

1 JAMES L. BEAVER, Real Estate Counsel
2 California State Bar No. 60543
3 Department of Real Estate
4 P. O. Box 187000
5 Sacramento, CA 95818-7000

6 Telephone: (916) 227-0789
7 -or- (916) 227-0788 (Direct)

FILED
JUL 27 2001

DEPARTMENT OF REAL ESTATE

By Kathleen Contreras

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11 TO:) No. H-28606 LA
12)
13 EIC GROUP, a California) STIPULATION AND AGREEMENT ON
14 corporation, CHEN CHI WANG,) ORDER TO DESIST AND REFRAIN
and VICTORIA R. WANG.)

15 It is hereby stipulated by and between Respondents CHEN
16 CHI WANG and VICTORIA R. WANG ("Respondents"), by and through
17 Tanya D. Sizemore, Esq., attorney of record herein for
18 Respondents, and the DEPARTMENT OF REAL ESTATE ("the Department"),
19 acting by and through James L. Beaver, Counsel for the Department,
20 as follows for the purpose of settling and disposing of the
21 pending proceedings on the First Amended Order To Desist and
22 Refrain filed herein on February 6, 2001 ("the Desist And Refrain
23 Order"):

24 1. Respondents timely filed a written request pursuant
25 to Section 11019 of the Business and Professions Code ("the Code")
26 for the purpose of contesting the Desist And Refrain Order.

27 2. Respondents hereby freely and voluntarily withdraw

1 said request for hearing and waive any right to hearing on the
2 Desist And Refrain Order. Respondents do not admit to any
3 wrongdoing or acknowledge the accuracy of any of the allegations
4 in the Desist And Refrain Order.

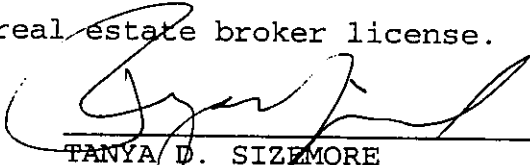
5 3. The Department hereby acknowledges receipt of the
6 Statement of Mitigation attached hereto and made a part hereof.

7 4. Each person executing this Stipulation And
8 Agreement on behalf of any party represents that such person is
9 duly authorized to execute it on behalf of such party.

10 5. This Stipulation And Agreement, including the
11 Statement of Mitigation, shall be maintained by the Department as
12 part of the public record of the proceedings conducted by the
13 Department on the Desist And Refrain Order, and also as part of
14 the public record of the proceedings in Case No. H-7548 SF, which
15 applies to Chen Chi Wang's real estate broker license.

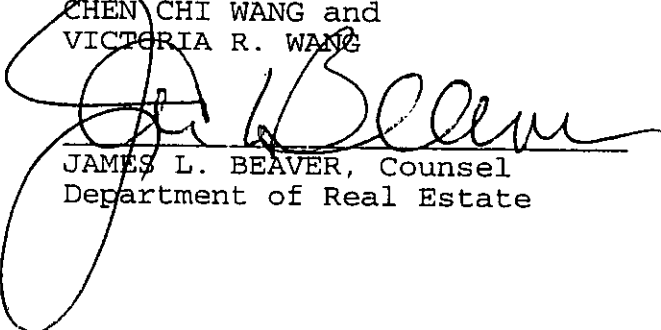
16 7/23/01

17 DATED

18 
TANYA D. SIZEMORE
Attorney for Respondents
CHEN CHI WANG and
VICTORIA R. WANG

19 7/27/01

20 DATED

21 
JAMES L. BEAVER, Counsel
Department of Real Estate

1 Michael A.J. Nangano (SBN 133999)
Tanya D. Sizemore (SBN 189783)
2 BURKE, WILLIAMS & SORENSEN, LLP
3403 Tenth Street, Suite 300
3 Riverside, California 92501
(909) 788-0100
4 (909) 788-5785 FAX

5 Geoffrey K. Willis (SBN 126504)
AKIN, GUMP, STRAUSS, HAUER & FELD, LLP
6 2029 Century Park East, Suite 2600
Los Angeles, California 90067
7 (310) 229-1000
(310) 229-1001 FAX
8
9 Attorneys for Respondents
Chen Chi Wang and Victoria R. Wang

