

1 BUREAU OF REAL ESTATE
2 P. O. Box 137007
3 Sacramento, CA 95813-7007

4 Telephone: (916) 263-8672
5 Fax: (916) 263-3767

FILED

AUG 24 2017

BUREAU OF REAL ESTATE

By B. Nicholas

8 BEFORE THE BUREAU OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of) BRE No. H-12064 SF
12)
13 WILSON WONG,) STIPULATION AND AGREEMENT
14) IN SETTLEMENT AND ORDER
Respondent.)

15 It is hereby stipulated by and between WILSON WONG (Respondent), and the
16 Complainant, acting by and through Megan Lee Olsen, Counsel for the Bureau of Real Estate
17 (Bureau), as follows for the purpose of settling and disposing of the Accusation filed on April 8,
18 2016, in this matter:

19 1. All issues which were to be contested and all evidence which was to be
20 presented by Complainant and Respondent at a formal hearing on the Accusation, which hearing
21 was to be held in accordance with the provisions of the Administrative Procedure Act (APA),
22 shall instead and in place thereof be submitted solely on the basis of the provisions of this
23 Stipulation and Agreement In Settlement and Order (Stipulation).

24 2. Respondent has received, read, and understands the Statement to
25 Respondent, the Discovery Provisions of the APA and the Accusation filed by the Bureau of Real
26 Estate in this proceeding.

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W.W.

1 3. Respondent filed a Notice of Defense pursuant to Section 11505 of the
2 Government Code for the purpose of requesting a hearing on the allegations in the Accusation.
3 Respondent hereby freely and voluntarily withdraws said Notice of Defense. Respondent
4 acknowledges that Respondent understands that by withdrawing said Notice of Defense
5 Respondent will thereby waive their right to require the Real Estate Commissioner
6 (Commissioner) to prove the allegations in the Accusation at a contested hearing held in
7 accordance with the provisions of the APA and that Respondent will waive other rights afforded
8 to Respondent in connection with the hearing such as the right to present evidence in defense of
9 the allegations in the Accusation and the right to cross-examine witnesses.

10 4. This Stipulation is based on the factual allegations contained in the
11 Accusation. In the interest of expediency and economy, Respondent chose not to contest these
12 factual allegations, but to remain silent and understands that, as a result thereof, these factual
13 statements will serve as a prima facie basis for the "Determination of Issues" and "Order" set
14 forth below. The Commissioner shall not be required to provide further evidence to prove such
15 allegations.

16 5. It is understood by the parties that the Commissioner may adopt the
17 Stipulation as his Decision and Order in this matter, thereby imposing the penalty and sanctions
18 on Respondent's real estate licenses and license rights as set forth in the below "Order". In the
19 event that the Commissioner in his discretion does not adopt the Stipulation, it shall be void and
20 of no effect, and Respondent shall retain the rights to a hearing and proceeding on the Accusation
21 under all the provisions of the APA and shall not be bound by any admission or waiver made
22 herein.

23 6. The Order or any subsequent Order of the Commissioner made pursuant to
24 this Stipulation shall not constitute an estoppel, merger, or bar to any further administrative or
25 civil proceedings by the Bureau of Real Estate with respect to any matters which were not
26 specifically alleged to be causes for accusation in this proceeding.

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1 7. Respondent understands that by agreeing to this Stipulation, Respondent
2 agrees to pay, pursuant to Section 10106 of the Business and Professions Code (Code), the cost
3 of the investigation which resulted in the determination that Respondent committed the
4 violations found in the Determination of Issues. The amount of said costs is \$638.00.

5 8. Respondent understands that by agreeing to this Stipulation, Respondent
6 agrees to pay, pursuant to Section 10148 of the Code, the cost of the audit which resulted in the
7 violation(s) found in the Determination of Issues. The amount of such costs is \$3,401.50.

8 9. Respondent further understands that by agreeing to this Stipulation, the
9 findings set forth below in the "Determination of Issues" become final, and that the
10 Commissioner may charge said Respondent for the costs of any audit conducted pursuant to
11 Section 10148 of the Code to determine if the violations have been corrected. The maximum
12 cost of said audit shall not exceed \$4,251.87.

13 DETERMINATION OF ISSUES

14 By reason of the foregoing stipulations, admissions and waivers, and solely for
15 the purpose of settlement of the pending Accusation without a hearing, it is stipulated and agreed
16 that the acts and/or omissions of Respondent, as described in the Accusation, constitute grounds
17 for the suspension or revocation of the licenses and license rights of Respondent under the
18 provisions of Sections 10177(d) of the Code.

19 ORDER

20 All licenses and licensing rights of Respondent, under the Real Estate Law are
21 revoked; provided, however, a restricted real estate broker license shall be issued to Respondent,
22 pursuant to Section 10156.5 of the Code, if Respondent makes application therefore and pays to
23 the Bureau of Real Estate the appropriate fee for the restricted license within 90 days from the
24 effective date of this Stipulation. The restricted license issued to Respondent shall be subject to
25 all of the provisions of Section 10156.7 of the Code and to the following limitations, conditions,
26 and restrictions imposed under authority of Section 10156.6 of the Code:

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

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

9 3. Respondent shall not be eligible to apply for the issuance of any
10 unrestricted real estate license nor the removal of any of the conditions, limitations, or
11 restrictions of a restricted until two (2) years have elapsed from the effective date of this
12 Stipulation. Respondent shall not be eligible to apply for any unrestricted licenses until all
13 restrictions attaching to the license have been removed.

