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FILED
DEC 19 2002

DEPARTMENT OF REAL ESTATE

By *[Signature]*

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Application of) NO. H-28276 LA
CRAIG KOOK CHONG,)
Respondent.)

ORDER GRANTING UNRESTRICTED LICENSE

On January 12, 2000, an Order was rendered herein, effective immediately, denying Respondent's application for a real estate salesperson license, but granting Respondent the right to the issuance of a restricted real estate salesperson license. A restricted real estate salesperson license was issued to Respondent on January 26, 2000. Respondent has operated as a restricted licensee without cause for disciplinary action against Respondent since that time.

On May 15, 2002, Respondent petitioned for the removal of restrictions attaching to his real estate salesperson license.

///

1 I have considered Respondent's petition and the
2 evidence submitted in support thereof. Respondent has
3 demonstrated to my satisfaction that Respondent meets the
4 requirements of law for the issuance to Respondent of an
5 unrestricted real estate salesperson license and that it would
6 not be against the public interest to issue said license to
7 Respondent.
8

9 NOW, THEREFORE, IT IS ORDERED that Respondent's
10 petition for removal of restrictions is granted and that a real
11 estate salesperson license be issued to Respondent if Respondent
12 satisfies the following conditions within nine (9) months from
13 the date of this Order:

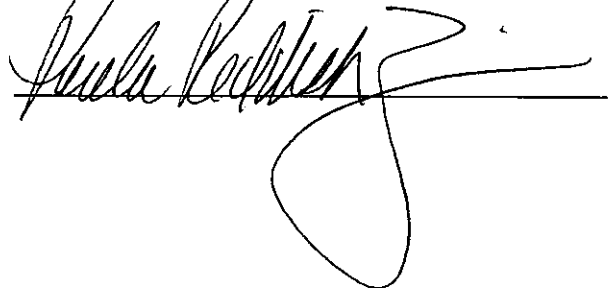
14 1. Submittal of a completed application and payment
15 of the fee for a real estate salesperson license.

16 2. Submittal of evidence of having since the most
17 recent issuance of an original or renewal real estate license,
18 taken and successfully completed the continuing education
19 requirements of Article 2.5 of Chapter 3 of the Real Estate
20 Law for renewal of a real estate license.

21 This Order shall be effective immediately.

22 Dated: December 12, 2002.

23 PAULA REDDISH ZINNEMANN
24 Real Estate Commissioner

25 

26 cc: Craig Kook Chong
27 8640 Melva St.
Downey, CA 90242

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FILED
JAN 21 2000
DEPARTMENT OF REAL ESTATE

by 

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

◆ ◆ ◆

In the Matter of the Application of)
CRAIG KOOK CHONG,) No. H- 28276 LA
Respondent.) **STIPULATION AND WAIVER**

I, CRAIG KOOK CHONG, respondent herein, do hereby affirm that I have applied to the Department of Real Estate for a real estate salesperson license and that to the best of my knowledge I have satisfied all of the statutory requirements for the issuance of the license, including the payment of the fee therefor.

I acknowledge that I have received and read the Statement of Issues and the Statement to Respondent filed by the Department of Real Estate on October 18, 1999, in connection with my application for a real estate salesperson license. I understand that the Real Estate Commissioner may hold a hearing on this Statement of Issues for the purpose of requiring further proof of my honesty and truthfulness and to prove other allegations therein, or that she may in her discretion waive the hearing and grant me a restricted real estate salesperson license based upon this Stipulation and Waiver. I also understand that by filing the Statement of Issues in this matter the Real Estate Commissioner is shifting the burden to me to make a satisfactory showing that I meet all the requirements for issuance of a real estate salesperson license. I further understand that by entering into this stipulation and waiver I will be stipulating that the Real Estate

1 Commissioner has found that I have failed to make such a showing, thereby justifying the denial of the issuance
2 to me of an unrestricted real estate salesperson license.

3 I hereby admit that the allegations of the Statement of Issues filed against me are true and correct and
4 request that the Real Estate Commissioner in her discretion issue a restricted real estate salesperson license to
5 me under the authority of Section 10156.5 of the Business and Professions Code.

6 I am aware that by signing this Stipulation and Waiver, I am waiving my right to a hearing and the
7 opportunity to present evidence at the hearing to establish my rehabilitation in order to obtain an unrestricted
8 real estate salesperson license if this Stipulation and Waiver is accepted by the Real Estate Commissioner.
9 However, I am not waiving my right to a hearing and to further proceedings to obtain a restricted or unrestricted
10 license if this Stipulation and Waiver is not accepted by the Commissioner.

11 I further understand that the following conditions, limitations and restrictions will attach to a restricted
12 license issued by the Department of Real Estate pursuant hereto:

- 13 1. The license shall not confer any property right in the privileges to be exercised including the right
14 of renewal, and the Real Estate Commissioner may by appropriate order suspend the right to
15 exercise any privileges granted under this restricted license in the event of:
 - 16 a. The conviction of respondent (including a plea of nolo contendere) to a crime which bears a
17 substantial relationship to respondent's fitness or capacity as a real estate licensee; or
 - 18 b. The receipt of evidence that respondent has violated provisions of the California Real Estate
19 Law, the Subdivided Lands Law, Regulations of the Real Estate Commissioner or conditions
20 attaching to this restricted license.
- 21 2. I shall not be eligible to apply for the issuance of an unrestricted real estate license nor the removal
22 of any of the conditions, limitations or restrictions attaching to the restricted license until one year
23 has elapsed from the date of issuance of the restricted license to respondent.
- 24 3. With the application for license, or with the application for transfer to a new employing broker, I
25 shall submit a statement signed by the prospective employing broker on a form approved by the
26 Department of Real Estate wherein the employing broker shall certify as follows:
 - 27 a. That broker has read the Statement of Issues which is the basis for the issuance of the restricted

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license; and

b. That broker will carefully review all transaction documents prepared by the restricted licensee and otherwise exercise close supervision over the licensee's performance of acts for which a license is required.

