

FILED

FEB 26 2009

DEPARTMENT OF REAL ESTATE

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BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Accusation of

JULIE YANG LEE,

Respondent.

No. H-10552 SF

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On December 3, 2008, an Accusation was filed in this matter against Respondent JULIE YANG LEE.

On January 27, 2009, Respondent petitioned the Commissioner to voluntarily surrender her real estate salesperson license pursuant to Section 10100.2 of the Business and Professions Code.

IT IS HEREBY ORDERED that Respondent JULIE YANG LEE 'S petition for voluntary surrender of her real estate salesperson 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 January 27, 2009 (attached as Exhibit "A" hereto).

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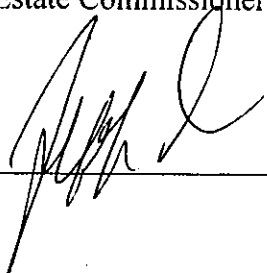
1 Respondent's license certificate and pocket card shall be sent to the below listed address so that
2 they reach the Department on or before the effective date of this Order:

3
4 DEPARTMENT OF REAL ESTATE
5 Attn: Licensing Flag Section
6 P. O. Box 187000
7 Sacramento, CA 95818-7000

8 This Order shall become effective at 12 o'clock noon on
9 MAR 19 2009

10 DATED: 2-11-09

11 JEFF DAVI
12 Real Estate Commissioner

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11522 of the Government Code. I also understand that by so voluntarily surrendering my license(s), I agree to the following:

1. The filing of this Declaration shall be deemed as my petition for voluntary surrender.


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

3. I further agree that upon acceptance by the Commissioner, as evidenced by an appropriate order, all affidavits and all relevant evidence obtained by the Department in this matter prior to the Commissioner's acceptance may be considered by the Department to be true and correct for the purpose of deciding whether to grant re-licensure or reinstatement pursuant to Government Code Section 11522.

4. I freely and voluntarily surrender all my licenses and license rights under the Real Estate Law.

I declare under penalty of perjury under the laws of the State of California that the above is true and correct and that this declaration was executed 1/27/2009, at

San Francisco, California.
City



JULIE YANG LEE
Respondent

1 RICHARD K. UNO, Counsel (SBN 98275)
2 Department of Real Estate
3 P. O. Box 187007
4 Sacramento, CA 95818-7007

5 Telephone: (916) 227-2380

FILED

DEC - 3 2008

DEPARTMENT OF REAL ESTATE

By K. Mar

8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of)
12 JULIE YANG LEE) H-10552 SF
13 Respondent.) ACCUSATION
14 _____)

15 The Complainant, E. J. HABERER, II, a Deputy Real Estate Commissioner
16 of the State of California, for cause of Accusation against JULIE YANG LEE, (hereinafter
17 "Respondent"), is informed and alleges as follows:

18 1

19 Complainant makes this Accusation against Respondent in his official capacity.

20 2

21 Respondent is presently licensed and/or has license rights under the Real Estate
22 Law, Part 1 of Division 4 of the Business and Professions Code (hereinafter "the Code") as a
23 real estate salesperson subject to Section 10153.4 of Code.

24 3

25 On or about September 23, 2008 in the United States District Court, Eastern
26 District of California, Case No. 2:05-cr-00182-LLK-1, Respondent was convicted of the crime
27 mail fraud (2 counts) in violation of Title 18 USC 1341 and the crime of attempting to tamper

1 with a witness, in violation of 18 USC 1512, both felonies which bear a substantial relationship
2 under Section 2910, Title 10, California Code of Regulations, (herein "the Regulations"), to the
3 qualifications, functions, or duties of a real estate licensee.

4 4

5 On or about October 17, 2008, in the Superior Court of the State of California,
6 County of San Francisco, Case No. 196257, Respondent was convicted of the crime of grand
7 theft (4 counts) in violation of Penal Code Section 487 (A), the crime of forgery with
8 enhancement per Penal Code Section 12022, (excessive taking), in violation of Penal Code
9 Section 470(d), the crime of aggravated white collar crime, in violation of Penal Code Section
10 186.11(A)(2), the crime of embezzlement of public money in violation of Penal Code Section
11 424(a), the crime of embezzlement with enhancement per Penal Code Section 12022(b)
12 (excessive taking) in violation of Penal Code Section 504, the crime of preparing false
13 documentary evidence, in violation of Penal Code Section 134, and campaign contribution by
14 person other than small contributor, a misdemeanor, in violation of Government Code Section
15 85301, all felonies, except where noted, which bear a substantial relationship under Section 2910
16 of the Regulations to the qualifications, functions, or duties of a real estate licensee.

17 5

18 The facts alleged above constitute cause under Sections 490 and 10177(b) of the
19 Business and Professions Code for suspension or revocation of Respondent's license under the
20 Real Estate Law.

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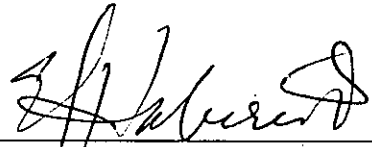
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1 WHEREFORE, Complainant prays that a hearing be conducted on the allegations
2 of this Accusation and that upon proof thereof, a Decision be rendered imposing disciplinary
3 action against all licenses and license rights of Respondent under the Code, and for such other
4 and further relief as may be proper under provisions of law.

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7 _____
8 E. J. HABERER, II
9 Deputy Real Estate Commissioner

9 Dated at Oakland, California
10 this 26th day of November, 2008.
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