

1 Department of Real Estate  
2 107 South Broadway, Room 8107  
3 Los Angeles, California 90012

4 (213) 897-3937

JUN -8 1993

DEPARTMENT OF REAL ESTATE

BY C. Berg

8 DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \* \* \*

11 To:	)	No. H-25044 LA
	)	
12 EIC GROUP, a California	)	<u>MODIFICATION OF</u>
13 Corporation, CHEN CHI WANG,	)	
14 individually and as designated	)	<u>ORDER TO DESIST</u>
15 officer of EIC Group, Inc., and	)	
16 VICTORIA R. WANG.	)	<u>AND REFRAIN</u>

17 The Real Estate Commissioner of the State of California  
18 (herein "the Commissioner") on the 17th day of April, 1992, issued  
19 an Order to Desist and Refrain to EIC GROUP, a California  
20 Corporation, CHEN CHI WANG, individually and as designated officer  
21 of EIC Group, Inc., and VICTORIA R. WANG (herein "the Parties"),  
22 which ordered the Parties, its officers, directors, employees,  
23 agents and real estate licensees employed by or associated with  
24 the parties to desist and refrain from selling or leasing or  
25 offering for sale or lease any units, lots or parcels or other  
26 interests in any subdivision in California unless and until the  
27 Parties applied for and obtained a public report from the  
Department covering said subdivision.

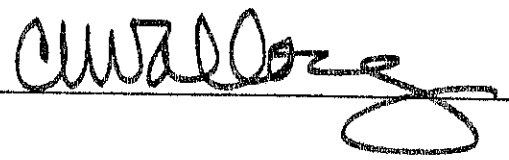
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The Order to Desist and Refrain does not restrict the Parties from transactions which are within the exemptions of Section 11000.1(b) of the Business and Professions Code.

NOW, THEREFORE, the said Order to Desist and Refrain heretofore entered on the 17th day of April, 1992, is hereby MODIFIED and you, your officers, directors, employees, agents and real estate licensees, are ordered to desist and refrain from selling or leasing or offering for sale or lease any units, lots or parcels or other interests in any subdivision in California unless and until you apply for and obtain a public report from the Department covering said subdivision, unless said transactions are exempted from this requirement pursuant to Section 11000.1(b) of the Business and Professions Code.

DATED: \_\_\_\_\_ 5/28, 1993.

CLARK WALLACE  
Real Estate Commissioner



cc: EIC Group  
2075 Woodside Road  
Redwood City, CA 94061

Chen Chi Wang  
2075 Woodside Road  
Redwood City, CA 94061

Victoria R. Wang  
2075 Woodside Road  
Redwood City, CA 94061

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Department of Real Estate  
107 South Broadway, Room 8107  
Los Angeles, California, 90012  
  
Telephone: (213) 897-3937

APR 17 1982  
DEPARTMENT OF REAL ESTATE  
BY C. Berg

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \* \* \*

TO:	)	No. H-25044 LA
EIC GROUP, a California	)	
Corporation, CHEN CHI WANG,	)	<u>ORDER TO DESIST</u>
individually and as designated	)	<u>AND REFRAIN</u>
officer of EIC Group, Inc., and	)	
VICTORIA R. WANG.	)	

The Real Estate Commissioner of the State of California (herein "the Commissioner") has caused an investigation to be made of your activities selling or offering to sell units, lots or parcels in a subdivision as defined in Sections 11000 and 11004.5 of the Business and Professions Code (herein "the Code"), and based upon the findings of that investigation, as set forth below, has determined that you have violated or caused the violation of Sections 11010 and 11018.2 of the Code.

I

At all times herein mentioned, you, EIC GROUP, INC. (herein "EIC"), a California corporation, were and now are licensed by the Department of Real Estate of the State of

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California (herein "the Department") as a corporate real estate broker by and through CHEN CHI WANG as EIC's designated officer - broker.

II

At all times here mentioned, you, CHEN CHI WANG (herein "WANG"), were and now are licensed by the Department as a real estate broker, individually and as the designated officer of EIC.

III

At all times mentioned herein you, VICTORIA R. WANG, were an officer of EIC.

IV

All further references herein to "you" include the parties described in Paragraphs I through III, above, and also include the officers, directors, employees, agents and real estate licensees employed by or associated with said parties and who at all times herein mentioned were engaged in the furtherance of the business or operations of said parties and who were acting within the course and scope of their authority and employment.

V

At all times mentioned herein all that real property situated in the County of Los Angeles, State of California, described below (herein "said subdivision") was and now is a subdivision as defined in Sections 11000 and 11004.5 of the Code:

"That portion of the Southeast Quarter of the Southwest Quarter of Section 32, Township 8 North, Range 11 West, San Bernardino Meridian, in the County of Los Angeles, State of California, according to the official plat of said land, lying easterly of the West 267.92 feet of said Southeast Quarter, except therefrom the East 536.37 feet".

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VI

At all times mentioned herein, including but not limited to the period from on or about December 11, 1990 through on or about February 28, 1990, you and each of you offered for sale and sold undivided interests in said subdivision without first filing an application with the Department for a public report covering said subdivision, and you offered for sale and sold undivided interests in said subdivision within this state without first obtaining a public report from the Department covering said subdivision.

VII

The sales of undivided interests described in Paragraph VI, above, include, but are not limited to, the sales of undivided percentage interests in said subdivision tabulated below:

<u>DATE CONVEYED</u>	<u>GRANTEE</u>	<u>UNDIVIDED INTEREST</u>
12-12-90	William G. Chen & Angela M. Chen Stephen C. C. Chan & Joanna S. H. Chan	12.8300%
12-12-90	Brent D. Mirth & Linda R. Mirth	4.2762%
12-13-90	John E. Trover	1.7960%
12-13-90	Commonwealth Administration, Trustee	3.9341%
12-17-90	Juan Martin Viscarra	1.8520%
12-31-90	Commonwealth Administration, Trustee	3.4210%
02-28-91	Hong Zhi Zhu, Chiang-Yun Zhu & William Zhu	22.4510%
02-28-91	Fook Seeng Chan & Susanna Pik-Fong Kwong Chan	6.4140%

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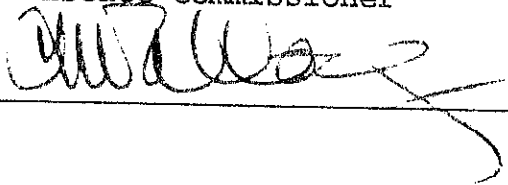
VIII

In offering units, lots or parcels or other undivided interests in a subdivision within this state for sale without first filing with the Department an application for a public report covering said subdivision, and in offering and selling units, lots or parcels or other undivided interests in a subdivision within this state without first obtaining a public report from the Department covering said subdivision, all as described in Paragraphs VI and VII, above, you and each of you violated Sections 11010 and 11018.2 of the Code.

NOW, THEREFORE, YOU AND EACH OF YOU ARE ORDERED TO DESIST AND REFRAIN from selling or leasing or offering for sale or lease any units, lots or parcels or other interests in any subdivision in California unless and until you apply for and obtain a public report from the Department covering said subdivision.

DATED: 4/14/42

CLARK WALLACE  
Real Estate Commissioner



cc: EIC Group  
2075 Woodside Road  
Redwood City, CA 94061

Chen Chi Wang  
2075 Woodside Road  
Redwood City, CA 94061

LB:DMH  
lb