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FILED  
APR 16 2008  
DEPARTMENT OF REAL ESTATE

By 

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation of ) NO. H-27993 LA  
)  
JULIE H. LEE, )  
)  
Respondent. )

ORDER GRANTING REINSTATEMENT OF LICENSE

On December 3, 1999, a Decision was rendered herein  
revoking Respondent's real estate broker license, but granting  
Respondent the right to the issuance of a restricted real estate  
broker license. A restricted real estate broker license was  
issued to Respondent on January 28, 2000.

On December 4, 2006, 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

1 an unrestricted real estate broker license and that it would  
2 not be against the public interest to issue said license to  
3 Respondent.

4 NOW, THEREFORE, IT IS ORDERED that Respondent's  
5 petition for reinstatement is granted and that a real estate  
6 broker license be issued to Respondent, if Respondent satisfies  
7 the following conditions within nine (9) months from the date  
8 of this Order:

9 Submittal of a completed application and payment of  
10 the fee for a real estate broker license.

11 This Order shall be effective immediately.

12 Dated: 4-8-08

13 JEFF DAVIS  
14 Real Estate Commissioner  
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FILED  
DEC - 8 1999  
DEPARTMENT OF REAL ESTATE

By K. Kiedricholt

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation of	)	
	)	No. H-27933 LA
JULIE H. LEE,	)	
BRANDON MYOUNG LEE,	)	OAH No. L-1999030379
and JA KIM CLARA SOOK,	)	
	)	
Respondents.	)	

DECISION AFTER REJECTION

The matter came on for hearing before W.F. Byrnes, Administrative Law Judge, of the Office of Administrative Hearings, in Los Angeles, California, on May 19, 1999.

Elliott MacLennan, Counsel, represented the complainant. Respondents JULIE H. LEE and BRANDON MYOUNG LEE were personally present throughout the hearing and represented by FRANK BRAU, Esq. Respondent JA KIM CLARA SOOK was personally present throughout the hearing and represented by KELLY R. CHA, Esq.

Evidence was received, the hearing was closed, and the matter was submitted.

///

1           On June 18, 1999, the Administrative Law Judge submitted  
2 a Proposed Decision which I declined to adopt as my Decision  
3 herein pursuant to Section 11517(c) of the Government Code of the  
4 State of California. Respondents were served with notice of my  
5 determination not to adopt the Proposed Decision of the  
6 Administrative Law Judge along with a copy of said Proposed  
7 Decision. Respondents were notified that the case would be  
8 decided by me upon the record including the transcript of  
9 proceedings held on May 19, 1999, and upon any written argument  
10 offered by Respondents.

11           Written argument has not been submitted on behalf of  
12 Respondents.

13           After further consideration of the matter, the following  
14 shall constitute the Decision of the Real Estate Commissioner in  
15 the above-entitled matter:

16                           FINDINGS OF FACT

17           The Factual Findings as set forth in the Proposed  
18 Decision dated June 18, 1999, of the Administrative Law Judge, are  
19 hereby adopted as the Findings of Fact of the Real Estate  
20 Commissioner in the above-entitled matter, with the exception of  
21 Finding XII. The evidence does not establish that Respondent  
22 BRANDON MYOUNG LEE was performing acts requiring a real estate  
23 license in connection with the transaction which was the subject  
24 of the audit examination.

25                           DETERMINATION OF ISSUES

26           The Legal Conclusions of the Proposed Decision dated  
27 June 18, 1999, of the Administrative Law Judge as to Respondent

1 JULIE H. LEE are hereby adopted as the Determination of Issues of  
2 the Real Estate Commissioner in the above-entitled matter, except  
3 for the following citations in the Proposed Decision on page 4,  
4 paragraph I, to wit, Section "10177(e)" is corrected to read  
5 Section "10176(e)," and "10177(i)" is corrected to read Section  
6 "10176(i)."

7 ORDER

8 I

9 The Proposed Decision of the Administrative Law Judge is  
10 hereby adopted as the Order of the Real Estate Commissioner in  
11 this matter as to Respondent JA KIM CLARA SOOK.

12 II

13 The Accusation against Respondent BRANDON MYOUNG LEE is  
14 Dismissed.

15 III

16 After reviewing the record and transcript of the  
17 hearing, I find that the quantum of penalty proposed as against  
18 JULIE H. LEE is inappropriate and that more monitoring measures  
19 are necessary to protect the public. Accordingly, the following  
20 shall constitute my Decision with respect to Respondent JULIE H.  
21 LEE.

