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FILED

FEB 03 2016

BUREAU OF REAL ESTATE

By B. Nicholas

BEFORE THE BUREAU OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Accusation of)	CalBRE No. H-11856 SF
)	
FRANK ZENG,)	
)	
Respondent.)	

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On December 4, 2015, a First Amended Accusation was filed in this matter against FRANK ZENG (Respondent).

On December 23, 2015, Respondent petitioned the Real Estate Commissioner to voluntarily surrender his real estate salesperson license pursuant to Section 10100.2 of the California Business and Professions Code.

IT IS HEREBY ORDERED that Respondent FRANK ZENG's petition for voluntary surrender of his 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 December 23, 2015 (attached as Exhibit "A" hereto).

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Respondent's license certificate(s), pocket card(s) and any branch office license certificate(s) shall be sent to the below listed address so that they reach the Bureau on or before the effective date of this Order:

BUREAU OF REAL ESTATE
Attn: Licensing Flag Section
P. O. Box 137013
Sacramento, CA 95813-7013

This Order shall become effective at 12 o'clock noon on FEB 24 2016.

DATED: February 1, 2016

WAYNE S. BELL
REAL ESTATE COMMISSIONER

By 
JEFFREY MASON
Chief Deputy Commissioner

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BEFORE THE BUREAU OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Accusation of)

FRANK ZENG,)

Respondent.)

No. H-11856 SF

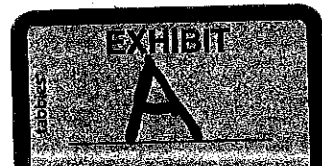
DECLARATION

My name is FRANK ZENG. I am currently licensed as a real estate salesperson and/or possess license rights with respect to said license. I am represented by Heather Wang, Esq. of Tsao-Wu, Chow & Lee and have discussed this matter with her prior to my execution of this Declaration.

In lieu of proceeding in this matter in accordance with the provisions of the Administrative Procedure Act (Sections 11400 et seq., of the California Government Code), I wish to voluntarily surrender all real estate licenses, including all license rights with respect to said licenses, issued to me by the Bureau of Real Estate ("Bureau"), and pursuant to Section 10100.2 of the California Business and Professions Code.

I understand that by so voluntarily surrendering my license, I may be relicensed as a salesperson or broker only by petitioning for reinstatement pursuant to Section 11522 of the

In the Matter of the Accusation of FRANK ZENG
H-11856 SF



1 Government Code. I also understand that by so voluntarily surrendering my license, I agree to
2 the following:

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

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

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

17 4. I freely and voluntarily surrender all license and license rights under the Real
18 Estate Law.

19 I declare under penalty of perjury under the laws of the State of California that the
20 above is true and correct and that this declaration was executed on

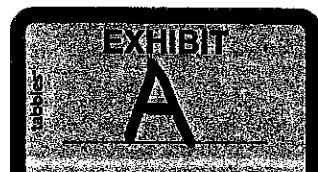
21 12-23-2015, at Oakland, California.

22
23 
24 _____
FRANK ZENG,
Respondent

25 * * *

26 *I have reviewed this Declaration as to form and content and have advised my*

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In the Matter of the Accusation of FRANK ZENG
H-11856 SF



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client accordingly.

12/23/15

Dated



HEATHER WANG, ESQ.
TSAO-WU, CHOW & LEE,
Attorney for Respondent

