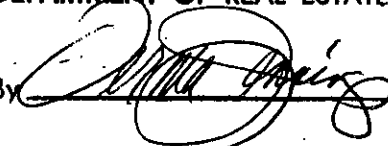


FILED
MAR 29 2010
DEPARTMENT OF REAL ESTATE

By 

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * * *

In the Matter of the Accusation of	)	No. H-28172 LA
EUGENE H. PARK,	)	<u>ORDER DENYING</u>
Respondent.	)	<u>RECONSIDERATION</u>

On February 3, 2010, an Order Denying Reinstatement of License was rendered to become effective March 19, 2010. Said Order was stayed by separate order to March 29, 2010.

On March 10, 2010, Respondent petitioned for reconsideration of the Order of February 3, 2010.

I have given due consideration to the petition of Respondent. I find no good cause to reconsider the Order of February 3, 2010, and reconsideration is hereby denied.

IT IS SO ORDERED MAR 29 2010

JEFF DAVI
Real Estate Commissioner


By WAYNE S. BELL
Chief Counsel

SACD,
Hag

FILED
MAR 18 2010

DEPARTMENT OF REAL ESTATE

By: 

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * * *

In the Matter of the Accusation of	)	No. H-28172 LA
	)	
EUGENE H. PARK,	)	<u>ORDER STAYING</u>
	)	
Respondent.	)	<u>EFFECTIVE DATE</u>

On February 3, 2010, an Order Denying Reinstatement of License was rendered in the above-entitled matter to become effective March 19, 2010.

IT IS HEREBY ORDERED that the effective date of the Order Denying Reinstatement of License of February 3, 2010, is stayed for a period of 10 days to consider Respondent's petition for reconsideration.

The Order Denying Reinstatement of License of February 3, 2010, shall become effective at 12 o'clock noon on March 29, 2010.

DATED: MAR 18 2010

JEFF DAVI
Real Estate Commissioner

By:


PHILLIP IHDE
Regional Manager

FILE

FILED

FEB 27 2010

DEPARTMENT OF REAL ESTATE

By *[Signature]*

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of

EUGENE H. PARK,

Respondent.

No. H-28172 LA

ORDER DENYING REINSTATEMENT OF LICENSE

On September 29, 1999, a Decision was rendered revoking the real estate broker license of Respondent, but granting the right to a restricted salesperson license. It had been determined that there was cause to revoke Respondent's license pursuant to Business and Professions Code Section 10177(b) and 490, for conviction of a crime. A restricted salesperson license was issued November 12, 1999.

On August 27, 2008, 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 submitted in support thereof. Respondent has failed to demonstrate to my satisfaction that Respondent has undergone sufficient rehabilitation to warrant the reinstatement of Respondent's real estate broker license at this time.

1 The burden of proving rehabilitation rests with the petitioner (*Feinstein v. State*
2 *Bar* (1952) 39 Cal. 2d 541). A petitioner is required to show greater proof of honesty and
3 integrity than an applicant for first time licensure. The proof must be sufficient to overcome the
4 prior adverse judgment on the applicant's character (*Tardiff v. State Bar* (1980) 27 Cal. 3d 395).

5 The Department has developed criteria in Section 2911 of Title 10, California
6 Code of Regulations (Regulations) to assist in evaluating the rehabilitation of an applicant for
7 reinstatement of a license. Among the criteria relevant in this proceeding are:

8 Regulation 2911(j) – Discharge of debts or monetary obligations

9 Respondent has not discharged a County tax lien and a civil judgment.

10 Regulation 2911(n) Change in attitude from that which existed at the time of the
11 conduct in question as evidenced by any or all of the following:

12 (1) Testimony of applicant.

13 Respondent denies he was involved in illegal activities.

14 (2) Evidence from family members, friends or other persons familiar with
15 applicant's previous conduct and with Respondent's subsequent attitudes and behavioral
16 patterns.

17 (3) Evidence from probation or parole officers or law enforcement officials
18 competent to testify as to applicant's social adjustments.

