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FILED

SEP - 2 2004

DEPARTMENT OF REAL ESTATE

By *Laurie J. ...*

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation of	)	No. H-7548 SF
CHEN CHI WANG,	)	
Respondent.	)	

ORDER VACATING ORDER OF SUSPENSION

An ORDER SUSPENDING RESTRICTED REAL ESTATE LICENSE in Case No. H-7548 SF was filed on November 2, 2001, against Respondent.

Good cause appearing therefor, the ORDER SUSPENDING RESTRICTED REAL ESTATE LICENSE is hereby vacated.

IT IS SO ORDERED September 2, 2004.

JOHN R. LIBERATOR  
Acting Real Estate Commissioner

*John R. Liberator*

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FILED  
NOV - 2 2001

DEPARTMENT OF REAL ESTATE

By *Russell A. Z...*

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation of	)	No. H-7548 SF
CHEN CHI WANG,	)	
Respondent.	)	

ORDER SUSPENDING RESTRICTED REAL ESTATE LICENSE

TO: CHEN CHI WANG

At all times mentioned herein since August 20, 1998, Respondent has been and now is licensed and/or has license rights under the Real Estate Law, Part 1 of Division 4 of the Business and Professions Code (hereinafter "Code") as a real estate broker whose broker license was and now is restricted subject to the provisions of Section 10156.7 of the Code and to enumerated additional terms, conditions and restrictions imposed under authority of Section 10156.6 of the Code.

On October 17, 2001, in Case No. H-8008 SF, an Accusation by a Deputy Real Estate Commissioner of the State of California was filed charging Respondent with violations of

1 Sections 11018.2 and 11019(b) of the Business and Professions  
2 Code of the State of California (hereinafter "the Code") in  
3 conjunction with Section 10177(d) of the Code.

4 NOW, THEREFORE, IT IS ORDERED under authority of  
5 Section 10156.7 of the Business and Professions Code of the  
6 State of California that any restricted real estate broker  
7 license heretofore issued to Respondent and the exercise of any  
8 privileges thereunder is hereby suspended pending final  
9 determination made after the hearing on the aforesaid  
10 Accusation.

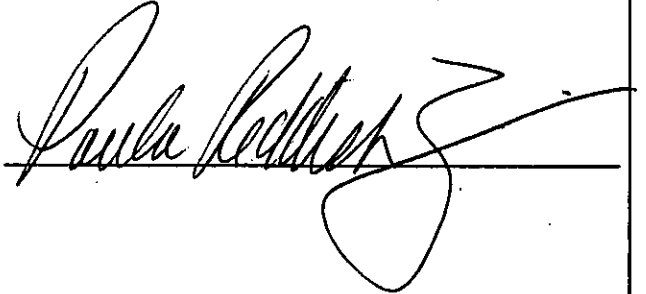
11 IT IS FURTHER ORDERED that all license certificates  
12 and identification cards issued by the Department of Real Estate  
13 which are in the possession of Respondent be immediately  
14 surrendered by personal delivery or by mailing in the enclosed  
15 self-addressed envelope to:

16 DEPARTMENT OF REAL ESTATE  
17 Attention: Flag Section  
18 P. O. Box 187000  
Sacramento, CA 95818-7000

19 This Order shall be effective immediately.

20 DATED: October 22, 2001

21 PAULA REDDISH ZINNE MANN  
22 Real Estate Commissioner

23  
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FILED

APR 27 2001

DEPARTMENT OF REAL ESTATE

By Shelly Ely

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BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation of	)	
	)	No. H-7548 SF
CHEN CHI WANG,	)	
	)	
Respondent.	)	

ORDER DENYING REINSTATEMENT OF LICENSE

On July 21, 1998, an Order was rendered herein revoking the real estate broker license of Respondent, but granting Respondent the right to the issuance of a restricted real estate broker license. A restricted real estate broker license was issued to Respondent on August 20, 1998, and Respondent has operated as a restricted licensee since that time.

On October 12, 1999, Respondent petitioned for reinstatement of said real estate broker license, and the Attorney General of the State of California has been given notice of the filing of said petition.

