

FILED

MAR 20 2019

DEPT. OF REAL ESTATE

By [Signature]

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BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of:)	DRE No. H-41331 LA
KUO-HSUAN MAO,)	
Respondent.)	

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On February 20, 2019, in connection with a pending investigation by the Department of Real Estate (“Department”), Respondent KUO-HSUAN MAO (“Respondent”) petitioned the Commissioner to voluntarily surrender his real estate broker license pursuant to Section 10100.2 of the Business and Professions Code.

IT IS HEREBY ORDERED that Respondent KUO-HSUAN MAO’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 February 20, 2019, (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 Department of Real Estate on or before the effective date of this Order:

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DEPARTMENT 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 APR 08 2019

DATED: March 14, 2019

DANIEL J. SANDRI
ACTING REAL ESTATE COMMISSIONER



A handwritten signature in blue ink, appearing to read "Daniel J. Sandri", is written over a horizontal line.

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BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Investigation of)	DRE No. H-41331 LA
KUO-HSUAN MAO,)	
Respondent.)	

DECLARATION

My name is KUO-HSUAN MAO. I am a licensed real estate broker and/or have licensing rights with respect to said license, Department of Real Estate ("DRE" or "Department") License ID 01241688. I am represented by The Law Offices of Steven C. Vondran, P.C. in this matter.

I have been informed by the Department that I am the subject of an investigation of possible violations of the Real Estate Law (Sections 10000 et seq., of the Business and Professions Code) and Regulations of the Real Estate Commissioner (Title 10, Chapter 6, of the California Code of Regulations) which could result in the filing of an Accusation to revoke or suspend my real estate license.

Pursuant to Business and Professions Code Section 10100.2, I wish to voluntarily surrender all of my real estate licenses and license rights in lieu of proceeding in this matter in

1 accordance with the provisions of the Administrative Procedure Act (Sections 11400 et seq., of the
2 Government Code).

3 I understand that by so voluntarily surrendering my license, that I may be relicensed
4 as a broker or as a salesperson, or issued a mortgage loan originator endorsement, only by
5 petitioning for reinstatement pursuant to Government Code Section 11522.

6 I also understand that by so voluntarily surrendering all of my licenses and license
7 rights, that I agree to the following:

8 1. The filing of this Declaration shall be deemed as the petition for voluntary
9 surrender for myself.

10 2. I further agree that upon acceptance by the Commissioner, as evidenced by an
11 appropriate order, all affidavits and all relevant evidence obtained by the Department in this matter
12 prior to the Commissioner's acceptance may be considered by the Department to be true and
13 correct for the purpose of deciding whether to grant relicensure or reinstatement pursuant to
14 California Government Code Section 11522. This understanding and agreement is made without
15 admitting or denying the truth or contents of the aforementioned documents.

16 3. I freely and voluntarily surrender all of my real estate licenses and license rights
17 under the Real Estate Law.

18 I declare under penalty of perjury under the laws of the State of California that the
19 above is true and correct and that I freely and voluntarily surrender my license and all license rights
20 attached thereto, under the Real Estate Law.

21 1/20/19 / Walnut
22 _____
Date and Place

KUO-HSUAN MAO

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FILED
MAR 20 2019
DEPT. OF REAL ESTATE
By *[Signature]*

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of:) DRE No. H-41331 LA
MJ PROPERTY SERVICE, INC.,)
Respondent.)

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On February 20, 2019, in connection with a pending investigation by the Department of Real Estate (“Department”), Respondent MJ PROPERTY SERVICE, INC. (“Respondent”) petitioned the Commissioner to voluntarily surrender its real estate broker license pursuant to Section 10100.2 of the Business and Professions Code.

IT IS HEREBY ORDERED that Respondent MJ PROPERTY SERVICE, INC.’s petition for voluntary surrender of its 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 February 20, 2019, (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 Department of Real Estate on or before the effective date of this Order:

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DEPARTMENT 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 APR 08 2019.

DATED: March 14, 2019

DANIEL J. SANDRI
ACTING REAL ESTATE COMMISSIONER



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BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

<p>In the Matter of the Investigation of MJ PROPERTY SERVICE, INC., Respondent.</p>	<p>))))))</p>	<p>DRE No. H-41331 LA</p>
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DECLARATION

My name is Kuo-Hsuan Mao. I am the designated officer of record for MJ PROPERTY SERVICE, INC., a licensed real estate broker. I am authorized and empowered to sign this declaration on behalf of MJ PROPERTY SERVICE, INC. MJ PROPERTY SERVICE, INC. and I are represented by The Law Offices of Steven C. Vondran, P.C. in this matter.

I have been informed by the Department of Real Estate that MJ PROPERTY SERVICE, INC. is the subject of an investigation of possible violations of the Real Estate Law (Sections 10000 et seq., of the Business and Professions Code) and Regulations of the Real Estate Commissioner (Title 10, Chapter 6, of the California Code of Regulations) which could result in the filing of an Accusation to revoke or suspend its real estate license.

