW IDEAL to violate the Real Estate Law as described  
4 herein above, constitutes a failure by Respondent WU, as the  
5 officer designated by a corporate broker licensee, to exercise the  
6 supervision and control over the activities of NEW IDEAL, as  
7 required by Code Section 10159.2. Said conduct is cause to  
8 suspend or revoke the real estate licenses and license rights of  
9 Respondent WU under Code Section 10177(h).

10 WHEREFORE, Complainant prays that a hearing be conducted  
11 on the allegations of this Accusation and that upon proof thereof,  
12 a decision be rendered imposing disciplinary action against all  
13 licenses and license rights of Respondents NEW IDEAL DEVELOPMENT,  
14 INC., doing business as Ideal Realty; and SAMUEL SHIH-HSIEN WU,  
15 individually and as designated officer of New Ideal Development,  
16 Inc., under the Real Estate Law (Part 1 of Division 4 of the  
17 Business and Professions Code), and for such other and further  
18 relief as may be proper under other applicable provisions of law.  
19 Dated at Los Angeles, California  
20 this 27th day of June, 1995.

21  
22 PETER F. HURST  
23 Deputy Real Estate Commissioner  
24

25  
26 cc: New Ideal Development, Inc.  
27 Samuel Shih-Hsien Wu  
SACTO  
MGS