I have considered Respondent's petition and the evidence and arguments in support thereof. Respondent has failed

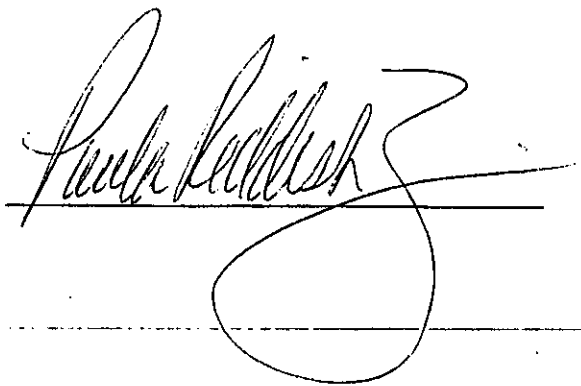
1 to demonstrate to my satisfaction that Respondent has undergone  
2 sufficient rehabilitation to warrant the reinstatement of  
3 Respondent's real estate broker license at this time. This  
4 determination has been made in light of Respondent's history of  
5 acts and conduct which are substantially related to the  
6 qualifications, functions and duties of a real estate licensee.  
7 On June 12, 2000 in Case No. H-28686 LA, Respondent was issued an  
8 Order to Desist and Refrain from engaging in violations of  
9 Section 11018.2 of the Business and Professions Code. In view of  
10 Respondent's history of acts or conduct leading to administrative  
11 action, insufficient time has elapsed from the most recent  
12 administrative action to establish Respondent's rehabilitation.

13 NOW, THEREFORE, IT IS ORDERED that Respondent's  
14 petition for reinstatement of his real estate broker license is  
15 denied.

16 This Order shall become effective at 12 o'clock  
17 noon on May 17, 2001.

18 DATED: April 24, 2001

19  
20 PAULA REDDISH ZINNEMANN  
21 Real Estate Commissioner

22  
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24  
25

26  
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1 Department of Real Estate  
2 P. O. Box 187000  
3 Sacramento, CA 95818-7000  
4  
5 Telephone: (916) 227-0789  
6  
7

FILED  
JUL 30 1998  
DEPARTMENT OF REAL ESTATE

*Laurie A. Zain*

8 BEFORE THE DEPARTMENT OF REAL ESTATE  
9 STATE OF CALIFORNIA

10 \* \* \*

11 In the Matter of the Accusation of )  
12 ) NO. H-7548 SF  
13 CHEN CHI WANG, ) OAH NO. N1998030301  
14 ) STIPULATION AND AGREEMENT  
15 Respondents. )

16 It is hereby stipulated by and between Respondent CHEN  
17 CHI WANG (hereinafter "WANG" or "Respondent"), individually and  
18 by and through Steven Gourley, Esq., Respondent's attorney of  
19 record herein, and the Complainant, acting by and through  
20 James L. Beaver, Counsel for the Department of Real Estate, as  
21 follows for the purpose of settling and disposing of the  
22 Accusation filed on February 20, 1998 in this matter (hereinafter  
23 "the Accusation"):

24 1. All issues which were to be contested and all  
25 evidence which was to be presented by Complainant and Respondent  
26 at a formal hearing on the Accusation, which hearing was to be  
27 held in accordance with the provisions of the Administrative

H-7548 SF

- 1 -

STIPULATION OF  
CHEN CHI WANG

1 Procedure Act (APA), shall instead and in place thereof be  
2 submitted solely on the basis of the provisions of this  
3 Stipulation and Agreement.  
4

5 2. Respondent has received, read and understands the  
6 Statement to Respondent, the Discovery Provisions of the APA and  
7 the Accusation filed by the Department of Real Estate in this  
8 proceeding.  
9

