

JAN 2 6 2021

DEPT OF REAL ESTATE

JUDITH B. VASAN, Counsel (SBN 278115) Department of Real Estate 320 West 4th Street, Suite 350 Los Angeles, California 90013-1105

Telephone: Direct: (213) 576-6982 (213) 576-6904

Attorney for Complainant

5

3

6 7

8

9

10

11

12

13 14

15

16 17

18

19

20 21

22

23

24

25

26

///

///

///

27

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation Against

CHUTIPA PLUM PAWASITTICHOT,

Respondent.

No. H- \$\tilde{0}\$5198 SD

ACCUSATION

The Complainant, Maria Suarez, a Supervising Special Investigator of the State of California, for cause of Accusation against CHUTIPA PLUM PAWASITTICHOT ("Respondent") alleges as follows:

1.

The Complainant, Maria Suarez, a Supervising Special Investigator of the State of California, makes this Accusation in her official capacity.

2.

All references to the "Code" are to the Real Estate Law, Part 1 of Division 4 of the California Business and Professions Code.

ACCUSATION

## LICENSE HISTORY

3.

a. Respondent is presently licensed and/or has license rights under the Code as a corporate real estate salesperson, Department of Real Estate ("Department") license ID 01905233.

b. From on or about June 12, 2017, through June 17, 2020, JL Contract

Processing Inc (license ID 01815474), doing business as Elite Properties Direct, was

Respondent's responsible broker. Cale Bryan Thomas ("Thomas") (license ID 01248699) is the designated officer of JL Contract Processing Inc. JL Contract Processing Inc's main office address is 40369 Corrigan Place, Temucula, California.

## **CAUSES FOR ACCUSATION**

4.

From on or about January 26, 2018, through April 2, 2018, Respondent, while licensed under real estate broker JL Contract Processing Inc, represented a lessee in the lease of commercial property located at 1450 W. Collins Avenue, Orange, California ("Collins Avenue").

5.

In a Standard Industrial/Commercial Multi-Tenant Lease ("Commercial Lease Agreement") dated January 26, 2018, Respondent, on behalf of JL Contract Processing Inc doing business as Elite Properties Direct, represented the lessee. David Williams ("Williams"), salesperson for Lee & Associates Commercial Real Estate Services, Inc - Orange (license ID 01011260), represented the lessor in the lease of Collins Avenue. On January 27, 2018, the lessee executed the Commercial Lease Agreement.

6.

In an e-mail dated January 30, 2018, to Williams, Respondent listed the documents attached to the e-mail, which included the signed lease and initialed commission scale. Respondent also provided the following information: "PAYABLE: CHUTIPA PLUM

ACCUSATION

1.3

1	REALTY, CPR INC" and "MAIL TO: 30520 RANHO CALIFORNIA RD #107-179,
2	TEMECULA, CA 92591."
3	7.
4	Respondent is the president of Chutipa Plum Realty CPR Inc, a California
5	corporation with Corporation Number C3511764.
6	8.
7	In an e-mail dated February 5, 2018, Respondent again instructed Williams to
8	make the check payable to "CHUTIPA PLUM REALTY, CPR INC 30520 Rancho California
9	Rd #107-179 Temecula CA 92591."
10	9.
11	In an e-mail dated March 8, 2018, Respondent sent a copy of her W-9 Request
12	for Taxpayer Identification Number and Certification, dated March 6, 2018, as an attachment to
13	the e-mail to Williams. Respondent's W-9 form listed Respondent's name and "Chutipa Plum
14	Realty, CRP Inc." as the business name. Respondent reminded Williams to send the
15	commission check to the address previously provided, namely, 30520 Rancho California Road
16	#107-179.
17	10.
18	On or about March 29, 2018. Lee & Associates issued a check payable to
19	Chutipa Plum Realty in the amount of \$35,132.04. The check posted on April 4, 2018.
20	(COMPLAINT)
21	11.
22	On or about June 30, 2020, the Department of Real Estate ("Department")
23	received a complaint from Thomas, the designate officer for Respondent's responsible broker
24	from June 12, 2017, through June 17, 2020. According to Thomas, he was not made aware of
25	the Collins Avenue transaction until he received a subpoena in a pending litigation suit in or
26	about June 2020, for the transaction file for Collins Avenue. Subsequently, Thomas requested
27	the documents from Respondent. At no time prior to Thomas' receipt of the subpoena for

1	documents relating to Collins Avenue did Respondent inform her responsible broker of the
2	transaction or Respondent's commission.
3	12.
4	(UNLAWFUL PAYMENT OF COMPENSATION)
5	Based on the conduct, acts and/or omissions of Respondent, as described in
6	Paragraphs 4 through 11 above, Respondent accepted compensation for activity requiring a real
7	estate license from a person other than Respondent's responsible broker in violation of Code
8	section 10137.
9	(FRAUD OR DISHONEST DEALING)
10	13.
11	The conduct, acts and/or omissions of Respondent, as described in Paragraphs 6
12	through 11 above, constitute fraud or dishonest dealing and are cause for the suspension or
13	revocation of the license and license rights of Respondent under Code section 10176(i).
14	(MISREPRESENTATION)
15	14.
16	The conduct, acts and/or omissions of Respondent, as described in Paragraphs 6
17	through 11 above, constitute a substantial misrepresentation and are cause for the suspension or
18	revocation of the license and license rights of Respondent under Code section 10176(a).
19	15.
20	Each of the foregoing violations above constitutes cause for the suspension or
21	revocation of the real estate license and/or license rights of Respondent under the provisions of
22	Sections 10177(d) and/or 10177(g).
23	COSTS
24	(INVESTIGATION AND ENFORCEMENT COSTS)
25	16.
26	Section 10106 of the Code, provides, in pertinent part, that in any order issued in
27	resolution of a disciplinary proceeding before the Department, the Commissioner may request
	•

the administrative law judge to direct a licensee found to have committed a violation of this part to pay a sum not to exceed the reasonable costs of investigation and enforcement of the case.

WHEREFORE, Complainant prays that a hearing be conducted on the allegations of this Accusation and that upon proof thereof, a decision be rendered imposing disciplinary action against all the licenses and/or license rights of Respondent CHUTIPA PLUM PAWASITTICHOT under the Real Estate Law, for the costs of investigation and enforcement as permitted by law and for such other and further relief as may be proper under other applicable provisions of law.

Dated at Los Angeles, California this 25th day of

Supervising Special Investigator

CHUTIPA PLUM PAWASITTICHOT

Real Acquisition, Inc.

Maria Suarez

Sacto.

cc:

25

26

27