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FILED
DEC 27 2022
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-42087 LA
)	OAH No. 2022080714
<u>SUPERIOR REAL ESTATE GROUP, INC.;</u>)	
THOMAS DAO, individually and as the)	
former Designated Officer of Superior Real)	
Estate Group Inc.;)	
MELANIE HIEU PHAM,)	
Respondents.)	

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On February 4, 2022, an Accusation was filed in this matter against Respondent SUPERIOR REAL ESTATE GROUP, INC. ("Respondent").

On November 18, 2022, Respondent petitioned the Commissioner to voluntarily surrender its corporate real estate broker license pursuant to Section 10100.2 of the Business and Professions Code.

IT IS HEREBY ORDERED that Respondent SUPERIOR REAL ESTATE GROUP, INC.'s petition for voluntary surrender of its corporate 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 November 18, 2022, (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:

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 JAN 20 2023.

DATED: 12.20.22

DOUGLAS R. McCAULEY
REAL ESTATE COMMISSIONER

Douglas R. McCauley

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BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)	
)	DRE No. H-42087 LA
<u>SUPERIOR REAL ESTATE GROUP, INC.;</u>)	OAH No. 2022080714
THOMAS DAO, individually and as the)	
former Designated Officer of Superior Real)	
Estate Group Inc.;)	
MELANIE HIEU PHAM,)	
)	
Respondents.)	

DECLARATION

My name is Thomas Dao and I am presently an officer of SUPERIOR REAL ESTATE GROUP, INC. ("SREGI"), which was licensed under the Real Estate Law, Part 1 of Division 4 of the California Business and Professions Code as a corporate real estate broker and/or has license rights with respect to said license. I am authorized and empowered to sign this declaration on behalf of SREGI. I am acting on behalf of SREGI in this matter. SREGI is represented by Frank M. Buda, Attorney at Law.

In lieu of proceeding in this matter in accordance with the provisions of the Administrative Procedure Act (Sections 11400 et seq., of the Government Code), SREGI wishes to

1 voluntarily surrender its real estate licenses and/or license rights issued by the Department of Real
2 Estate ("Department"), pursuant to Business and Professions Code Section 10100.2.

3 Respondent SREGI understands that by so voluntarily surrendering its license and/or
4 license rights, it may be relicensed by the Department only by petitioning for reinstatement
5 pursuant to Section 11522 of the Government Code. SREGI also understand that by so voluntarily
6 surrendering its license, it agrees to the following:

7 1. The filing of this Declaration shall be deemed as SREGI's petition for
8 voluntary surrender.

9 2. It shall also be deemed to be an understanding and agreement by SREGI that
10 it waives all rights it has to require the Commissioner to prove the allegations contained in the
11 Accusation filed in this matter at a hearing held in accordance with the provisions of the
12 Administrative Procedure Act (Government Code Sections 11400 et seq.), and that it also waives
13 other rights afforded to it in connection with the hearing such as the right to discovery, the right to
14 present evidence in defense of the allegations in the Accusation and the right to cross-examine
15 witnesses.

16 3. SREGI further agrees that upon acceptance by the Commissioner, as
17 evidenced by an appropriate order, all affidavits and all relevant evidence obtained by the
18 Department in this matter prior to the Commissioner's acceptance, and all allegations contained in
19 the Accusation filed in the Department Case No. H-42087 LA, may be considered by the
20 Department to be true and correct for the purpose of deciding whether to grant relicensure or
21 reinstatement pursuant to Government Code Section 11522.

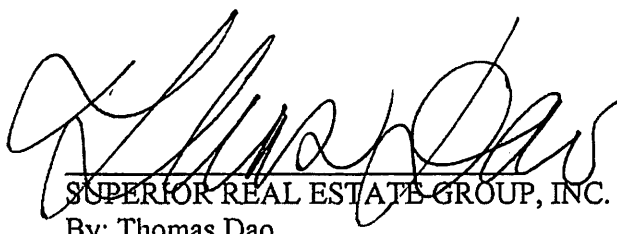
22 4. SREGI is aware that if it petitions for reinstatement in the future, the
23 payment of its pro rata share of \$1,632.03 ($\$4,896.10 \div 3$ respondents) for the Commissioner's
24 reasonable costs of the investigation ($\$4,176.10$) and enforcement ($\720.00) in this matter will be a
25 condition of reinstatement.

26 5. SREGI further understand that it may petition for reinstatement after a period
27 of not less than one (1) year has elapsed from the effective date of the Decision accepting its

1 surrender.

2 6. SREGI freely and voluntarily surrenders all its licenses and license rights
3 under the Real Estate Law.

4
5 I declare under penalty of perjury under the laws of the State of California that the
6 above is true and correct and that this declaration was executed 11/18, 2022, at
7 Westminster, California.

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11 SUPERIOR REAL ESTATE GROUP, INC.
By: Thomas Dao

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