10 3. On March 5, 1998, Respondent filed a Notice of  
11 Defense pursuant to Section 11505 of the Government Code for the  
12 purpose of requesting a hearing on the allegations in the  
13 Accusation. Respondent hereby freely and voluntarily withdraws  
14 said Notice of Defense. Respondent acknowledges that Respondent  
15 understands that by withdrawing said Notice of Defense Respondent  
16 will thereby waive Respondent's right to require the Commissioner  
17 to prove the allegations in the Accusation at a contested hearing  
18 held in accordance with the provisions of the APA and that  
19 Respondent will waive other rights afforded to Respondent in  
20 connection with the hearing such as the right to present evidence  
21 in defense of the allegations in the Accusation and the right to  
22 cross-examine witnesses.  
23

24 4. This Stipulation is based on the factual  
25 allegations contained in the Accusation. In the interests of  
26 expedience and economy, Respondent chooses not to contest these  
27 allegations, but to remain silent and understands that, as a  
result thereof, these factual allegation, without being admitted  
or denied, will serve as a prima facie basis for the disciplinary

1 action stipulated to herein. The Real Estate Commissioner shall  
2 not be required to provide further evidence to prove such factual  
3 allegations.

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

15 6. The Order or any subsequent Order of the Real  
16 Estate Commissioner made pursuant to this Stipulation and  
17 Agreement shall not constitute an estoppel, merger or bar to any  
18 further administrative or civil proceedings by the Department of  
19 Real Estate with respect to any matters which were not  
20 specifically alleged to be causes for accusation in this  
21 proceeding, but does constitute an estoppel, merger and bar to  
22 any such matters which were specifically alleged in this  
23 proceeding, and to any causes for Accusation pursuant to Section  
24 10137 of the Code which arose prior to May 27, 1998.

25 DETERMINATION OF ISSUES

26 By reason of the foregoing stipulations, admissions and  
27 waivers and solely for the purpose of settlement of the pending



1 Accusation without hearing, it is stipulated and agreed that the  
2 following Determination of Issues shall be made:

3  
4 I

5 The acts and omissions of Respondent described in  
6 Paragraphs IV through VII, inclusive, of the Accusation, are  
7 grounds for the suspension or revocation of the licenses and  
8 license rights of Respondent under the provisions of Section  
9 10137 of the Code, separately and in conjunction with Section  
10 10177(d) of the Code.

11  
12 ORDER

13 I

14 All licenses and licensing rights of Respondent  
15 CHEN CHI WANG under the Real Estate Law are revoked; provided,  
16 however, a restricted real estate broker license shall be issued  
17 to Respondent pursuant to Section 10156.5 of the Business and  
18 Professions Code if, within ninety (90) days from the effective  
19 date of this Decision, Respondent makes application therefor and  
20 pays to the Department of Real Estate the appropriate fee for the  
21 restricted license.

22 The restricted license issued to Respondent shall be  
23 subject to all of the provisions of Section 10156.7 of the  
24 Business and Professions Code and to the following limitations,  
25 conditions and restrictions imposed under authority of Section  
26 10156.6 of that Code:

27 ///

///

1  
2       1. The restricted license issued to Respondent may be  
3 suspended prior to hearing by Order of the Real Estate  
4 Commissioner in the event of Respondent's conviction or plea of  
5 nolo contendere to a crime which is substantially related to  
6 Respondent's fitness or capacity as a real estate licensee.

7       2. The restricted license issued to Respondent may be  
8 suspended prior to hearing by Order of the Real Estate  
9 Commissioner on evidence satisfactory to the Commissioner that  
10 Respondent has violated provisions of the California Real Estate  
11 Law, the Subdivided Lands Law, Regulations of the Real Estate  
12 Commissioner or conditions attaching to the restricted license.

13       3. Respondent shall not be eligible to apply for the  
14 issuance of an unrestricted real estate license nor the removal of  
15 any of the conditions, limitations or restrictions attaching to  
16 the restricted license until one (1) year has elapsed from the  
17 date of issuance of the restricted license to Respondent.