19 (4) Evidence from psychiatrists or other persons competent to testify with regard
20 to neuropsychiatric or emotional disturbances.

21 (5) Absence of subsequent felony or misdemeanor convictions that are reflective
22 of an inability to conform to societal rules when considered in light of the conduct in question.

23 Given the violations found and the fact that Respondent has not established that
24 Respondent has complied with Regulations 2911 (j) and (n), I am not satisfied that Respondent
25 is sufficiently rehabilitated to receive a real estate broker license.

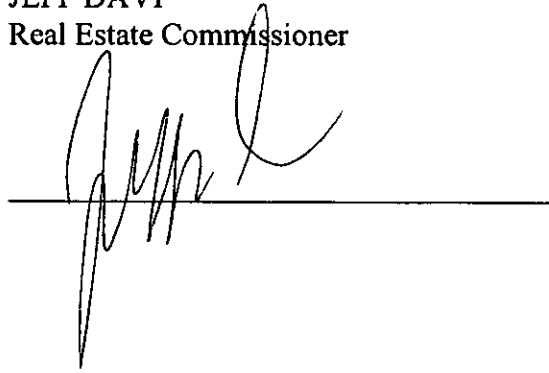
26 NOW, THEREFORE, IT IS ORDERED that Respondent's petition for
27 reinstatement of Respondent's real estate broker license is denied.

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This Order shall become effective at 12 o'clock noon on MAR 19 2010

IT IS SO ORDERED 2-3-2010

JEFF DAVI
Real Estate Commissioner

A handwritten signature in black ink, appearing to read 'Jeff Davi', is written over a horizontal line.

*Index
Done*

FILED
MAY 2 2007
DEPARTMENT OF REAL ESTATE

K. Medeiros

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of) NO. H-28172 LA
EUGENE H. PARK,)
Respondent.)

ORDER DENYING REINSTATEMENT OF LICENSE

On September 29, 1999, a Decision was rendered herein revoking Respondent's real estate broker license, but granting Respondent the right to apply for and be issued a restricted real estate salesperson license. A restricted real estate salesperson license was issued to Respondent on November 12, 1999.

On or about October 17, 2002, Respondent petitioned for reinstatement of said license. An Order Denying Reinstatement of License was filed on February 11, 2004.

///

///

On July 20, 2005, Respondent petitioned for reinstatement of said license and the Attorney General of the State of California has been given notice of the filing of the petition.

I have considered Respondent's petition and the evidence and arguments in support thereof. Respondent has failed to demonstrate to my satisfaction that Respondent has undergone sufficient rehabilitation to warrant the issuance to Respondent of an unrestricted real estate broker license, in that:

I

In the Decision which revoked Respondent's real estate broker license, there were determination of issues made that there was cause to revoke Respondent's license pursuant to Business and Professions Code ("Code") Sections 490 and 10177(b) for conviction of a crime.

On or about March 19, 1998, Respondent was convicted in the Municipal Court of Los Angeles, State of California, of violating Penal Code Section 470(a) (fraud), a crime involving moral turpitude which is substantially related to the qualifications, functions and duties of a real estate licensee. The underlying facts were that in or about January, 1998, Respondent purchased a treadmill from a department store using

1 a false identification and a blank, signed check from a former
2 tenant.

3
4 II

5 The burden of proving rehabilitation rests with the
6 petitioner (Feinstein v. State Bar (1952) 39 Cal. 2d 541).

7 A petitioner is required to show greater proof of honesty and
8 integrity than an applicant for first time licensure. The
9 proof must be sufficient to overcome the prior adverse judgment
10 on the applicant's character (Tardiff v. State Bar (1980) 27
11 Cal. 3d 395).