22 All licenses and licensed rights of Respondent under the  
23 Real Estate Law are revoked; provided, however, a restricted real  
24 estate broker license shall be issued to Respondent pursuant to  
25 Section 10156.5 of the Business and Professions Code if Respondent  
26 makes application therefor and pays to the Department of Real  
27 Estate the appropriate fee for the restricted license within 90

1 days from the effective date of this Decision. The restricted  
2 license issued to Respondent shall be subject to all of the  
3 provisions of Section 10156.7 of the Business and Professions Code  
4 and to the following limitations, conditions and restrictions  
5 imposed under authority of Section 10156.6 of that Code:

6           1. The restricted license issued to Respondent may be  
7 suspended prior to hearing by Order of the Real Estate  
8 Commissioner in the event of that Respondent's conviction or plea  
9 of nolo contendere to a crime which is substantially related to  
10 Respondent's fitness or capacity as a real estate licensee.

11           2. The restricted license issued to Respondent may be  
12 suspended prior to hearing by Order of the Real Estate  
13 Commissioner on evidence satisfactory to the Commissioner that  
14 Respondent has violated provisions of the California Real Estate  
15 Law, the Subdivided Lands Law, Regulations of the Real Estate  
16 Commissioner or conditions attaching to the restricted license.

17           3. Respondent shall not be eligible to apply for the  
18 issuance of an unrestricted real estate license nor for the  
19 removal of any of the conditions, limitations or restrictions of a  
20 restricted license until one year has elapsed from date of  
21 issuance of any restricted license.

22           4. Respondent shall, within six months from the  
23 effective date of this Decision, present evidence satisfactory to  
24 the Real Estate Commissioner that Respondent has, since the most  
25 recent issuance of an original or renewal real estate license,  
26 taken and successfully completed the continuing education  
27 requirements of Article 2.5 of Chapter 3 of the Real Estate Law

1 for renewal of a real estate license. If Respondent fails to  
2 satisfy this condition, the Commissioner may order the suspension  
3 of the restricted license until the Respondent presents such  
4 evidence. The Commissioner shall afford Respondent the  
5 opportunity for a hearing pursuant to the Administrative Procedure  
6 Act to present such evidence.

7         5. Respondent shall within six months from the effective  
8 date of this Decision, take and pass the Professional  
9 Responsibility Examination administered by the Department  
10 including the payment of the appropriate examination fee. If  
11 Respondent fails to satisfy this condition, the Commissioner may  
12 order suspension of Respondent's license until Respondent passes  
13 the examination.

14         This Decision shall become effective at 12 o'clock noon  
15 on December 28, 1999.

16         IT IS SO ORDERED December 3, 1999.

17  
18                     PAULA REDDISH ZINNEMANN  
19                     Real Estate Commissioner

20                     John R. Liberator  
21

22  
23                     BY: John R. Liberator  
24                     Chief Deputy Commissioner  
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27

*Back  
Slap*

**FILED**  
JUL 27 1999  
DEPARTMENT OF REAL ESTATE

By *R. M. Scholt*

DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \* \* \*

In the Matter of the Accusation of )	No. H-27993 LA
JULIE H. LEE, )	
BRANDON MYOUNG LEE, )	L-1999030379
and JA KIM CLARA SOOK, )	
Respondents. )	

NOTICE

TO: JULIE H. LEE, BRANDON MYOUNG LEE and JA KIM CLARA SOOK,  
Respondents and Kelly R. Cha, Esq. and Frank Brau, Esq.

YOU ARE HEREBY NOTIFIED that the Proposed Decision  
herein dated June 18, 1999, of the Administrative Law Judge  
is not adopted as the Decision of the Real Estate  
Commissioner. A copy of the Proposed Decision dated June 18,  
1999, is attached hereto for your information.

In accordance with Section 11517(c) of the  
Government Code of the State of California, the disposition  
of this case will be determined by me after consideration of  
the record herein including the transcript of the proceedings



1 held on May 19, 1999, and any written argument hereafter  
2 submitted on behalf of respondent and complainant.

3 Written argument for respondent to be considered by  
4 me must be submitted within 15 days after receipt of the  
5 transcript of the proceedings of May 19, 1999, at the Los  
6 Angeles office of the Department of Real Estate unless an  
7 extension of the time is granted for good cause shown.