10
11
12 BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA
13

14 In the Matter of
15 EIC Group, a California
16 Corporation, CHEN CHI WANG,
and VICTORIA R. WANG,
17 Respondents.
18

RE: TRACT NO. 36478
"EIC GROUP"
Los Angeles County,
California

RESPONDENTS CHEN AND
VICTORIA WANG'S STATEMENT OF
MITIGATION

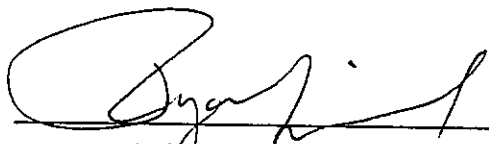
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1 In view of the First Amended Order to Desist and Refrain
2 ("FAO"), issued on February 6, 2001 by the Department of Real
3 Estate ("DRE"), without admitting or denying the allegations
4 raised in the FAO, Respondents Chen Chi Wang and Victoria R.
5 Wang (collectively "Wangs") state the following:

- 6 • The Wangs acknowledge that the FAO sets forth certain
7 actions that the DRE considers to be violations of the
8 law;
- 9 • The transactions described in the FAO were undertaken
10 solely by EIC Group, which is now bankrupt;
- 11 • The Wangs promise not to sell or offer to sell subdivision
12 lots and/or undivided interests in lots in violation of
13 Business & Professions Code section 11018.2 and 10 C.C.R.
14 section 2801.5.

15 The Wangs request that a copy of this Statement of Mitigation be
16 placed in Department of Real Estate file H-7548 SF, which
17 applies to Chen Chi Wangs' real estate broker's license.

18
19 DATED: July 20, 2001


20 Michael A.J. Nangano
21 Geoffrey K. Willis
22 Tanya D. Sizemore
23 Attorneys for Chen Chi Wang and
24 Victoria R. Wang
25
26
27
28

1 JAMES L. BEAVER, Counsel (SBN 60543)
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3 P. O. Box 187000
4 Sacramento, CA 95818-7000

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7

FILED
MAY 16 2001

DEPARTMENT OF REAL ESTATE
By *Laurie L. Z...*

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11 TO:) No. H-28606 LA
12)
13 EIC GROUP, a California) OAH No. L-2001030302
14 Corporation, CHEN CHI WANG)
15 and VICTORIA R. WANG)
16) FIRST AMENDED
17) NOTICE OF HEARING ON
18) ORDER TO DESIST AND REFRAIN
19)

20 On January 30, 2001, the Real Estate Commissioner of
21 the State of California issued her Amended Order, directing the
22 above-named party to desist and refrain from certain alleged
23 activities; and

24 TANYA D. SIZEMORE, Burke, Williams & Sorensen,
25 Attorney for EIC GROUP, CHEN CHI WANG and VICTORIA R. WANG, made
26 a request for hearing pursuant to Sections 11019 of the Business
27 and Professions Code of the State of California.

YOU ARE HEREBY NOTIFIED that a hearing on the Amended
~~Order to Desist and Refrain will be held before the Department~~
of Real Estate at the Office of Administrative Hearings, 320
West Fourth Street, Suite 630, Los Angeles, CA 90013 on

1 Wednesday, July 25, 2001, commencing at 9:00 AM, or as soon
2 thereafter as the matter can be heard, upon the matters
3 contained in the AMENDED ORDER TO DESIST AND REFRAIN filed
4 February 6, 2001.

5 You may be present at the hearing and may be
6 represented by counsel, but you are neither required to be
7 present at the hearing, nor are you required to be represented
8 by counsel.

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

15 DATED: May 10, 2001

16 PAULA REDDISH ZINNEMANN
17 Real Estate Commissioner

18
19 By  _____

20 JAMES L. BEAVER
21 Counsel
22
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1 JAMES L. BEAVER, Counsel (SBN 60543)
2 Department of Real Estate
3 P. O. Box 187000
4 Sacramento, CA 95818-7000
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7

FILED
APR 10 2001

DEPARTMENT OF REAL ESTATE

By *Laurie A. Zin*

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11 TO:)
12) No. H-28606 LA
13) OAH No. L-2001030302
14) NOTICE OF HEARING ON
15) ORDER TO DESIST AND REFRAIN

16 On January 30, 2001, the Real Estate Commissioner of
17 the State of California issued her Amended Order, directing the
18 above-named party to desist and refrain from certain alleged
19 activities; and

20 TANYA D. SIZEMORE, Burke, Williams & Sorensen,
21 Attorney for EIC GROUP, CHEN CHI WANG and VICTORIA R. WANG, made
22 a request for hearing pursuant to Sections 11019 of the Business
23 and Professions Code of the State of California.