12 The Department has developed criteria in Title 10,
13 Chapter 6, California Code of Regulations ("Regulation") 2911,
14 to assist in evaluating the rehabilitation of an applicant for
15 reinstatement of a license. Among the criteria relevant in
16 this proceeding are:
17

18 Regulation 2911(j) - Respondent has not provided
19 proof that he has paid a county tax lien in the amount of
20 \$562, filed on May 9, 2000, or a \$462,900 civil judgment filed
21 against him on June 22, 1995, in Los Angeles Superior Court
22 case no. EC017016.
23

24 ///

25 ///

26 ///

1 Regulation 2911(n) (1) - Respondent has not shown
2 a change in attitude. During an interview with a Deputy Real
3 Estate Commissioner, Respondent did not express remorse for
4 what he did, or admit that what he did was wrong.
5

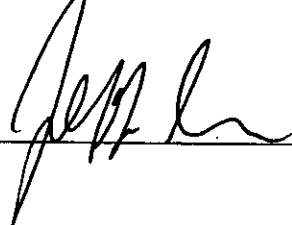
6 Given the fact that Respondent has not established
7 that he has met the criteria of Regulation 2911(j) and
8 299(n) (1), I am not satisfied that Respondent is sufficiently
9 rehabilitated to receive a plenary real estate broker license.
10

11 NOW, THEREFORE, IT IS ORDERED that Respondent's
12 petition for reinstatement of Respondent's real estate broker
13 license is denied.

14 This Order shall become effective at 12 o'clock noon
15 on MAY 22 2007

16 DATED: 4-24

17 JEFF DAVI
18 Real Estate Commissioner

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22
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25

26 cc: Eugene H. Park
27 3010 Wilshire Blvd., # 428
Los Angeles, CA 90010

2/11/04

FILED
FEB 11 2004
DEPARTMENT OF REAL ESTATE

By *Jana B. [Signature]*

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of) NO. H-28172 LA
EUGENE H. PARK,)
Respondent.)

ORDER DENYING REINSTATEMENT OF LICENSE

On September 29, 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 salesperson license. A restricted real estate
salesperson license was issued to Respondent or about November
12, 1999.

On October 17, 2002, Respondent petitioned for
reinstatement of said license and the Attorney General of the
State of California has been given notice of the filing of the
petition.

1 I have considered Respondent's petition and
2 the evidence and arguments in support thereof. Respondent
3 has failed to demonstrate to my satisfaction that Respondent
4 has undergone sufficient rehabilitation to warrant the
5 reinstatement of Respondent's real estate broker license, in
6 that:
7

8 I

9 In the Decision which revoked the real estate license
10 of Respondent it was determined that there was cause to revoke
11 Respondent's license pursuant to Business and Professions Code
12 ("Code") Sections 490 and 10177(b) for conviction of a crime.
13

14 On or about March 19, 1998, Respondent was convicted
15 of a violation of Penal Code Section 470(a) (Fraud). Said
16 crime involves moral turpitude and is substantially related to
17 the qualifications, functions and duties of a real estate
18 licensee.
19

20 The facts underlying the conviction were that in
21 January of 1998, one of Respondent's friends asked Respondent
22 to purchase a treadmill from a Sears store with the promise
23 that the friend would buy the treadmill back from Respondent.
24 Respondent used a false identification and a blank, signed
25 check from a former tenant to purchase the treadmill.
26

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II

Respondent's petition for reinstatement of his license is governed by the Criteria of Rehabilitation set forth in the California Administrative Code, Section 2911, Title 10, Chapter 6, California Code of Regulations ("Regulations"). Section 2911 provides as follows: "The following criteria have been developed by the department pursuant to Section 482(a) of the Business and Professions Code for the purpose of evaluating the rehabilitation of an applicant for issuance or for reinstatement of a license in considering whether or not to deny the issuance or reinstatement on account of a crime or act committed by the applicant."

The Criteria of Rehabilitation as applied to Respondent is as follows: Regulation 2911, subsection, (a) two (2) years have passed since the conviction; (b) restitution was paid; (c) the conviction was expunged; (d) registration pursuant to Penal Code Section 290 is not applicable; (e) probation has been completed; (f) abstinence from use of controlled substances or alcohol is not applicable; (g) fines were paid; (h) family life appears to be stable; (j) there is no evidence of past due debts; (l) there appears to be significant or conscientious involvement in community, church, or social programs.