8 Written argument of complainant to be considered by  
9 me must be submitted within 15 days after receipt of the  
10 argument of respondent at the Los Angeles office of the  
11 Department of Real Estate unless an extension of the time is  
12 granted for good cause shown.

13 DATED: July 20, 1999

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15 JOHN R. LIBERATOR  
16 Acting Real Estate Commissioner

17 John R. Liberator  
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BEFORE THE  
DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

In the Matter of the Accusation of	)	Case No. H-27993 LA
	)	OAH No. L-1999030379
JULIE H. LEE, BRANDON MYOUNG	)	
LEE and JA KIM CLARA SOOK,	)	
	)	
<u>Respondents.</u>	)	

PROPOSED DECISION

This matter came on regularly for hearing before W. F. Byrnes, Administrative Law Judge of the Office of Administrative Hearings, at Los Angeles, California, on May 19, 1999. Elliott Mac Lennan, Counsel, represented the complainant. Kelly R. Cha, Attorney at Law, represented respondent Ja Kim Clara Sook. Frank Brau, Attorney at Law, represented respondents Julie H. Lee and Brandon Myoung Lee. Evidence having been received and the matter submitted, the Administrative Law Judge finds the following facts:

I

Thomas McCrady made the Accusation in his official capacity as a Deputy Real Estate Commissioner.

II

Julie H. Lee (Lee), dba Metro Realty, Brandon Myoung Lee (Brandon) and Ja Kim Clara Sook (Sook), sometimes collectively referred to as respondents, are presently licensed and/or have license rights under the Real Estate Law (Part 1 of Division 4 of the California Business and Professions Code).

III

All references to the "Code" are to the California Business and Professions Code and all references to "Regulations" are to Title 10, Chapter 6, California Code of Regulations.

#### IV

A. At all times mentioned, Lee was licensed by the Department of Real Estate of the State of California (Department) as a real estate broker.

B. At all times mentioned, Brandon was licensed by the Department of Real Estate of the State of California (Department) as a real estate broker, and was office manager for respondent Lee.

C. At all times mentioned, Sook was licensed by the Department of Real Estate of the State of California (Department) as a real estate salesperson, and was employed by respondent Lee.

#### V

A. At all times mentioned, in the City of Los Angeles, Los Angeles County, Lee acted as a real estate broker within the meaning of Sections 10131(a), (b), and (e) of the Code.

B. Sook, as an employee of Lee dba Metro Realty, was the agent for both the lessee and the prospective manager of the business opportunity known as the "Mask" nightclub.

#### VI

On February 20, 1998, the Department completed a field audit examination of the books and records of Lee dba Metro Realty pertaining to the activities described in Finding V. The audit examination covered the period of time beginning on February 1, 1996 and ending on January 31, 1998. The audit examination revealed the following violations of the Code and the Regulations.

#### VII

At all times mentioned, in connection with the property management activities described in Finding V, Lee accepted or received funds in trust (trust funds) from or on behalf of actual or prospective purchasers of business opportunities, property owners, tenants, lessors and lessees, and thereafter made disposition of such funds. Lee did not maintain a trust account during the audit period. With respect to those trust funds, Lee:

A. Failed to maintain an adequate control record in the form of a columnar record in chronological order of all trust funds received, as required by Section 2831 of the Regulations and Section 10145 of the Code:

B. Failed to maintain the trust account in the name of the broker, as required by Section 2832 of the Regulations and Section 10145 of the Code;

C. Failed to deposit trust funds into the trust account not later than three business days following the receipt of funds from Son, Lee H. W. and Sook, real estate buyers, by the broker or by the broker's salesperson, as required by Section 2832 of the Regulations and Section 10145 of the Code;

D. Failed to deposit trust funds received from management agreement participant Jun B. Kim in the amount of \$20,000 into the trust account not later than three business days following the receipt of funds by the broker or by the broker's salesperson, as required by Section 2832 of the Regulations and Section 10145 of the Code; and,

E. Deposited trust funds received from Jun B. Kim in the amount of \$20,000 into Lee's General Account on December 16, 1996, pertaining to the business opportunity in the form of the management agreement for the nightclub known as the "Mask," in violation of Section 10176(e) of the Code.

## VIII

Lee failed to produce or maintain certain records of her activity during this period requiring a real estate license including the records pertaining to Jun B. Kim with respect to his management agreement for the "Mask" nightclub, in violation of Section 10148 of the Code.

