

1 Bureau of Real Estate
2 320 West 4th Street, Ste. 350
3 Los Angeles, California 90013-1105
4
5 Telephone: (213) 576-6982

FILED

JAN 20 2015

BUREAU OF REAL ESTATE

By *Navarone*

8 BEFORE THE BUREAU OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of)
12 ANCA REALTY SERVICES INC.;)
13 MARIO ALAN VAZQUEZ, individually)
14 and as former designated officer of)
15 Anca Realty Services Inc.,)
16 FEI PHILIP HSU, individually)
17 and as former designated officer of)
18 Anca Realty Services Inc.,)
19 LOUIS SHING WANG, individually)
20 and as former designated officer of)
21 Anca Realty Services Inc.,)
22 Respondents,)

No. H-38781 LA
L-2014040754

STIPULATION
AND
AGREEMENT

22 It is hereby stipulated by and between Respondent LOUIS SHING WANG
23 (sometimes referred to as "Respondent") and the Complainant, acting by and through Elliott
24 Mac Lennan, Counsel for the Bureau of Real Estate, as follows for the purpose of settling and
25 disposing of the Accusation ("Accusation") filed on March 27, 2013, in this matter:
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27 1. All issues which were to be contested and all evidence which was to be

1 presented by Complainant and Respondent at a formal hearing on the Accusation, which
2 hearing was to be held in accordance with the provisions of the Administrative Procedure Act
3 (“APA”) shall instead and in place thereof be submitted solely on the basis of the provisions of
4 this Stipulation and Agreement (“Stipulation”).

5 2. Respondent has received, read and understands the Statement to Respondent,
6 the Discovery Provisions of the APA and the Accusation filed by the Bureau of Real Estate in
7 this proceeding.

8 3. Respondent timely filed a Notice of Defense pursuant to Section 11506 of the
9 Government Code for the purpose of requesting a hearing on the allegations in the Accusation.
10 Respondent hereby freely and voluntarily withdraws said Notice of Defense. Respondent
11 acknowledges that he understands that by withdrawing said Notice of Defense he thereby
12 waives his right to require the Real Estate Commissioner (“Commissioner”) to prove the
13 allegations in the Accusation at a contested hearing held in accordance with the provisions of
14 the APA and that he will waive other rights afforded to him in connection with the hearing such
15 as the right to present evidence in his defense and the right to cross-examine witnesses.
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17 4. This Stipulation is based on the factual allegations contained in the
18 Accusation. In the interest of expedience and economy, Respondent chooses not to contest
19 these allegations, but to remain silent and understands that, as a result thereof, these factual
20 allegations, without being admitted or denied, will serve as a prima facie basis for the
21 disciplinary action stipulated to herein. The Commissioner shall not be required to provide
22 further evidence to prove said factual allegations.
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24 5. This Stipulation is made for the purpose of reaching an agreed disposition of
25 this proceeding and is expressly limited to this proceeding and any other proceeding or case in
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1 which the Bureau of Real Estate ("Bureau") the state or federal government, or any agency of
2 this state, another state or federal government is involved, and otherwise shall not be admissible
3 in any other criminal or civil proceedings.

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

11 7. The Order or any subsequent Order of the Commissioner made pursuant to
12 this Stipulation shall not constitute an estoppel, merger or bar to any further administrative or
13 civil proceedings by the Bureau of Real Estate with respect to any matters which were not
14 specifically alleged to be causes for Accusation in this proceeding but do constitute a bar,
15 estoppel and merger as to any allegations actually contained in the Accusation against
16 Respondent herein.

17 8. Respondent understands that by agreeing to this Stipulation, Respondent
18 agrees to pay pursuant to Business and Professions Code Section 10148, the cost of the original
19 audit which led to this disciplinary action. The amount of said cost is \$4,098.00.

20 9. Respondent understands that by agreeing to this Stipulation, Respondent
21 agrees to pay pursuant to Business and Professions Code Section 10106, the cost of the
22 investigation and enforcement of this matter. The amount of said cost is \$2,724.92.

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1 DETERMINATION OF ISSUES

2 By reason of the foregoing, it is stipulated and agreed that the following
3 determination of issues shall be made:

4 The conduct, acts and omissions of Respondent LOUIS SHING WANG, as
5 described in Paragraph 4, above, is in violation of Code Section 10145, Chapter 6 of the
6 California Code of Regulations and is a basis for suspension or revocation of Respondent's
7 broker license and license rights as a violation of the Real Estate Law pursuant to Code Section
8 10177(d).

9 ORDER

10 WHEREFORE, THE FOLLOWING ORDER is hereby made:

11 I.

12 All licenses and licensing rights of Respondent LOUIS SHING WANG under
13 the Real Estate Law are suspended for a period of thirty (30) days from the effective date of this
14 Decision; all stayed for two (2) years upon condition that:

15 1. Respondent shall obey all laws, rules and regulations governing the rights,
16 duties and responsibilities of a real estate licensee in the State of California; and

17 2. That no final subsequent determination be made after hearing or upon
18 stipulation, which cause for disciplinary action occurred within two (2) years from the effective
19 date of this Decision. Should such a determination be made, the Commissioner may, in his
20 discretion, vacate and set aside the stay order and re-impose all or a portion of the stayed
21 suspension. Should no such determination be made, the stay imposed herein shall become
22 permanent.