1 III

2 Respondent has not submitted proof of completion of,
3 or enrollment in educational or vocational training courses.
4 This evidences a lack of rehabilitation and is cause to
5 deny Respondent's petition application pursuant to Regulation
6 2911(i).

7 IV

8 Respondent has not shown that he has corrected
9 business practices resulting in injury to others, or with
10 the potential to cause such injury. This evidences a lack
11 of rehabilitation and is cause to deny Respondent's petition
12 application pursuant to Regulation 2911(k).

13 V

14 Respondent has not shown that new and different
15 social and business relationships exist. This evidences a lack
16 of rehabilitation and is cause to deny Respondent's petition
17 application pursuant to Regulation 2911(m).

18 VI

19 As part of the petition application process, Respondent
20 had an interview with a Deputy Real Estate Commissioner. Respondent
21 did not display a change in attitude. This evidences a lack of
22 rehabilitation and is cause to deny Respondent's petition
23 application pursuant to Regulation 2911(n)(1).

24 NOW, THEREFORE, IT IS ORDERED that Respondent's
25 petition for reinstatement of Respondent's broker license
26 is denied.
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This Order shall become effective at 12 o'clock noon

on MAR 2 2004.

DATED: February 9, 2004.

JOHN R. LIBERATOR
Acting Commissioner



cc: Eugene H. Park
740 S. Hoover Street, # 1
Los Angeles, CA 90005

2007 Wilshire Blvd., # 606
Los Angeles, CA 90057

FILED
OCT - 1 1999
DEPARTMENT OF REAL ESTATE

DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

By K. Kneiderholz

* * * * *

In the Matter of the Accusation of) No. H-28172 LA
EUGENE H. PARK, aka)
"Eugene Hyun Park", "Hyun) L-1999070181
Mo Park", and "Matthew)
Hyunmo Park",)
Respondent.)

DECISION

The Proposed Decision dated September 21, 1999, of the Administrative Law Judge of the Office of Administrative Hearings, is hereby adopted as the Decision of the Real Estate Commissioner in the above-entitled matter.

The Decision suspends or revokes one or more real estate licenses on grounds of the conviction of a crime.

The right to reinstatement of a revoked real estate license or to the reduction of a suspension is controlled by Section 11522 of the Government Code. A copy of Section 11522 and a copy of the Commissioner's Criteria of Rehabilitation are attached hereto for the information of respondent.

This Decision shall become effective at 12 o'clock noon on October 21, 1999.

IT IS SO ORDERED September 29, 1999

JOHN R. LIBERATOR
Acting Real Estate Commissioner

John R. Liberator

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

In the Matter of the Accusation of
EUGENE H. PARK, aka "Eugene
Hyun Park," "Hyun Mo Park," and
"Matthew Hyunmo Park,"

Respondent.

Case No. H-28172 LA

OAH No. L1999070181

PROPOSED DECISION

This matter came on regularly for hearing before H. Stuart Waxman, Administrative Law Judge of the Office of Administrative Hearings, at Los Angeles, California on August 26, 1999.

Complainant, Thomas McCrady was represented by Martha J. Rosett, Staff Counsel.

Respondent, Eugene H. Park ("Respondent"), was present and was represented by Frank M. Buda, Attorney at Law.

Oral and documentary evidence was received and the matter was submitted for decision.

FACTUAL FINDINGS

The Administrative Law Judge makes the following Factual Findings:

1. The Accusation was made by Thomas McCrady, Complainant, who is a Deputy Real Estate Commissioner of the State of California, acting in his official capacity.
2. Respondent was issued a license as a real estate broker by the Department of Real Estate ("the Department") on November 8, 1978. The license will expire on November 7, 2002 unless renewed.

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3. On March 19, 1998, in Municipal Court of East Los Angeles Judicial District, County of Los Angeles, State of California, in Case No. 8EL01601, Respondent was convicted, on his plea of nolo contendere, of violation of Penal Code section 470(a) (Fraud), a crime involving moral turpitude and one substantially related to the qualifications, functions and duties of a real estate licensee.