18       4. Respondent shall, within nine (9) months from the  
19 effective date of the Decision, present evidence satisfactory to  
20 the Real Estate Commissioner that Respondent has, since the most  
21 recent issuance of an original or renewal real estate license,  
22 taken and successfully completed the continuing education  
23 requirements of Article 2.5 of Chapter 3 of the Real Estate Law  
24 for renewal of a real estate license. If Respondent fails to  
25 satisfy this condition, the Commissioner may order the suspension  
26 of the restricted license until the Respondent presents such  
27 evidence. The Commissioner shall afford Respondent the

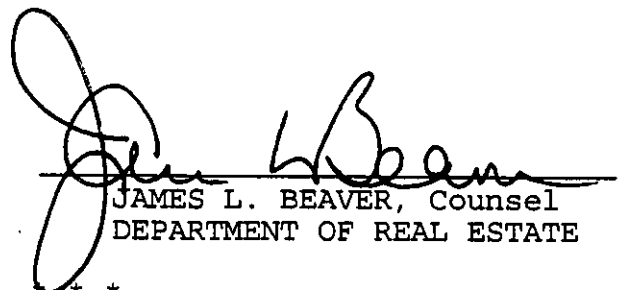
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opportunity for a hearing pursuant to the Administrative Procedure Act to present such evidence.

5. Respondent shall, within six (6) months from the issuance of the restricted license, take and pass the Professional Responsibility Examination administered by the Department including the payment of the appropriate examination fee. If Respondent fails to satisfy this condition, the Commissioner may order the suspension of the restricted license until Respondent passes the examination.

6. Any restricted real estate broker license issued to Respondent may be suspended or revoked for a violation by Respondent of any of the conditions attaching to the restricted license.

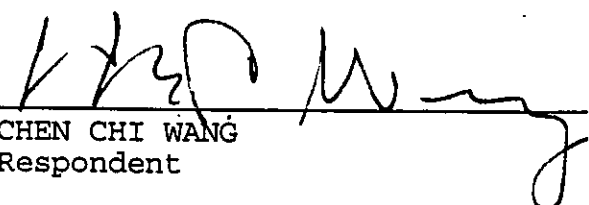
June 29, 1998  
DATED

  
JAMES L. BEAVER, Counsel  
DEPARTMENT OF REAL ESTATE  
\* \* \*

I have read the Stipulation and Agreement, have discussed its terms with my attorney and its terms are understood by me and are agreeable and acceptable to me. I understand that I am waiving rights given to me by the California Administrative Procedure Act (including but not limited to Sections 11506, 11508, 11509, and 11513 of the Government Code), and I willingly, intelligently, and voluntarily waive those rights, including the right of requiring the Commissioner to prove the allegations in the Accusation at a hearing at which I would have the right to

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cross-examine witnesses against me and to present evidence in  
defense and mitigation of the charges.

June 17, 1998                        
DATED                                      CHEN CHI WANG  
Respondent

I have reviewed the Stipulation and Agreement as to form  
and content and have advised my client accordingly.

June 22, 1998                        
DATED                                      STEVEN GOURLEY ESQ.  
Attorney for Respondent

\* \* \*

The foregoing Stipulation and Agreement for Settlement  
is hereby adopted by the Real Estate Commissioner as his Decision  
and Order and shall become effective at 12 o'clock noon on  
August 20, 1998.

IT IS SO ORDERED 7/21, 1998.

JIM ANTT, JR.  
Real Estate Commissioner



**FILED**  
MAR 19 1998  
DEPARTMENT OF REAL ESTATE

**BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA**

*Laurie A. Zain*

In the Matter of the Accusation of

CHEN CHI WANG,

Case No. H-7548 SF

OAH No. N1998030301

Respondent

**NOTICE OF HEARING ON ACCUSATION**

To the above named respondent:

You are hereby notified that a hearing will be held before the Department of Real Estate at the  
Office of Administrative Hearings, World Savings Tower, 1970  
Broadway, Second Floor, Oakland, CA 94612

on Tuesday, June 2, 1998, at the hour of 9:00 AM,  
or as soon thereafter as the matter can be heard, upon the Accusation 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.

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 his or her costs. The  
interpreter must be certified in accordance with Sections 11435.30 and 11435.55 of the Government Code.

