

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

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In the Matter of the Accusation of) No. H-29726 LA
JEAN-PAULO BUAN YABUT,) L-2002110349
Respondent.)

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On October 11, 2002, an Accusation was filed in this matter against Respondent JEAN-PAULO BUAN YABUT.

On January 10, 2003, Respondent petitioned the Commissioner to voluntarily surrender his real estate broker license pursuant to Section 10100.2 of the Business and Professions Code.

IT IS HEREBY ORDERED that Respondent
JEAN-PAULO BUAN YABUT's petition for voluntary surrender of
his real estate broker license is accepted as of the effective
date of this Order as set forth below, based upon the
understanding and agreement expressed in Respondent's

1 Declaration dated January 10, 2003 (attached as Exhibit "A"
2 hereto). Respondent's license certificate(s) and pocket
3 card(s) shall be sent to the below listed address so that they
4 reach the Department on or before the effective date of this
5 Order:

6 DEPARTMENT OF REAL ESTATE
7 Attn: Licensing Flag Section
8 P.O. Box 187000
9 Sacramento, CA 95818-7000

10 This Order shall become effective at 12 o'clock noon
11 on February 18, 2003

12 DATED: January 22, 2003

13 PAULA REDDISH ZINNEBANN
14 Real Estate Commissioner

15 Paula Reddish
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"Exhibit A"

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * * *

In the Matter of the Accusation of) No. H-29726 LA
JEAN-PAULO BUAN YABUT,) L-2002110349
Respondent.)

DECLARATION

My name is JEAN-PAULO BUAN YABUT and I am currently
licensed as a real estate broker and/or have license rights with
respect to said license. I am representing myself in this
matter.

In lieu of proceeding in this matter in accordance with
the provisions of the Administrative Procedure Act (Sections
11400 et seq., of the Government Code) I wish to voluntarily
surrender my real estate license issued by the Department of Real
Estate ("Department"), pursuant to Business and Professions Code
Section 10100.2.

1 I understand that by so voluntarily surrendering my
2 license, it can only be reinstated in accordance with the
3 provisions of Section 11522 of the Government Code. I also
4 understand that by so voluntarily surrendering my license, I
5 agree to the following:

6 The filing of this Declaration shall be deemed as my
7 petition for voluntary surrender. It shall also be deemed to be
8 an understanding and agreement by me that I waive all rights I
9 have to require the Commissioner to prove the allegations
10 contained in the Accusation filed in this matter at a hearing
11 held in accordance with the provisions of the Administrative
12 Procedure Act (Sections 11400 et seq. of the Government Code),
13 and that I also waive other rights afforded to me in connection
14 with the hearing such as the right to discovery, the right to
15 present evidence in defense of the allegations in the Accusation
16 and the right to cross-examine witnesses. I further agree that
17 upon acceptance by the Commissioner, as evidenced by an
18 appropriate order, all affidavits and all relevant evidence
19 obtained by the Department in this matter prior to the
20 Commissioner's acceptance, and all allegations contained in the
21 Accusation filed in the Department Case No. H-29726 LA, may be
22 considered by the Department to be true and correct for the
23 purpose of deciding whether or not to grant reinstatement of my
24 license pursuant to Government Code Section 11522.

25 Respondent can signify acceptance and approval of
26 the terms and conditions of this Declaration by faxing a copy
27 of its signature page, as actually signed by Respondent, to

1 the Department at the following fax number: (213) 576-6917.
2 Respondent agrees, acknowledges and understands that by
3 electronically sending to the Department a fax copy of his
4 actual signature as it appears on the Declaration, that
5 receipt of the faxed copy by the Department shall be as
6 binding on Respondent as if the Department had received the
7 original signed Declaration.

8 I declare under penalty of perjury under the laws of
9 the State of California that the above is true and correct and
10 that I freely and voluntarily surrender my license and all
11 license rights attached thereto.

12 Jan. 10, 2003 Lynnwood, WA
13 Date and Place


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JEAN PAULO BUAN YABUT

1 MARTHA J. ROSETT, Counsel (SBN 142072)
2 Department of Real Estate
3 320 West Fourth St. #350
4 Los Angeles, CA 90013-1105

5 (213) 576-6982
6 (213) 576-6914

FILED
OCT 11 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) No. H-29726 LA
12)
13 JEAN-PAULO BUAN YABUT,) A C C U S A T I O N
14)
15 Respondent.)

16 The Complainant, Maria Suarez, a Deputy Real Estate
17 Commissioner of the State of California, for cause of Accusation
18 against JEAN-PAULO BUAN YABUT ("Respondent") alleges as follows:

19 1.

20 The Complainant, Maria Suarez, a Deputy Real Estate
21 Commissioner of the State of California, makes this Accusation in
22 her official capacity.

23 2.

24 Respondent is presently licensed and has license
25 rights under the Real Estate Law (Part 1 of Division 4 of the
26 California Business and Professions Code, hereinafter "Code") as
27 a real estate broker. At all times relevant herein, Respondent

1 was licensed as a real estate broker.

2 3.

3 On or about October 30, 2000, in the United States
4 District Court, Central District of California, in Case
5 No. CR 99-00034-CAS, Respondent was convicted of one count of
6 violating 18 U.S.C. 286 (conspiracy to file false claims) and
7 seven counts of violating 18 U.S.C. 287; 2(a) (false,
8 fictitious or fraudulent claims; causing an act to be done),
9 felonies and crimes of moral turpitude which are substantially
10 related to the qualifications, functions and duties of a real
11 estate licensee.

12 Respondent was sentenced to serve four months in
13 prison, to be served in a community corrections center. Upon
14 release from imprisonment, Respondent was placed on supervised
15 release for three years, the terms of which included
16 participation in an outpatient substance abuse treatment
17 program. Respondent is also prohibited from applying for any
18 loan or opening any line of credit without prior approval of
19 the Probation Officer and monitoring of his bank accounts and
20 income by the Probation officer. Respondent was ordered to
21 make restitution in the amount of \$9,000 to the I.R.S.

22 4.

23 Respondent's convictions as set forth in Paragraph 3
24 above constitute grounds to discipline Respondent's license
25 and license rights pursuant to Code Sections 490 and 10177(b).

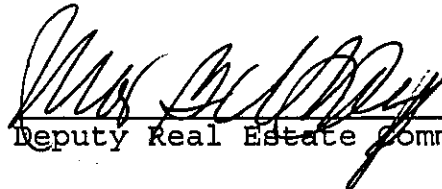
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1 WHEREFORE, Complainant prays that a hearing be
2 conducted on the allegations of this Accusation and that upon
3 proof thereof, a decision be rendered imposing disciplinary
4 action against all licenses and/or license rights of JEAN-PAULO
5 BUAN YABUT, under the Real Estate Law and for such other and
6 further relief as may be proper under applicable provisions of
7 law.

8 Dated at Los Angeles, California

9 this 10th day of October, 2002.

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12 Deputy Real Estate Commissioner
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23 cc: Jean-Paulo Buan Yabut
24 Sacto.
25 Maria Suarez
26 LF
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