

FILED
APR 09 2002

BEFORE THE DEPARTMENT OF REAL ESTATE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

By 

* * *

In the Matter of the Accusation of)
LOS ANGELES CENTRAL, INC., and)
ELSIE Y. CHEN as Designated)
Officer of Los Angeles Central,)
Inc.)
Respondents.)

NO. H-29335 LA

DECISION

This Decision is being issued in accordance with the provisions of Section 11520 of the Government Code, on evidence of compliance with Section 11505 of the Government Code and pursuant to the Order of Default filed on March 5, 2002, and the findings of fact set forth herein are based on one or more of the following: (1) Respondent's express admissions; (2) affidavits; and (3) other evidence.

This Decision suspends or revokes one or more real estate licenses on the grounds of office abandonment.

The right to reinstatement of a revoked license is controlled by Section 11522 of the Government Code. A copy of the Commissioner's Criteria of Rehabilitation is attached hereto for the information of the Respondent.

FINDINGS OF FACT

I

On January 3, 2002, Janice Waddell made the Accusation in her official capacity as a Deputy Real Estate Commissioner of the State of California. The Accusation, Statement to Respondent, and Notice of Defense were mailed, by certified mail, to Respondent's last known mailing address on file with the Department on January 3, 2002. A second attempt was made by regular mail on January 24, 2002.

II

On March 5, 2002, 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.

III

Respondent CHEN'S individual real estate broker license expired on March 1, 1999 and her right of renewal for said license has expired. Respondent CHEN'S status as the designated officer for Respondent LOS ANGELES CENTRAL, INC. does not expire until January 10, 2003 and it is the capacity of designated officer that Respondent CHEN 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"). Respondent LOS ANGELES CENTRAL, INC. is presently licensed and/or has license rights under the Real Estate Law, Part 1 of Division 4 of the Code as a corporate real estate broker.

IV

On or about August 6, 2001, Deputy Real Estate Commissioner Olga Adamo went to Respondent's main address on file with the Department of Real Estate (hereinafter "Department"). Deputy Adamo determined that Respondent had not been at the location for a number of years and had left no forwarding address.

V

The current business address and mailing address maintained by Respondent with the Department is 2360 South Garfield Avenue, Monterey Park, California. Respondent is no longer located at this address and Respondent has not informed the Real Estate Commissioner of any new address nor is Respondent presently maintaining any definite place of business in the State of California which shall serve as its office for the transaction of business requiring a real estate license.

VI

The acts and omissions of Respondents, as set forth above, are in violation of Section 10162 of the Code and Section 2715, Title 10, Chapter 6 of the California Code of Regulations.

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DETERMINATION OF ISSUES

I

Cause for disciplinary action against Respondents exists pursuant to Business and Profession Code Sections 10165 and 10177(d).

II

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

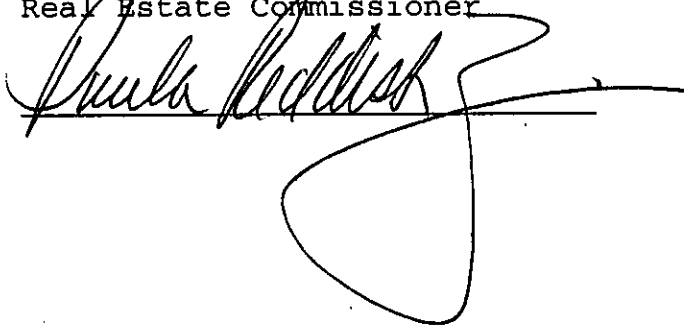
ORDER

All licenses and license rights of Respondent LOS ANGELES CENTRAL, INC. and its designated officer ELSIE Y. CHEN under the provisions of Part I of Division 4 of the Business and Professions Code are suspended until Respondents have and maintain a definite place of business in the State of California and notify the Commissioner of the address of such place of business.

This Decision shall become effective at 12 o'clock noon on April 29, 2002.

DATED: April 3, 2002

PAULA REDDISH ZINNEMANN
Real Estate Commissioner

A large, stylized handwritten signature in black ink, appearing to read "Paula Reddish", is written over the printed name and title of the Real Estate Commissioner.

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320 West Fourth Street, Suite 350
2 Los Angeles, California 90013-1105
(213) 576-6982

FILED
MAR 05 2002
DEPARTMENT OF REAL ESTATE

By 

8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA


10 * * * *

11 In the Matter of the Accusation of)
12 LOS ANGELES CENTRAL, INC.,) NO. H-29335 LA
13 and ELSIE Y. CHEN as Designated) DEFAULT ORDER
14 Officer of Los Angeles Central,)
Inc.,)
15 Respondents.)