4. Respondent was placed on summary probation for a period of thirty-six (36) months, was ordered to pay fines and restitution totaling two thousand, five hundred three dollars (\$2503), and was ordered to perform two (2) days of community service. Respondent has paid the fines and restitution and has performed his community service. He remains on summary probation.

5. The conviction arose out of a failed business venture. Respondent owned an eight-unit strip mall in Glendale. He leased the units to Korean business people, one of whom gave Respondent blank, signed checks as requested by Respondent, to pay the rent on the tenant's unit. Due to poor business, the tenant fell several months behind on his rent. Respondent chose not to fill in and deposit the checks because he was aware the tenant had insufficient funds in his bank account to cover the amount of the rent. Other tenants also were doing poorly in their businesses. However, Respondent chose not to evict them because they were his "countrymen" (Respondent's term). In 1997, Respondent was unable to continue to support the mall and he lost it to foreclosure. During the same year, Respondent and his wife divorced. The loss of his business, the loss of his marriage, and a severe lack of funds caused Respondent to experience severe depression.

6. In January of 1998, one of Respondent's friends asked Respondent to purchase a treadmill from a Sears store with the promise that the friend would buy the treadmill back from Respondent. Respondent used a false identification and one of the blank, signed checks from his former tenant to purchase the treadmill.

7. Respondent's attitude has changed since he committed the crime. He is remorseful for his criminal act. Since his conviction, he has become an active member of The Korean L.A. Missionary Church in Los Angeles, on whose behalf he works with homeless individuals, providing them with food and transportation. In addition, Respondent and his former wife are planning to reconcile within the next few months. Respondent has two adult children with whom he remains in contact. Aside from the one conviction, he has had no adverse contact with the criminal justice system.

8. Respondent has been involved in real estate for approximately twenty-two (22) years, first as a salesperson and later as a broker. He works alone, operating his own real estate company. He recently took a 45-hour extension course which covered various subjects including escrow, business law, appraisal, finance, real estate principles, and real estate rules and regulations. His license is very important to him since it represents the main source of his income. Aside from the present action, his license has never been subject to discipline. In addition to his business, Respondent manages an apartment building in exchange for free rent on the apartment in which he resides with a fellow church member.

LEGAL CONCLUSIONS

Pursuant to the foregoing Factual Findings, the Administrative Law Judge makes the following legal conclusions:

1. Cause exists to revoke or suspend Respondent's real estate broker's license pursuant to Business and Professions Code sections 10177(b) (conviction of a crime), as that section interacts with section 490, as set forth in Findings 3, 4, 5 and 6.

Respondent has satisfied several of the criteria for rehabilitation set forth by the Department in Title 10, California Code of Regulations, Section 2912. However, his conviction is only 1½ years old and he is still on probation. Despite his strong efforts toward rehabilitation, insufficient time has lapsed to ensure Respondent is completely rehabilitated.

Honesty and integrity are crucial requisite characteristics of a real estate broker. (Golde v. Fox (1979) 98 Cal.App.3d 167, 177-178). Respondent's crime was one of dishonesty arising out of a real estate related transaction. Respondent works alone and unsupervised. Despite his good intentions, that work environment could provide temptations which might again test his mettle to its limit. The public must remain protected from such temptations until Respondent's complete rehabilitation is fully established.

ORDER

WHEREFORE, THE FOLLOWING ORDER is hereby made:

All licenses and licensing rights of Respondent, Eugene H. Park, aka "Eugene Hyun Park", Hyun Mo Park", and Matthew Hyunmo Park", under the Real Estate Law are revoked; provided, however, a restricted real estate salesperson's license shall be issued to Respondent pursuant to Section 10156.5 of the Business and Professions Code if Respondent makes application therefor and pays to the Department of Real Estate the appropriate fee for the restricted license within 90 days from the effective date of this Decision. The restricted license issued to Respondent shall be subject to all of the provisions of Section 10156.7 of the Business and Professions Code and to the following limitations, conditions and restrictions imposed under authority of Section 10156.6 of that Code:

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

///

///

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

3. Respondent shall not be eligible to apply for the issuance of an unrestricted real estate license nor for the removal of any of the conditions, limitations or restrictions of a restricted license until three (3) years have elapsed from the effective date of this Decision.