24 YOU ARE HEREBY NOTIFIED that a hearing on the Amended
25 Order to Desist and Refrain will be held before the Department
26 of Real Estate at the Office of Administrative Hearings, 320
27 West Fourth Street, Suite 630, Los Angeles, CA 90013 on
Tuesday, May 29, 2001, commencing at 9:00 AM, or as soon

1 thereafter as the matter can be heard, upon the matters
2 contained in the AMENDED ORDER TO DESIST AND REFRAIN filed
3 February 6, 2001.

4 You may be present at the hearing and may be
5 represented by counsel, but you are neither required to be
6 present at the hearing, nor are you required to be represented
7 by counsel.

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

14 DATED: April 9, 2001

15 PAULA REDDISH ZINNEMANN
16 Real Estate Commissioner

17
18 By: 

19 JAMES L. BEAVER
20 Counsel
21
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23
24
25
26
27

1 Department of Real Estate
2 P. O. Box 187000
3 Sacramento, CA 95818-7000
4
5 Telephone: (916) 227-0789
6
7

FILED
FEB - 6 2001

DEPARTMENT OF REAL ESTATE

By *Laurie C. Zin*

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11 TO:) No. H-28606 LA
12)
13 EIC GROUP, a California) FIRST AMENDED
14 Corporation, CHEN CHI WANG) ORDER TO DESIST AND REFRAIN
15 and VICTORIA R. WANG) (B&P Code Section 11019)

16 RE: TRACT NO. 36478
17 "EIC GROUP"
18 Los Angeles County, California
19 Subdivision Public Report File Number 055316 LA

20 The Real Estate Commissioner of the State of
21 California (hereinafter "the Commissioner") has caused an
22 investigation to be made of your activities selling or offering
23 to sell lots and/or undivided interests in lots in a subdivision
24 as defined in Sections 11000 and/or 11000.1 of the California
25 Business and Professions Code (hereinafter "the Code"), and
26 based upon the findings of that investigation, as set forth
27 below, has determined that you, EIC GROUP, a California
Corporation, you, CHEN CHI WANG, and you, VICTORIA R. WANG
(hereinafter collectively "you"), have violated Section 11018.2
of the Code and Section 2801.5 of Chapter 6, Title 10,

1 California Code of Regulations, and pursuant to said
2 determination hereby amends the Desist and Refrain Order
3 heretofore issued herein January 12, 2000.

4 I

5 At all times mentioned herein, you were the owners
6 and/or subdividers and/or the agents of the owners and/or
7 subdividers of subdivided lands as defined in Sections 11000
8 and/or 11000.1 of the Code.

9 II

10 Said subdivided lands, known as or commonly called
11 TRACT NO. 36478 "EIC GROUP", as shown on the map thereof filed
12 October 5, 1984 in Book 1041 of Maps, pages 24 through 26,
13 Official Records, Los Angeles County, California, is located in
14 Los Angeles County, California, approximately five and one-half
15 miles from Lancaster, California, and consists of approximately
16 162 acres divided into 16 lots. The Subdivision is identified
17 in the records of the Department under the Department's File
18 Number 055316 LA.

19 III

20 On or about October 29, 1984, in File Number 055316 LA
21 F00, the Department issued to you, CHEN CHI WANG and VICTORIA R.
22 WANG, an original final subdivision public report (hereinafter
23 "the original final public report") authorizing you to offer for
24 sale, negotiate the sale and sell lots in the Subdivision. The
25 original final public report expired October 28, 1989, and has
26 not been extended or renewed.

27 ///

IV

Between on or about February 1, 1990 and on or about March 6, 1998, you offered for sale, negotiated for sale, and sold the lots and/or undivided interests in the lots in the Subdivision tabulated below to the purchasers tabulated below, and closed escrow consummating the sale of such lots and/or undivided interests in such lots to such purchasers on or about the date tabulated below:

<u>DATE</u>	<u>INTEREST</u>	<u>LOT</u>	<u>PURCHASER(S)</u>
01/01/90	18%	4	Chien-Hua Kao et al.
11/29/89	9%	4	Tommy C. Tom and Linda Kuanghu Tom
12/15/89	25.68%	3	Shih C. Chang et al.
04/27/90	12%	4	James H. Sasaki and Yeonsook Sasaki
05/08/90	21.2947%	4	Huei-Shuen Young
07/10/90	21.2947%	4	Wuan-Peng Luo
07/25/90	1.3749%	4	Commonwealth Administration, Trustee, etc.
07/25/90	10.72%	8	Jon Ross Kaufman and Vicki A. Kaufman
04/22/91	100%	13	Masayuki Kumagai
04/26/90	33.3333%	13	Orange National Bank, Custodian FBO Alan Walendowski
05/16/96	20%	13	Orange National Bank, Custodian FBO Kathleen Miller
///			