## IX

Lee failed to make available Brandon's original real estate license for inspection, as required by Section 10160 of the Code.

## X

The overall conduct of Lee constituted negligence.

## XI

It was not established that the conduct of Sook constituted negligence or incompetence with regard to the manner by which she conducted the Jun B. Kim management agreement matter.

XII

The conduct of Brandon as revealed by the audit investigation, in failing to deposit and record in the trust account record two earnest money deposits from Mr. Pak and separately from Mr. Pae, was negligent.

XIII

The conduct of Lee and Brandon as revealed by the audit investigation, in failing to deposit and record in the trust account the two \$10,000 deposit checks from Jun B. Kim for the business opportunity known as the "Mask" nightclub, and for depositing said checks into their general account, constitutes conversion.

\* \* \* \* \*

Pursuant to the foregoing findings of fact, the following is the legal basis for the decision:

I

Cause exists for license discipline against Lee pursuant to Business and Professions Code sections 10177(d), ~~(e)~~, (g), (h), and ~~(i)~~, by reason of Findings VII, IX, X, and XIII.

10176(e)(i) - per Decision after Rejection  
II

Cause exists for license discipline against Brandon pursuant to Business and Professions Code sections 10177 (g) and (i), by reason of Findings XII and XIII.

III

Cause has not been established for license discipline against Sook, by reason of Finding XI.

\* \* \* \* \*

WHEREFORE, THE FOLLOWING ORDER is hereby made.

I

*adopted* } As to respondent Ja Kim Clara Sook, the Accusation is dismissed.

II

All licenses and licensing rights of respondents Julie H. Lee and Brandon Myoung Lee, and each of them, are suspended for one year from the effective date of this decision; provided, however, that the suspension shall be stayed upon the following terms and conditions:

1. Respondents shall obey all laws, rules and regulations governing the rights, duties, and responsibilities of a real estate license in the State of California.

2. Pursuant to Section 10148 of the Business and Professions Code, respondents shall pay the Commissioner's reasonable cost for an audit to determine if respondents have corrected the trust fund violations found herein. In calculating the amount of the Commissioner's reasonable cost, the Commissioner may use the estimated average hourly salary for all persons performing audits of real estate brokers, and shall include an allocation for travel costs, including mileage, time to and from the auditor's place of work and per diem. Respondents shall pay such cost within 45 days of receiving an invoice from the Commissioner detailing the activities performed during the audit and the amount of time spent performing those activities. The Commissioner may, in his discretion, vacate and set aside the stay order, if payment is not timely made as provided for herein, or as provided for in a subsequent agreement between the Respondents and the Commissioner. The vacation and the set aside of the stay shall remain in effect until payment is made in full, or until Respondents enter into an agreement satisfactory to the Commissioner to provide for payment. Should no order vacating the stay be issued, either in accordance with this condition or condition "1", the stay imposed herein shall become permanent.

Dated: 6-18-99



W. F. BYRNES  
Administrative Law Judge  
Office of Administrative Hearings

WFB:sp

*Sacto Slog*

**BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA**

**FILED**  
APR - 9 1999  
DEPARTMENT OF REAL ESTATE

By *R. Medichuk*

*In the Matter of the Accusation of*

JULIE H. LEE, BRANDON MYOUNG LEE  
and JA KIM CLARA SOOK,

Case No. H-27993 LA

OAH No. L-1999030379

Respondent

**NOTICE OF HEARING ON ACCUSATION**

*To the above named respondent:*

You are hereby notified that a hearing will be held before the Department of Real Estate at \_\_\_\_\_  
Office of Administrative Hearings, 320 W. Fourth Street, 6th Floor  
Los Angeles, CA 90013

on May 19, 1999, at the hour of 9:00 a.m.  
or as soon thereafter as the matter can be heard, upon the Accusation served upon you. If you object to the place of hearing, you must notify the presiding administrative law judge of the Office of Administrative Hearings within ten (10) days after this notice is served on you. Failure to notify the presiding administrative law judge within ten days will deprive you of a change in the place of the hearing.

You may be present at the hearing. You have the right to be represented by an attorney at your own expense. You are not entitled to the appointment of an attorney to represent you at public expense. You are entitled to represent yourself without legal counsel. If you are not present in person nor represented by counsel at the hearing, the Department may take disciplinary action against you based upon any express admission or other evidence including affidavits, without any notice to you.

