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FILED

JUL 05 2000

DEPARTMENT OF REAL ESTATE

By Juan Luna

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation of )  
HUGO NGUYEN HAN, )  
Respondent. )

No. H-27093 LA

ORDER GRANTING REINSTATEMENT OF LICENSE

On July 17, 1997, a Decision was rendered herein  
revoking the real estate broker license of Respondent.

On June 10, 1999, Respondent petitioned for  
reinstatement of said real estate broker license, and the  
Attorney General of the State of California has been given notice  
of the filing of said petition.

I have considered the petition of Respondent and the  
evidence and arguments in support thereof. Respondent has  
demonstrated to my satisfaction that Respondent meets the  
requirements of law for the issuance to Respondent of a real  
estate broker license and that it would not be against the public  
interest to issue said license to Respondent.

1           NOW, THEREFORE, IT IS ORDERED that Respondent's  
2 petition for reinstatement is granted and that a real estate  
3 broker license be issued to Respondent if Respondent satisfies  
4 the following conditions within nine months from the date of this  
5 Order:

6           1. Submittal of a completed application and payment of  
7 the fee for a real estate broker license.

8           2. Submittal of evidence of having, since the most  
9 recent issuance of an original or renewal real estate license,  
10 taken and successfully completed the continuing education  
11 requirements of Article 2.5 of Chapter 3 of the Real Estate Law  
12 for renewal of a real estate license.

13           This Order shall be effective immediately.

14           DATED: June 23, 2000

15                           PAULA REDDISH ZINNEMANN  
16                           Real Estate Commissioner

17                           *Paula Reddish Zinnemann*  
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DEPARTMENT OF REAL ESTATE

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On June 30, 1997, no Notice of Defense having been filed herein within the time prescribed by Section 11506 of the Government Code, Respondent's default was entered herein.

## II

Respondent is presently licensed and/or has license rights under the Real Estate Law, Part 1 of Division 4 of the California Business and Professions Code (hereinafter "Code") as a real estate broker.

## III

On or about September 28, 1995, in the Municipal Court of South Bay Judicial District, County of Los Angeles, State of California, Respondent was convicted on his plea of no contest of one count of violating Section 484(A) of the California Penal Code (Petty Theft).

## IV

The evidence established that the crime of which Respondent was convicted involved moral turpitude and was substantially related to the qualifications, functions or duties of a real estate licensee.

### DETERMINATION OF ISSUES

#### I

Cause for disciplinary action against Respondent exists pursuant to Business and Professions Code Sections 490 and 10177(b).

#### II

The standard of proof applied was clear and convincing to a reasonable certainty.

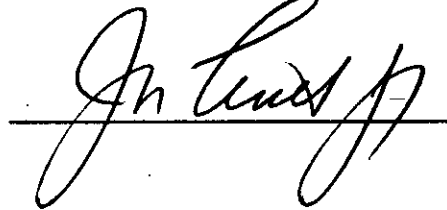
ORDER

The license and license rights of Respondent HUGO NGUYEN HAN, under the provisions of Part I of Division 4 of the Business and Professions Code, are revoked.

This Decision shall become effective at 12 o'clock noon on September 3, 1997.

DATED: 7/17, 1997.

JIM ANTT, JR.  
Real Estate Commissioner

A handwritten signature in dark ink, appearing to read "Jim Antt, Jr.", is written over a horizontal line.

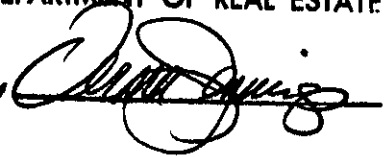
SASD  
FLAN

DARLENE AVERETTA, Counsel  
Department of Real Estate  
107 South Broadway, Room 8107  
Los Angeles, California 90012

(213) 897-3937

FILED  
MAY 12 1997  
DEPARTMENT OF REAL ESTATE

By



DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

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|--------------------------------------|---------------------|
| In the Matter of the Accusation of ) | No. H-27093 LA      |
| HUGO NGUYEN HAN, )                   | A C C U S A T I O N |
| Respondent. )                        |                     |

The Complainant, Thomas McCrady, a Deputy Real Estate Commissioner of the State of California, for cause of Accusation against HUGO NGUYEN HAN ("Respondent") alleges as follows:

I

The Complainant, Thomas McCrady, a Deputy Real Estate Commissioner of the State of California, makes this Accusation in his official capacity.

II

Respondent is presently licensed and/or has license rights under the Real Estate Law, Part 1 of Division 4 of the California Business and Professions Code (hereinafter "Code"), as a real estate broker.

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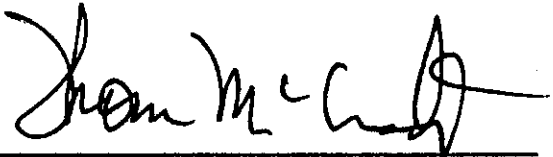
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1 WHEREFORE, Complainant prays that a hearing be  
2 conducted on the allegations of this Accusation and, that upon  
3 proof thereof, a decision be rendered imposing disciplinary  
4 action against all the licenses and license rights of Respondent,  
5 HUGO NGUYEN HAN, under the Real Estate Law (Part 1 of Division 4  
6 of the Business and Professions Code) and for such other and  
7 further relief as may be proper under other applicable provisions  
8 of law.

9 Dated at Los Angeles, California  
10 this 12th day of May, 1997.

  
Deputy Real Estate Commissioner

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cc: Hugo Nguyen Han  
Sacto.  
SE