Dated: March 19, 1998

DEPARTMENT OF REAL ESTATE

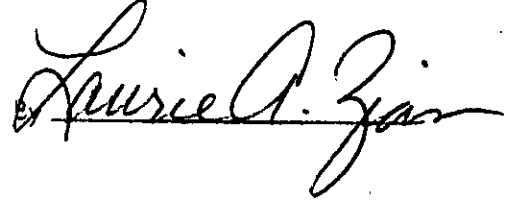
By *James L. Beaver*  
JAMES L. BEAVER Counsel

1 JAMES L. BEAVER, Counsel (SBN 60543)  
2 Department of Real Estate  
3 P. O. Box 187000  
4 Sacramento, CA 95818-7000

5 Telephone: (916) 227-0789  
6 -or- (916) 227-0788 (Direct)  
7

FILED  
FEB 20 1998

DEPARTMENT OF REAL ESTATE



8 BEFORE THE DEPARTMENT OF REAL ESTATE  
9 STATE OF CALIFORNIA

10 \* \* \*

11 In the Matter of the Accusation of )  
12 CHEN CHI WANG, )  
13 Respondent. )

NO. H-7548 SF

ACCUSATION

14  
15 The Complainant, Les R. Bettencourt, a Deputy Real  
16 Estate Commissioner of the State of California, for cause of  
17 Accusation against CHEN CHI WANG (hereinafter "Respondent"), is  
18 informed and alleges as follows:

19 I

20 The Complainant, Les R. Bettencourt, a Deputy Real  
21 Estate Commissioner of the State of California, makes this  
22 Accusation in his official capacity.

23 II

24 At all times herein mentioned, Respondent was and now is  
25 licensed and/or has license rights under the Real Estate Law (Part  
26 1 of Division 4 of the Business and Professions Code) (hereinafter  
27 "the Code") as a real estate broker.

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III

At all times herein mentioned, Respondent engaged in the business of, acted in the capacity of, advertised, or assumed to act as a real estate broker within the State of California within the meaning of Section 10131(a) of the Code, including the operation and conduct of a real estate sales brokerage with the public wherein, on behalf of others, for compensation or in expectation of compensation, Respondent sold and offered to sell, bought and offered to buy, solicited prospective sellers and purchases of, solicited and obtained listings of, and negotiated the purchase and sale of real property.

IV

From on or about October 1996 through on or about April 10, 1997, Respondent employed Thomas Jameson (hereinafter "Jameson") to perform the acts and conduct the activities described in Paragraph III, above, and compensated Jameson for performing such acts and conducting such activities.

V

At no time mentioned herein was Jameson licensed by the Department as a real estate broker or as a real estate salesperson.

VI

At all times mentioned herein Respondent knew or should have known that Jameson was not licensed by the Department as a real estate broker or as a real estate salesperson.

///

///




VII

1  
2 On or about March 7, 1997, in the course of the  
3 activities and employment described in Paragraph IV, above,  
4 Jameson solicited and obtained an offer from Ronald Rehn to  
5 purchase an undivided interest in a 2.5 acre parcel of real  
6 property owned by EIC Group, Inc. in Los Angeles, County,  
7 California, identified as Los Angeles County Assessors Parcel  
8 Number 3152-001-004, and Respondent thereupon caused EIC Group,  
9 Inc. to pay Jameson the sum of \$400.00 for obtaining said offer.

VIII

10  
11 The acts and omissions of Respondent described in  
12 Paragraphs IV through VII, inclusive, above, are grounds for the  
13 suspension or revocation of the licenses and license rights of  
14 Respondent under the provisions of Section 10137 of the Code,  
15 separately and in conjunction with Section 10177(d) of the Code.

16 WHEREFORE, Complainant prays that a hearing be conducted  
17 on the allegations of this Accusation and that upon proof thereof  
18 a decision be rendered imposing disciplinary action against all  
19 licenses and license rights of Respondent under the Real Estate  
20 Law (Part 1 of Division 4 of the Business and Professions Code)  
21 and for such other and further relief as may be proper under other  
22 applicable provisions of law.

23  
24   
25 LES R. BETTENCOURT  
26 Deputy Real Estate Commissioner

27 Dated at San Francisco, California  
this 5th day of February, 1998.