

1 Bureau of Real Estate  
2 P. O. Box 137007  
3 Sacramento, CA 95813-7007  
4 Telephone: (916) 263-8672

**FILED**

NOV 15 2016

BUREAU OF REAL ESTATE

By B. Nicholas

**BUREAU OF REAL ESTATE**

**STATE OF CALIFORNIA**

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*In the Matter of the Application of*

MINHO THOMAS CHO,

Respondent.

H-12010 SF

**STIPULATION AND WAIVER**

(Per Business and Professions Code § 10100.4)

MINHO THOMAS CHO, ("Respondent") does hereby affirm that on January 15, 2015, he applied to the Bureau of Real Estate ("Bureau") for a real estate salesperson license and that to the best of his knowledge he satisfied all of the statutory requirements for the issuance of the license, including the payment of the fee therefore.

**FACTUAL BASIS**

On or about February 26, 2009, in the United States District Court, Northern District of California, San Francisco Division, Case Number CR 05-0375 SI, Respondent was convicted of cultivation of and possession with intent to distribute marijuana and aiding and abetting, both felonies and crimes that bear a substantial relationship under Section 2910, Title 10, of the California Code of Regulations ("Regulations"), to the qualifications, functions, or duties of a real estate licensee.

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1 removed only by filing a Petition for Removal of Restrictions ("petition") with the Commissioner,  
2 and that Respondent's petition must follow the procedures set forth in Government Code Section  
3 11522. Respondent understands that this Stipulation and Waiver, which was executed pursuant to  
4 the authority under section 10100.4 and 10156.5 of the Code, is considered discipline by the  
5 Bureau.

6 Respondent further understands that the restricted license issued to Respondent shall  
7 be subject to all of the provisions of Section 10156.7 of the Code and to the following limitations,  
8 conditions, and restrictions imposed under the authority of Section 10156.6 of the Code:

9 1. The license shall not confer any property right in the privileges to be  
10 exercised and the Commissioner may by appropriate order suspend the right to exercise any  
11 privileges granted under this restricted license in the event of:

12 a. Respondent's conviction (including a plea of nolo contendere) of a  
13 crime which bears a substantial relationship to Respondent's fitness or capacity as a real estate  
14 licensee; or

15 b. The receipt of evidence that Respondent has violated provisions of  
16 the California Real Estate Law, the Subdivided Lands Law, Regulations of the Commissioner, or  
17 conditions attaching to this restricted license.

18 2. Respondent shall not be eligible to petition for the issuance of an unrestricted  
19 real estate license nor the removal of any of the conditions, limitations, or restrictions attaching to  
20 the restricted real estate license until three (3) years have elapsed from the date of issuance of the  
21 restricted real estate license to Respondent.

22 3. With the application for license, or with the application for transfer to a new  
23 employing broker, Respondent shall submit a statement signed by the prospective employing broker  
24 on a form approved by the Bureau wherein the employing broker shall certify as follows:

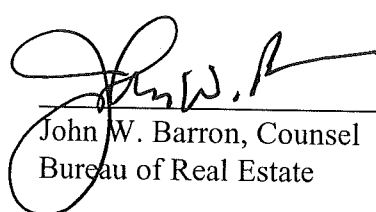
25 a. That broker has read the Stipulation and Waiver which is the basis for the  
26 issuance of the restricted license; and

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1                   b.     That broker will carefully review all transaction documents prepared by the  
2 restricted licensee and otherwise exercise close supervision over the licensee's performance of acts  
3 for which a license is required.

4                   4.     Respondent shall notify the Commissioner in writing within 72 hours of any  
5 arrest by sending a certified letter to the Commissioner at the Bureau of Real Estate, Post Office  
6 Box 187000, Sacramento, CA 95818-7000. The letter shall set forth the date of Respondent's  
7 arrest, the crime for which Respondent was arrested and the name and address of the arresting law  
8 enforcement agency. Respondent's failure to timely file written notice shall constitute an  
9 independent violation of the terms of the restricted license and shall be grounds for the suspension  
10 or revocation of that license.

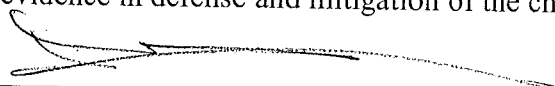
11     9/27/16  
12 Dated

  
John W. Barron, Counsel  
Bureau of Real Estate

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15                   Respondent has read the Stipulation and Waiver and its terms are understood by  
16 Respondent and agreeable and acceptable to Respondent. Respondent understands that Respondent  
17 is waiving rights given to Respondent by the California Administrative Procedure Act (including,  
18 but not limited to, California Government Code sections 11504, 11506, 11508, 11509, and 11513),  
19 and willingly, intelligently, and voluntarily waives those rights, including, but not limited to, the  
20 right to a hearing on a Statement of Issues at which he would have the right to cross-examine  
21 witnesses against Respondent and to present evidence in defense and mitigation of the charges.

22     9/12/16  
23 Dated

  
MINHO THOMAS CHO, Respondent

24                   I have read the foregoing Stipulation and Waiver signed by Respondent. I am  
25 satisfied that the hearing for the purpose of requiring further proof as to the honesty and truthfulness  
26 of Respondent need not be called and that it will not be inimical to the public interest to issue a  
27 restricted real estate salesperson license to Respondent.

1                    Therefore, IT IS HEREBY ORDERED that a restricted real estate salesperson  
2 license be issued to Respondent MINHO THOMAS CHO, if Respondent has otherwise fulfilled all  
3 of the statutory requirements for licensure. The restricted license shall be limited, conditioned, and  
4 restricted as specified in the foregoing Stipulation and Waiver.

5                    This Order is effective immediately.

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7                    IT IS SO ORDERED      11/9/16      .

8                    WAYNE S. BELL  
9                    REAL ESTATE COMMISSIONER

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12                    By: DANIEL SANDRI  
13                    Assistant Commissioner  
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