You may present any relevant evidence and will be given full opportunity to cross-examine all witnesses testifying against you. You are entitled to the issuance of subpoenas to compel the attendance of witnesses and the production of books, documents or other things by applying to the Department of Real Estate.

The hearing shall be conducted in the English language. If you want to offer the testimony of any witness who does not proficiently speak the English language, you must provide your own interpreter and pay his or her costs. The interpreter must be certified in accordance with Sections 11435.30 and 11435.55 of the Government Code.

DEPARTMENT OF REAL ESTATE

Dated: April 8, 1999

By *ei 7. u*  
Counsel

cc: Julie H. Lee  
Brandon M. Lee  
Ja Kim Clara Sook  
Frank Brau, Esq.  
Kelly R. Cha, Esq.  
RE 501 (Rev. 8/97) Sacto OAH MA

kw

Telephone (213) 897-3937

**FILED**  
**FEB - 8 1999**  
**DEPARTMENT OF REAL ESTATE**

By K. H. K. H. K.

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COURT PAPER  
STATE OF CALIFORNIA  
STD. 113 (REV. 3-95)  
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All references to the "Code" are to the California Business and Professions Code and all references to "Regulations" are to Title 10, Chapter 6, California Code of Regulations.

3

At all times mentioned, LEE was licensed by the Department of Real Estate of the State of California (Department) as a real estate broker. LEE was originally licensed as a real estate broker on August 21, 1990.

4

At all times mentioned, BRANDON was licensed by the Department of Real Estate of the State of California (Department) as a real estate broker. BRANDON's license expired on March 28, 1995. He remains subject to jurisdiction pursuant to Section 10103 of the Business and Professions Code.

5

At all times mentioned, SOOK was licensed by the Department of Real Estate of the State of California (Department) as a real estate salesperson.

6

At all times mentioned, in the City of Los Angeles, Los Angeles County, LEE acted as a real estate broker within the meaning of:

A. Section 10131(a) of the Code in that she operated a residential real estate resale business and business opportunity business with the public wherein, on behalf of others and for compensation or in expectation of compensation, she sold or

1 offered to sell, bought or offered to buy, solicited prospective  
2 sellers or purchasers of, solicited or obtained listings of, or  
3 negotiated the purchase, sale or exchange of real property;

4 B. Section 10131(b) of the Code including the operation  
5 and conduct of a property management business with the public  
6 wherein, for or in expectation of compensation, she leased or  
7 rented or offered to lease or rent, or placed for rent, or  
8 solicited listings of places for rent, or solicited for  
9 prospective tenants, or collected rents from real property, or  
10 improvements thereon; and

11 C. Section 10131(e) of the Code including the sale,  
12 purchase or exchange, or offers thereof of real property sales  
13 contracts or promissory notes secured directly or collaterally by  
14 liens on real property or on a business opportunity, and performs  
15 services for the holders thereof.

16 BRANDON, who co-owns Metro Realty with his wife LEE, is  
17 an expired licensed real estate broker purportedly operating as  
18 the office manager of Metro Realty. SOOK is a real estate  
19 salesperson employed by LEE dba Metro Realty. SOOK was the agent  
20 for both the sellers and the buyer, June B. Sook, for the business  
21 opportunity known as the "Mask" nightclub.

22 7

23 On February 20, 1998, the Department completed a field  
24 audit examination of the books and records of LEE dba Metro Realty  
25 pertaining to the activities described in Paragraph 6. The audit  
26 examination covered the period of time beginning on February 1,  
27 1996 and ending on January 31, 1998. The audit examination



1 revealed the following violations of the Code and the Regulations.

2 8

3 At all times mentioned, in connection with the property  
4 management activities described in Paragraph 6, LEE accepted or  
5 received funds in trust (trust funds) from or on behalf of actual  
6 or prospective purchasers of business opportunities, property  
7 owners, tenants, lessors and lessees, and thereafter made  
8 disposition of such funds. LEE did not maintain a trust account  
9 during the audit period:

10 9

11 With respect to the trust funds referred to in Paragraph  
12 8, it is alleged that LEE:

13 (a) Failed to maintain an adequate control record in  
14 the form of a columnar record in chronological order of all trust  
15 funds received, as required by Section 2831 of the Regulations;

16 (b) Failed to maintain the trust account in the name of  
17 the broker, as required by Section 2832 of the Regulations; and

18 (c) Failed to deposit trust funds into the trust  
19 account not later than three business days following the receipt  
20 of funds from Son, Lee H. W. and SOOK, real estate buyers, by the  
21 broker or by the broker's salesperson, as required by Section 2832  
22 of the Regulations;