<u>DATE</u>	<u>INTEREST</u>	<u>LOT</u>	<u>PURCHASER(S)</u>
05/28/96	33.3333%	13	Orange National Bank, Custodian FBO Fernando Matos
12/17/97	13.3334%	13	Chan Cam Ha

V

You have sold and offered for sale lots and/or undivided interests in lots in said Subdivision, as described in Paragraph IV, above, after the expiration of the original final public report and without having first obtained an amended final public report as required by Section 11018.2 of the Code and Section 2801.5 of the Regulations.

NOW, THEREFORE, YOU, EIC GROUP AND YOU, CHEN CHI WANG AND VICTORIA R. WANG, AND YOUR AGENTS AND EMPLOYEES, ARE HEREBY ORDERED TO DESIST AND REFRAIN from selling, exchanging or leasing, offering for sale, exchange or lease, soliciting purchasers or lessees, or negotiating for sale, exchange or lease, of lots or undivided interests in lots in said Subdivision until such time as you have:

1. Complied with Section 11018.2 of the Code and Section 2801.5 of the Regulations;

2. Obtained a conditional public report authorizing you to sell or lease lots or undivided interests in lots in the Subdivision;

3. Submitted proof acceptable to the Commissioner demonstrating that you have provided a copy of the conditional public report and a reasonable opportunity for rescission to each person who purchased or contracted to purchase a lot in the

1 Subdivision after expiration of the original final public
2 report.

3 DATED: *January 30, 2001.*

4 PAULA REDDISH ZINNEMANN
5 Real Estate Commissioner

6 *Paula Reddish*
7

8 cc: VICTORIA R. WANG
9 EIC GROUP
10 2075 Woodside Road
11 Redwood City, CA 94061

11 CHEN CHI WANG
12 EIC GROUP
13 2075 Woodside Road
14 Redwood City, CA 94061

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1 Department of Real Estate
2 320 West 4th Street, Suite 350
3 Los Angeles, CA 90013
4 (213) 576-6982

FILED
JUN 12 2000
DEPARTMENT OF REAL ESTATE
By K. S. Riederholt

8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * * *

11 To:) No. H-28606 LA
12)
12 EIC GROUP, a California)
13 Corporation, CHEN CHI WANG,) ORDER TO DESIST
13 as officer of the corporation) AND REFRAIN
14 and VICTORIA R. WANG, as)
14 officer of said corporation)
15 _____)

16 RE: TRACT NO. 36478
17 "EIC GROUP"
18 Los Angeles County, California

18 Upon the findings set forth below, the Department of
19 Real Estate of the State of California (hereinafter "Department")
20 has made a determination that you and each of you have violated
21 Section 11018.2 of the Business and Professions Code of the State
22 of California (hereafter "Code").

23 I

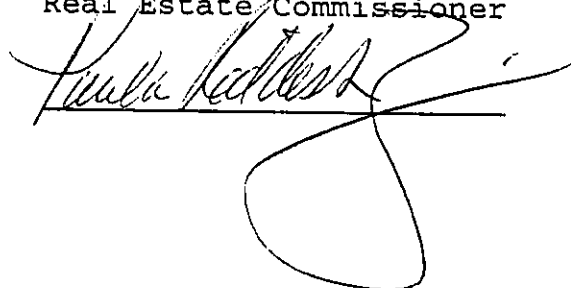
24 That you and each of you, are the owner or agent of the
25 owner of a subdivision of real property within the meaning of
26 Section 11000 of the Code.

27 ////

1 NOW, THEREFORE, YOU, AND EACH OF YOU, YOUR AGENTS, AND
2 EMPLOYEES, ARE HEREBY ORDERED TO DESIST AND REFRAIN from further
3 selling or leasing, or offering for sale or lease, within the
4 State of California, any lot or parcel in said subdivision or any
5 other subdivision, except pursuant to a subdivision public report
6 from the Department authorizing the sale or lease of said
7 subdivided lands, or until you have complied with such
8 alternative requirement which the Commissioner may deem
9 appropriate.

10 DATED: June 6, 2000

11
12
13 PAULA REDDISH ZINNEMAN
14 Real Estate Commissioner

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22

23 cc: EIC Group
24 Chen Chi Wang
25 Victoria R. Wang
26 2075 Woodside Road
27 Redwood City, CA 94061

JRP:AS

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