Pursuant to Business and Professions Code Section 10100.2, MJ PROPERTY SERVICE, INC. wishes to voluntarily surrender its real estate broker license issued by the Department.

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1 3. I understand that MJ PROPERTY SERVICE, INC., by so voluntarily
2 surrendering its license, that it may be relicensed as a broker only by petitioning for reinstatement
3 in accordance with Government Code Section 11522 and this Declaration.

4 4. I agree on behalf of MJ PROPERTY SERVICE, INC. that the filing of this
5 Declaration shall be deemed to be its petition to voluntarily surrender its real estate license and
6 shall also be deemed to be an understanding and agreement by it that upon acceptance by the
7 Commissioner, as evidenced by an appropriate order, all affidavits and all other relevant
8 statements, declarations and evidence obtained during the course of the investigation prior to the
9 Commissioner's acceptance may be considered by the Department to be true and correct for the
10 purpose of deciding whether or not to grant reinstatement of its license pursuant to the provisions
11 of Government Code Section 11522. This understanding and agreement is made without
12 admitting or denying the truth or contents of the aforementioned documents.

13 5. A copy of the Commissioner's Criteria of Rehabilitation is attached hereto. If
14 and when a petition application is made for reinstatement of a surrendered license or
15 endorsement, the Real Estate Commissioner will consider as one of the criteria of rehabilitation,
16 whether or not restitution has been made to any person who has suffered monetary losses through
17 "substantially related" acts or omissions of Respondent(s), whether or not such persons are
18 named in the investigation file in this case.

19 6. I agree on behalf of MJ PROPERTY SERVICE, INC. to pay the
20 Commissioner's reasonable cost for the investigation and enforcement costs in this action. I am
21 aware that if I petition for reinstatement in the future, that payment of the Department's
22 investigation and enforcement costs in this matter, which total \$2,116.60, will be a condition of
23 reinstatement.

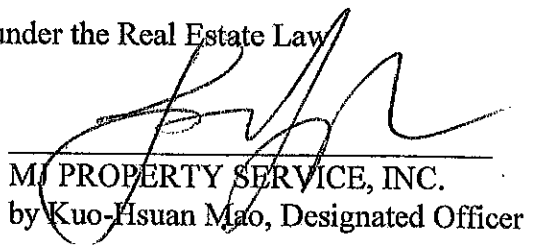
24 7. I further agree on behalf of MJ PROPERTY SERVICE, INC. to pay the
25 Commissioner's reasonable cost for the audit (Audit LA 1701350) which led to this action. I am
26 aware that if MJ PROPERTY SERVICE, INC. petitions for reinstatement in the future, that
27 payment of the audit costs in this matter, which total \$10,054.42, will be a condition of

1 reinstatement. In calculating the amount of the Commissioner's reasonable cost, the
2 Commissioner may use the estimated average hourly salary for all persons performing audits of
3 real estate brokers, and shall include an allocation for travel time to and from the auditor's place
4 of work. MJ PROPERTY SERVICE, INC. will pay the audit costs within sixty (60) days of
5 receiving an invoice from the Commissioner detailing the activities performed during the audit
6 and the amount of time spent performing those activities.

7 8. I further agree on behalf of MJ PROPERTY SERVICE, INC. that if it petitions
8 for reinstatement in the future, that it is subject to a follow-up audit to determine whether it has
9 corrected the violations found in Audit LA 170135, and it agrees to pay the Commissioner's
10 reasonable cost, not to exceed one hundred twenty-five percent (125%) of the cost of the audit
11 for LA 170135 ($\$10,054.42 \times 125\% = \$12,568.03$), for such follow-up audit. In calculating the
12 amount of the Commissioner's reasonable cost, the Commissioner may use the estimated average
13 hourly salary for all persons performing audits of real estate brokers, and shall include an
14 allocation for travel time to and from the auditor's place of work. MJ PROPERTY SERVICE,
15 INC. will pay the follow-up audit costs within sixty (60) days of receiving an invoice therefore
16 from the Commissioner detailing the activities performed during the follow-up audit and the
17 amount of time spent performing those activities. I am aware that if MJ PROPERTY SERVICE,
18 INC. petitions for reinstatement in the future, that payment of the follow-up audit costs will be a
19 condition of reinstatement.

20 9. I declare under penalty of perjury under the laws of the State of California that
21 the above is true and correct and that I freely and voluntarily surrender all the licenses and license
22 rights of MJ PROPERTY SERVICE, INC. under the Real Estate Law

23 20/19 Walnut
24 _____
Date and Place

_____ 
MJ PROPERTY SERVICE, INC.
by Kuo-Hsuan Mao, Designated Officer