16 Respondents, LOS ANGELES CENTRAL, INC., and ELSIE Y.
17 CHEN as Designated Officer of Los Angeles Central, Inc.,
18 having failed to file a Notice of Defense within the time
19 required by Section 11506 of the Government Code, is now in
20 default. It is, therefore, ordered that a default be entered on
21 the record in this matter.

22 IT IS SO ORDERED March 5, 2002.

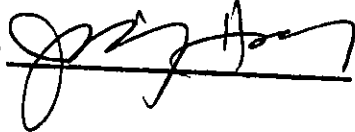
24 PAULA REDDISH ZINNEMANN
Real Estate Commissioner

25 
26 By: DOLORES RAMOS
27 Regional Manager

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9 BEFORE THE DEPARTMENT OF REAL ESTATE

10 STATE OF CALIFORNIA

11 * * *

11 In the Matter of the Accusation of) No. H-29335 LA
12 LOS ANGELES CENTRAL, INC.,)
13 and ELSIE Y. CHEN as Designated) ACCUSATION
14 Officer of Los Angeles Central,)
Inc.,)
15 Respondents.)

16 The Complainant, Janice Waddell, a Deputy Real Estate
17 Commissioner of the State of California, for Accusation against
18 LOS ANGELES CENTRAL, INC., (hereinafter "Respondent") and its
19 Designated Officer, ELSIE Y. CHEN ("Respondent"), is informed and
20 alleges as follows:

21 I

22 The Complainant, Janice Waddell, a Deputy Real Estate
23 Commissioner of the State of California, makes this Accusation
24 against Respondent in her official capacity.

25 II

26 Respondent LOS ANGELES CENTRAL, INC., became licensed
27 by the Department of Real Estate of the State of California

1 (hereinafter "Department") as a corporate real estate broker from
2 approximately February 14, 1992. Respondent's current license has
3 an expiration date of January 10, 2003. The individual real
4 estate broker license of Respondent ELSIE Y. CHEN expired on
5 March 1, 1999. While CHEN'S right to renew said individual
6 broker license has expired, CHEN'S status as the Designated
7 Officer for LOS ANGELES CENTRAL, INC., does not expire until
8 January 10, 2003.

9
10 III

11 On or about August 6, 2001, Deputy Real Estate
12 Commissioner Olga Adamo went to 2360 S. Garfield Ave., Monterey
13 Park, California, Respondents' main address on file with the
14 Department, to conduct a case-related Broker Office Survey.
15 Respondent LOS ANGELES CENTRAL, INC., and its Designated Officer,
16 ELSIE Y. CHEN, were not at the location and had not occupied any
17 portion of the location for several years. Another broker,
18 unaffiliated with the Respondents, has held the lease at said
19 address since October 1998.

20 IV

21 The current business address maintained by Respondent
22 with the Department is 2360 South Garfield Avenue, Monterey Park,
23 California. Respondent is no longer located at this address and
24 Respondent has not informed the Real Estate Commissioner of any
25 new address nor is Respondent presently maintaining any definite
26 place of business in the State of California which shall serve as
27

1 its office for the transaction of business requiring a real
2 estate license.

3 V

4 The acts and omissions of Respondent, as set forth
5 above, are in violation of Section 10162 of the California
6 Business and Professions Code, and Section 2715, Title 10,
7 Chapter 6 of the California Code of Regulations, and are grounds
8 for the suspension or revocation of the licenses and license
9 rights of Respondents pursuant to Section 10165 and 10177(d) of
10 the Code.

11 WHEREFORE, Complainant prays that a hearing be
12 conducted on the allegations of this Accusation and that upon
13 proof thereof a decision be rendered imposing disciplinary action
14 against all licenses and license rights of Respondent LOS ANGELES
15 CENTRAL, INC. and its Designated Officer, ELSIE Y. CHEN under the
16 Real Estate Law (Part 1 of Division 4 of the Business and
17 Professions Code) and for such other and further relief as may be
18 proper under other provisions of law.

19 
JANICE WADDELL

20 Deputy Real Estate Commissioner

21 Dated at Los Angeles, California,

22 this *November 28, 2001*

23 cc: Los Angeles Central, Inc.

24 Elsie Y. Chen

25 Shei Yu Huang (as agent for service of process)

26 ✓ SACTO

27 OA