DATED this 16th day of December, 1999

Craig Chong
Respondent, CRAIG KOOK CHONG

I have read the Statement of Issues filed herein and the foregoing Stipulation and Waiver signed by respondent. I am satisfied that the hearing for the purpose of requiring further proof as to the honesty and truthfulness of respondent need not be called and that it will not be inimical to the public interest to issue a restricted real estate salesperson license to respondent.

Therefore, IT IS HEREBY ORDERED that a restricted real estate salesperson license be issued to respondent CRAIG KOOK CHONG if respondent has otherwise fulfilled all of the statutory requirements for licensure. The restricted license shall be limited, conditioned and restricted as specified in the foregoing Stipulation and Waiver.

This Order is effective immediately.

DATED this 12th day of January, 2000

Paula Reddish Zinnemann
Real Estate Commissioner

Paula Reddish Zinnemann

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

FILED
DEC - 1 1999
DEPARTMENT OF REAL ESTATE

In the Matter of the Application of)
)
CRAIG KOOK CHONG,)
)
Respondent.)

Case No. H-28276 BYA
OAH No. L-1999110028

[Handwritten signature]

NOTICE OF HEARING ON APPLICATION

To the above-named Respondent:

You are hereby notified that a hearing will be held before the Department of Real Estate at Office of Administrative Hearings, 320 West Fourth Street, Suite 630, Los Angeles, California, on **December 16, 1999**, at the hour of **1:30 p.m.**, or as soon thereafter as the matter can be heard, upon the Statement of Issues served upon you. If you object to the place of hearing, you must notify the presiding administrative law judge of the Office of Administrative Hearings within ten (10) days after this notice is served on you. Failure to notify the presiding administrative law judge within ten days will deprive you of a change in the place of the hearing.

You may be present at the hearing. You have the right to be represented by an attorney at your own expense. You are not entitled to the appointment of an attorney to represent you at public expense. You are entitled to represent yourself without legal counsel. If you are not present in person nor represented by counsel at the hearing, the Department may take disciplinary action against you based upon any express admission or other evidence including affidavits, without any notice to you.

The burden of proof is upon you to establish that you are entitled to the license or other action sought. If you are not present nor represented at the hearing, the Department may act upon your application without taking evidence.

You may present any relevant evidence and will be given full opportunity to cross-examine all witnesses testifying against you. You are entitled to the issuance of subpoenas to compel the attendance of witnesses and the production of books, documents or other things by applying to the Department of Real Estate.

The hearing shall be conducted in the English language. If you want to offer the testimony of any witness who does not proficiently speak the English language, you must provide your own interpreter and pay for his or her costs. The interpreter must be certified in accordance with Sections 11435.30 and 11435.55 of the Government Code.

Dated: December 1, 1999.

DEPARTMENT OF REAL ESTATE

cc: Craig Kook Chong
Sacto.
OAH

By: *Tuan Van Lai*
TUAN VAN LAI, Counsel

SAVED
Klay

1 TUAN VAN LAI, Counsel (SBN 182967)
2 Department of Real Estate
3 320 West Fourth Street, Suite 350
4 Los Angeles, California 90013-1105
5 Telephone: (213) 576-6982
6 -or- (213) 576-6916 (Direct)

FILED
OCT 18 1999
DEPARTMENT OF REAL ESTATE
By *[Signature]*

8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Application of) No. H-28276 LA
12 CRAIG KOOK CHONG,) STATEMENT OF ISSUES
13 Respondent.)
14 _____)

15 The Complainant, Thomas McCrady, a Deputy Real Estate
16 Commissioner of the State of California, for Statement of Issues
17 against CRAIG KOOK CHONG ("Respondent") is informed and alleges
18 in his official capacity as follows:

19 I

20 On or about December 31, 1998, Respondent applied to
21 the Department of Real Estate of the State of California for a
22 real estate salesperson license.

23 II

24 On or about May 29, 1996, in the Superior Court,
25 County of Los Angeles, State of California, in case number
26 VA036828, Respondent pled guilty to and was convicted of
27 violating Section 487(a) of the California Penal Code (Grand

1 Theft), a misdemeanor. Respondent was placed on probation for
2 three years. The terms and conditions of probation require,
3 among others, that Respondent is to have no job where
4 bookkeeping or money handling for business or business records
5 is involved.

6 III

7 The crime of which Respondent was convicted involves
8 moral turpitude and bears a substantial relationship to the
9 qualifications, functions or duties of a real estate licensee.

10 IV

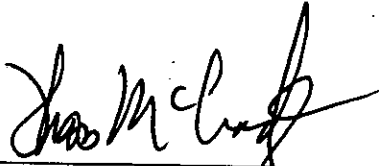
11 Respondent's criminal conviction constitutes cause for
12 denial of his application for a real estate license under
13 Sections 480(a) and 10177(b) of the California Business and
14 Professions Code.

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WHEREFORE, the Complainant prays that the above-entitled matter be set for hearing and, upon proof of the charges contained herein, that the Commissioner refuse to authorize the issuance of, and deny the issuance of a real estate salesperson license to Respondent CRAIG KOOK CHONG, and for such other and further relief as may be proper in the premises.

Dated at Los Angeles, California
this 18th day of October, 1999.



Deputy Real Estate Commissioner

cc: Craig Kook Chong
Sacto.
JC