4. Respondent shall submit with any application for license under an employing broker, or any application for transfer to a new employing broker, a statement signed by the prospective employing real estate broker on a form approved by the Department of Real Estate which shall certify:

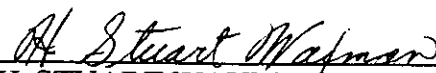
(a) That the employing broker has read the Decision of the Commissioner which granted the right to a restricted license; and

(b) That the employing broker will exercise close supervision over the performance by the restricted licensee relating to activities for which a real estate license is required.

5. Respondent shall, within nine (9) months from the effective date of this Decision, present evidence satisfactory to the Real Estate Commissioner that Respondent has, since the most recent issuance of an original or renewal real estate license, taken and successfully completed the continuing education requirements of Article 2.5 of Chapter 3 of the Real Estate Law for renewal of a real estate license. If Respondent fails to satisfy this condition, the Commissioner may order the suspension of the restricted license until Respondent presents such evidence. The Commissioner shall afford Respondent the opportunity for a hearing pursuant to the Administrative Procedure Act to present such evidence.

6. Respondent shall, within six (6) months from the effective date of this Decision, take and pass the Professional Responsibility Examination administered by the Department including the payment of the appropriate examination fee. If Respondent fails to satisfy this condition, the Commissioner may order suspension of Respondent's license until Respondent passes the examination.

DATED: September 21, 1999


H. STUART WAXMAN
Administrative Law Judge
Office of Administrative Hearings

Sacto May

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

FILED
JUL 15 1999
DEPARTMENT OF REAL ESTATE

In the Matter of the Accusation of

EUGENE H. PARK,

Respondent

By R. Wiedeholt
Case No. H-28172 LA

OAH No. L-1999070181

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 St., Ste. 630
Los Angeles, CA 90013

on August 26, 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: July 15, 1999

By Marta M. O'Neil Counsel

cc: Eugene H. Park
Sacto
OAH
CW

RE 501 (Rev. 8/97)

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MARTHA J. ROSETT, Counsel (SBN 142072)
Department of Real Estate
320 West Fourth Street, #350
Los Angeles, CA 90013

(213) 576-6982
(213) 576-6914

FILED
JUN 24 1999
DEPARTMENT OF REAL ESTATE

By K. Niederhold

DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * * *

In the Matter of the Accusation of) No. H-28172 LA
)
EUGENE H. PARK, aka, "Eugene Hyun) A C C U S A T I O N
Park," " Hyun Mo Park," and)
"Matthew Hyunmo Park,")
)
Respondent.)

The Complainant, Thomas McCrady, a Deputy Real Estate Commissioner of the State of California, for cause of accusation against EUGENE H. PARK, 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

At all times mentioned herein, EUGENE H. PARK ("Respondent") was and still is licensed by the Department of Real Estate of the State of California ("Department") as a real estate broker.

/

III

On or about March 19, 1998, in the Municipal Court of East Los Angeles Judicial District, County of Los Angeles, State of California, in Case No. 8EL01601, Respondent was convicted and sentenced on his plea of nolo contendere to one count of violating California Penal Code Section 470(A) (fraud), a misdemeanor which bears substantial relationship under Section 2910, Title 10, California Code of Regulations, to the qualifications, functions or duties of a real estate licensee.

IV

The facts set forth in Paragraph III constitute cause under Sections 490 and 10177(b) of the Business and Professions Code for suspension or revocation of all licenses and license rights of Respondent under the Real Estate Law.

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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 licenses and/or license rights of EUGENE
5 H. PARK under the Real Estate Law and for such other and
6 further relief as may be proper under applicable provisions
7 of law.

8 Dated at Los Angeles, California
9 this 24th day of June, 1999.

10 THOMAS MC CRADY

11 Deputy Real Estate Commissioner

12
13 cc: EUGENE H. PARK
14 Sacto.
15 CW
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