23 II.

24 Pursuant to Section 10148 of the Code, Respondent shall pay the sum of
25 \$4,098.00 for the Commissioner's cost of the original audit which led to this disciplinary action.
26 Respondent shall pay such cost within sixty (60) days of receiving an invoice therefore from the
27 Commissioner. Payment of audit costs should not be made until Respondent receives the

1 invoice. If Respondent fails to satisfy this condition in a timely manner as provided for herein,
2 Respondent's real estate license shall automatically be suspended until payment is made in full,
3 or until a decision providing otherwise is adopted following a hearing held pursuant to this
4 condition.

5 III.

6 All licenses and licensing rights of Respondent are indefinitely suspended unless
7 or until Respondent pays the sum of \$2,764.92 for the Commissioner's reasonable cost of the
8 investigation and enforcement which led to this disciplinary action. Said payment shall be in
9 the form of a cashier's check made payable to the Bureau of Real Estate. The investigative and
10 enforcement costs must be delivered to the Bureau of Real Estate, Flag Section at P.O. Box
11 137013, Sacramento, CA 95813-7013, prior to the effective date of this Order.

12 IV.

13 All licenses and licensing rights of Respondent are indefinitely suspended unless
14 or until Respondent provides proof satisfactory to the Commissioner, of having taken and
15 successfully completed the continuing education course on trust fund accounting and handling
16 specified in paragraph (3) of subdivision (a) of Section 10170.5 of the Business and Professions
17 Code. Proof of satisfaction of these requirements includes evidence that Respondent has
18 successfully completed the trust fund account and handling continuing education courses, no
19 earlier than 120 days prior to the effective date of the Order in this matter. Proof of completion
20 of the trust fund accounting and handling course must be delivered to the Bureau of Real Estate,
21 Flag Section at P.O. Box 137013, Sacramento, CA 95813-7013 or by fax at 916-263-8758, prior
22 to the effective date of this Order.

23 V.

24 Respondent shall, within nine (9) months from the effective date of this Order,
25 present evidence satisfactory to the Commissioner that Respondent has, since the most recent
26 issuance of an original or renewal real estate license, taken and successfully completed the
27 continuing education requirements of Article 2.5 of Chapter 3 of the Real Estate Law for

1 renewal of a real estate license. If Respondent fails to satisfy this condition, Respondent's real
2 estate license shall automatically be suspended until Respondent presents evidence satisfactory
3 to the Commissioner of having taken and successfully completed the continuing education
4 requirements. Proof of completion of the continuing education courses must be delivered to the
5 Bureau of Real Estate, Flag Section at P.O. Box 137013, Sacramento, CA 95813-7013.

6 VI.

7 Respondent shall within six (6) months from the effective date of the Order, take
8 and pass the Professional Responsibility Examination administered by the ~~Department~~ ^{Bureau} including
9 the payment of the appropriate examination fee. If Respondent fails to satisfy this condition, the
10 Commissioner may order suspension of Respondent's license until Respondent passes the
11 examination.

12 VII.

13 All proof required by this Decision, shall be sent to the attention of Bureau of
14 Real Estate, Flag Section, P.O. Box 137013, Sacramento, CA 95813-7013. All checks, unless
15 otherwise specified, are payable to the Bureau of Real Estate.

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18 DATED: 12-22-14

EML
ELLIOTT MAC LENNAN, Counsel for
Bureau of Real Estate

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21 EXECUTION OF THE STIPULATION

22 I have read the Stipulation. Its terms are understood by me and are agreeable and
23 acceptable to me. I understand that I am waiving rights given to me by the California
24 Administrative Procedure Act (including but not limited to Sections 11506, 11508, 11509 and
25 11513 of the Government Code). I willingly, intelligently and voluntarily waive those rights,
26 including the right of requiring the Commissioner to prove the allegations in the Accusation at a
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1 hearing at which I would have the right to cross-examine witnesses against me and to present
2 evidence in defense and mitigation of the charges.

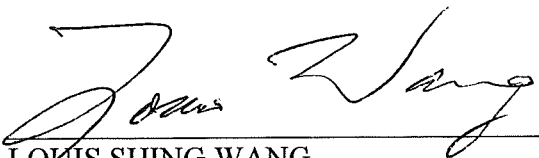
3 MAILING/FACSIMILE

4 Respondent (1) shall mail the original signed signature page of the Stipulation
5 herein to Elliott Mac Lennan: Attention: Legal Section, Bureau of Real Estate, 320 W. Fourth
6 St., Suite 350, Los Angeles, California 90013-1105. Respondent (2) shall also facsimile a copy
7 of signed signature page, to the Bureau at the following fax number: (213) 576-6917, Attention:
8 Elliott Mac Lennan.

9 A facsimile constitutes acceptance and approval of the terms and conditions of
10 this Stipulation. Respondent agrees, acknowledges and understands that by electronically
11 sending to the Bureau a facsimile copy of Respondent's actual signature as it appears on the
12 Stipulation that receipt of the facsimile copy by the Bureau shall be as binding on Respondent
13 as if the Bureau had received the original signed Stipulation.

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DATED: 12/11/14



LOUIS SHING WANG,
Respondent

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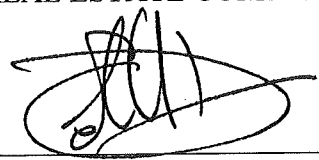
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The foregoing Stipulation and Agreement is hereby adopted as my Decision as to
Respondent LOUIS SHING WANG and shall become effective at 12 o'clock noon on
FEB 09 2015,

IT IS SO ORDERED JAN 05 2015,

REAL ESTATE COMMISSIONER



By: JEFFREY MASON
Chief Deputy Commissioner