14 4. Respondent shall, within nine (9) months from the effective date of this
15 Stipulation, present evidence satisfactory to the Commissioner that Respondent has, since the
16 most recent issuance of an original or renewal real estate license, taken and successfully
17 completed the continuing education requirements of Article 2.5 of Chapter 3 of the Real Estate
18 Law for renewal of a real estate license. If Respondent fails to satisfy this condition,
19 Respondent's real estate license shall automatically be suspended until Respondent presents
20 evidence satisfactory to the Commissioner of having taken and successfully completed the
21 continuing education requirements. Proof of completion of the continuing education courses
22 must be delivered to the Bureau of Real Estate, Flag Section, at P.O. Box 137013, Sacramento,
23 CA 95813-7013.

24 5. All licenses and licensing rights of Respondent are indefinitely suspended
25 unless or until Respondent provides proof satisfactory to the Commissioner, of having taken and
26 successfully completed the continuing education course on trust fund accounting and handling
27 specified in paragraph (3) of subdivision (a) of Section 10170.5 of the Code. Proof of

1 satisfaction of these requirements includes evidence that Respondent has successfully completed
2 the trust fund account and handling continuing education courses, no earlier than 120 days prior
3 to the effective date of the Decision and Order in this matter. Proof of completion of the trust
4 fund accounting and handling course must be delivered to the Bureau of Real Estate, Flag
5 Section at P.O. Box 137013, Sacramento, CA 95813-7013 or by fax at 916-263-8758, prior to the
6 effective date of this Decision and Order.

7 6. Respondent shall, within six (6) months from the effective date of this
8 Decision, take and pass the Professional Responsibility Examination administered by the Bureau
9 including the payment of the appropriate examination fee. If Respondent fails to satisfy this
10 condition, Respondent's real estate license shall automatically be suspended until Respondent
11 passes the examination.

12 7. Pursuant to Section 10148 of the Code, Respondent shall pay the sum of
13 \$3,401.50 for the Commissioner's cost of the audit which led to this disciplinary action.
14 Respondents shall pay such cost within sixty (60) days of receiving an invoice therefore from the
15 Commissioner. Payment of audit costs should not be made until Respondents receives the
16 invoice. If Respondents fail to satisfy this condition in a timely manner as provided for herein,
17 Respondents' real estate licenses shall automatically be suspended until payment is made in full,
18 or until a decision providing otherwise is adopted following a hearing held pursuant to this
19 condition.

20 8. Pursuant to Section 10148 of the Code, Respondent shall pay the
21 Commissioner's reasonable cost, not to exceed \$4,251.87 for an audit to determine if Respondent
22 has corrected the violation(s) found in the "Determination of Issues". In calculating the amount
23 of the Commissioner's reasonable cost, the Commissioner may use the estimated average hourly
24 salary for all persons performing audits of real estate brokers, and shall include an allocation for
25 travel time to and from the auditor's place of work. Respondent shall pay such cost within sixty
26 (60) days of receiving an invoice therefore from the Commissioner. Payment of the audit costs
27 should not be made until Respondent receives the invoice. If Respondents fail to satisfy this

1 condition in a timely manner as provided for herein, Respondent's real estate licenses shall
2 automatically be suspended until payment is made in full, or until a decision providing otherwise
3 is adopted following a hearing held pursuant to this condition.

4 9. All licenses and licensing rights of Respondent are indefinitely suspended
5 unless or until Respondent pays the sum of \$638.00 for the Commissioner's reasonable cost of
6 the investigation which led to this disciplinary action. Said payment shall be in the form of a
7 cashier's check made payable to the Bureau of Real Estate, Flag Section at P.O. Box 137013,
8 Sacramento, CA 95813-7013, prior to the effective date of this Stipulation.

9
10 7/6/17
11 DATED

12 
13 MEGAN LEE OLSEN
14 Counsel for Complainant

15 * * *

16 I have read the Stipulation and Agreement in Settlement and Order and its terms
17 are understood by me and are agreeable and acceptable to me. I understand that I am waiving
18 rights given to me by the California Administrative Procedure Act (including but not limited
19 to Sections 11506, 11508, 11509 and 11513 of the Government Code), and I willingly,
20 intelligently, and voluntarily waive those rights, including the right of requiring the
21 Commissioner to prove the allegations in the Accusation at a hearing at which I would have the
22 right to cross-examine witnesses against me and to present evidence in defense and mitigation
23 of the charges. I understand that I must sign and return this Stipulation by fax to (916) 263-
24 3767 or by email to Megan.Olsen@dre.ca.gov. I further agree to mail the original Stipulation

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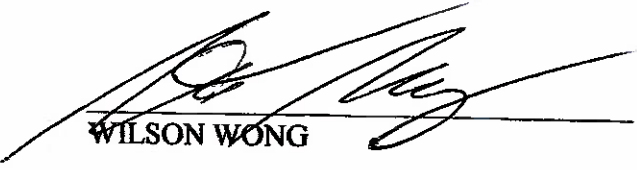
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h-h.

1 no later than five days after signing it to: Bureau of Real Estate, Legal Section, P.O. Box
2 137007, Sacramento, California 95813-7007. I understand that failure to mail the original back
3 may result in this matter going to hearing.

4
5 07-06-2017

6 DATED

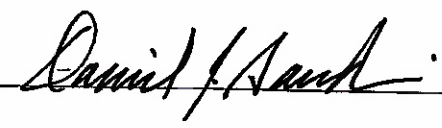
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8 
9 WILSON WONG

10 The foregoing Stipulation and Agreement In Settlement and Order is hereby
11 adopted by the Real Estate Commissioner as his Decision and Order and shall become effective
12 at 12 o'clock noon on SEP 14 2017

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14 IT IS SO ORDERED

15 8/23/17

16 WAYNE S. BELL
17 REAL ESTATE COMMISSIONER

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21 By: DANIEL J. SANDRI
22 Chief Deputy Commissioner
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