23 (d) Failed to deposit trust funds received from  
24 business opportunity purchaser Jun B. SOOK in the amount of  
25 \$20,000 into the trust account not later than three business days  
26 following the receipt of funds by the broker or by the broker's  
27 salesperson, as required by Section 2832 of the Regulations; and,

1 (e) Deposited trust funds received from Jun B. SOOK in  
2 the amount of \$20,000 into LEE's General Account on December 16,  
3 1996, pertaining to the business opportunity in the form of the  
4 purchase and sale of the nightclub known as the "Mask," in  
5 violation of Section 10176(e) of the Code.

6 10

7 The conduct of LEE, described in Paragraph 9, violated  
8 the Code and the Regulations as set forth below:

9 PARAGRAPH

PROVISIONS VIOLATED

10 9(a) Section 10145 of the Code and  
11 Section 2831 of the Regulations

12  
13 9(b) Section 10145 of the Code and  
14 Section 2832 of the Regulations

15  
16 9(c) Section 10145 of the Code and  
17 Section 2832 of the Regulations

18  
19 9(d) Section 10145 of the Code and  
20 Section 2832 of the Regulations

21  
22 9(e) Section 10176(e) of the Code

23 Each of the foregoing violations separately constitutes cause for  
24 the suspension or revocation of the real estate license and  
25 license rights of LEE under Sections 10177(d) and 10176(e) of the  
26 Code, as indicated.  
27

1  
2 During the course of the audit examination, the  
3 Department attempted to complete a field audit examination of the  
4 books and records of LEE pertaining to the activities described in  
5 Paragraph 4, above. LEE failed to produce or maintain certain  
6 records of her activity during this period requiring a real estate  
7 license including the records pertaining to the business  
8 opportunity purchaser Jun B. SOOK with respect to his purchase of  
9 the "Mask" nightclub, in violation of Section 10148 of the Code.

10  
11 The audit investigation revealed that LEE failed to make  
12 available the original corporate real estate license of BRANDON's  
13 for inspection, as required by Code Section 10160. This conduct  
14 and violation are cause to suspend or revoke the licenses and  
15 license rights of Respondent LEE under Sections 10177(d) and  
16 10177(h) of the Code.

17  
18 The overall conduct of LEE constitutes negligence or  
19 incompetence. This conduct and these violations are cause for the  
20 suspension or revocation of the real estate license and license  
21 rights of LEE under Section 10177(g) of the Code.

22  
23 The conduct of SOOK, as revealed by the audit  
24 investigation, with regard to the manner by which she conducted  
25 the sale and purchase of the business opportunity known as the  
26 "Mask" nightclub with both buyers and sellers constitutes  
27 negligence or incompetence. This conduct and these violations are

1 cause for the suspension or revocation of the real estate license  
2 and license rights of SOOK under Section 10177(g) of the Code.

3 15

4 The conduct of BRANDON as revealed by the audit  
5 investigation, in failing to deposit and record in the trust  
6 account record two earnest money deposits from Mr. Pak and  
7 separately from Mr. Pae, is negligent and cause for the suspension  
8 or revocation of the real estate license and license rights of  
9 BRANDON under Sections 10103 and 10177(g) of the Code.

10 16

11 The conduct of LEE and BRANDON as revealed by the audit  
12 investigation, in failing to deposit and record in the trust  
13 account and the two \$10,000 deposit checks from Jun B. SOOK for  
14 the purchase of the business opportunity known as the "Mask"  
15 nightclub, and for depositing said checks into their general  
16 account constitutes conversion. This conduct and these violations  
17 are cause for the suspension or revocation of the real estate  
18 license and license rights of LEE and BRANDON under Sections 10103  
19 and 10176(i) of the Code.

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1                   WHEREFORE, Complainant prays that a hearing be conducted  
2 on the allegations of this accusation and that upon proof thereof,  
3 a decision be rendered imposing disciplinary action against the  
4 license and license rights of JULIE H. LEE, BRANDON MYOUNG LEE and  
5 JA KIM CLARA SOOK, 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 8th day of February, 1999.

11                   *Shao McCarty*  
12                   \_\_\_\_\_  
13                   Deputy Real Estate Commissioner  
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25 cc     Julie H. Lee  
26         Brandon M. Lee  
27         Ja Kim Clara Sook  
          MA  
          Sacto.