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FILED
OCT 12 2007
DEPARTMENT OF REAL ESTATE

By 

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Application of)
ERIC SURYAPRANATA YAP,) No. H-29784 LA
Respondent.)

ORDER EXTENDING TIME

On February 28, 2003, a Decision was rendered herein denying Respondent's application for a real estate salesperson 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 on March 26, 2003. Respondent has operated as a restricted licensee without cause for disciplinary action against Respondent since that time.

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1 On July 20, 2005, Respondent petitioned for removal of
2 restrictions attaching to Respondent's real estate salesperson
3 license.

4 Effective February 8, 2007, Respondent's petition for
5 reinstatement was granted. An Order was issued that a real
6 estate salesperson license will be issued to Respondent if
7 Respondent satisfies the following conditions within nine (9)
8 months from the effective date of the Order:

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

11 2. Submittal of evidence of having, since the most
12 recent issuance of an original or renewal real estate license,
13 taken and successfully completed the continuing education
14 requirements of Article 2.5 of Chapter 3 of the Real Estate
15 Law for renewal of a real estate license.

16 Good cause having been shown, the time during which
17 Respondent must, submit a completed application and payment of
18 the fee for a real estate salesperson license and submit
19 evidence of completion of the continuing education requirements
20 of Article 2.5 of Chapter 3 of the Real Estate Law, is hereby
21 extended to August 8, 2008.

22 This Order shall be effective immediately.

23 DATED: 10 9, 2007

24
25 JEFF DAVI
26 Real Estate Commissioner
27



BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Application of) NO. H-29784 LA
ERIC SURYAPRANATA YAP,)
Respondent.)

ORDER GRANTING UNRESTRICTED LICENSE

On February 28, 2003 a Decision was rendered herein, denying Respondent's application for a real estate salesperson 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 on March 26, 2003. Respondent has operated as a restricted licensee without cause for disciplinary action against Respondent since that time.

On July 20, 2005, Respondent petitioned for the removal of restrictions attaching to Respondent's real estate salesperson license.

1 I have considered the petition of Respondent and the
2 evidence submitted in support thereof. Respondent has
3 demonstrated to my satisfaction that Respondent meets the
4 requirements of law for the issuance to Respondent of an
5 unrestricted real estate salesperson license and that it would
6 not be against the public interest to issue said license to
7 Respondent.

8 NOW, THEREFORE, IT IS ORDERED that Respondent's
9 petition for removal of restrictions is granted and that a real
10 estate salesperson license be issued to Respondent if
11 Respondent satisfies the following conditions within nine (9)
12 months from the date of this Order:

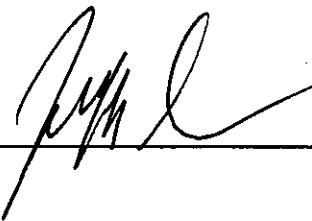
13 1. Submittal of a completed application and payment
14 of the fee for a real estate salesperson license.

15 2. Submittal of evidence of having since the most
16 recent issuance of an original or renewal real estate license,
17 taken and successfully completed the continuing education
18 requirements of Article 2.5 of Chapter 3 of the Real Estate
19 Law for renewal of a real estate license.

20 This Order shall be effective immediately.

21 Dated: 2-8-07

22
23 JEFF DAVI
Real Estate Commissioner

24
25 
26

27 cc: Eric S. Yap
448 W. LeRoy Avenue
Arcadia, CA 91007



DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

10 *In the Matter of the Application of*

11 **ERIC SURYAPRANATA YAP,**

12
13 Respondent
14

) No. H- 29784 LA

) L-2003010408

) **STIPULATION AND**
) **WAIVER**
)
)

15 I, ERIC SURYAPRANATA YAP, respondent herein, do hereby affirm that I have applied to the
16 Department of Real Estate for a real estate salesperson license and that to the best of my knowledge I have
17 satisfied all of the statutory requirements for the issuance of the license, including the payment of the fee
18 therefor.

19 I acknowledge that I have received and read the Statement of Issues and the Statement to Respondent
20 filed by the Department of Real Estate on November 20, 2002, in connection with my application for a real
21 estate salesperson license. I understand that the Real Estate Commissioner may hold a hearing on this
22 Statement of Issues for the purpose of requiring further proof of my honesty and truthfulness and to prove
23 other allegations therein, or that she may in her discretion waive the hearing and grant me a restricted real
24 estate salesperson license based upon this Stipulation and Waiver. I also understand that by filing the
25 Statement of Issues in this matter the Real Estate Commissioner is shifting the burden to me to make a
26 satisfactory showing that I meet all the requirements for issuance of a real estate salesperson license. I
27 further understand that by entering into this stipulation and waiver I will be stipulating that the Real Estate

1 Commissioner has found that I have failed to make such a showing, thereby justifying the denial of the
2 issuance to me of an unrestricted real estate salesperson license.

3 I hereby admit that the allegations of the Statement of Issues filed against me are true and correct and
4 request that the Real Estate Commissioner in her discretion issue a restricted real estate salesperson license
5 to me under the authority of Section 10156.5 of the Business and Professions Code.

6 I am aware that by signing this Stipulation and Waiver, I am waiving my right to a hearing and the
7 opportunity to present evidence at the hearing to establish my rehabilitation in order to obtain an
8 unrestricted real estate salesperson license if this Stipulation and Waiver is accepted by the Real Estate
9 Commissioner. However, I am not waiving my right to a hearing and to further proceedings to obtain a
10 restricted or unrestricted license if this Stipulation and Waiver is not accepted by the Commissioner.

11 I further understand that the following conditions, limitations, and restrictions will attach to a
12 restricted license issued by the Department of Real Estate pursuant hereto:

- 13 1. The license shall not confer any property right in the privileges to be exercised including the
14 right of renewal, and the Real Estate Commissioner may by appropriate order suspend the right
15 to exercise any privileges granted under this restricted license in the event of:
 - 16 a. The conviction of respondent (including a plea of nolo contendere) to a crime which bears a
17 substantial relationship to respondent's fitness or capacity as a real estate licensee; or
 - 18 b. The receipt of evidence that respondent has violated provisions of the California Real
19 Estate Law, the Subdivided Lands Law, Regulations of the Real Estate Commissioner or
20 conditions attaching to this restricted license.
- 21 2. I shall not be eligible to apply for the issuance of an unrestricted real estate license nor the
22 removal of any of the conditions, limitations, or restrictions attaching to the restricted license
23 until two years have elapsed from the date of issuance of the restricted license to respondent.
- 24 3. With the application for license, or with the application for transfer to a new employing broker, I
25 shall submit a statement signed by the prospective employing broker on a form approved by the
26 Department of Real Estate wherein the employing broker shall certify as follows:

1 a. That broker has read the Statement of Issues which is the basis for the issuance of the
2 restricted license; and

3 b. That broker will carefully review all transaction documents prepared by the restricted
4 licensee and otherwise exercise close supervision over the licensee's performance of acts
5 for which a license is required.

6 DATED this 24th day of February, 2003

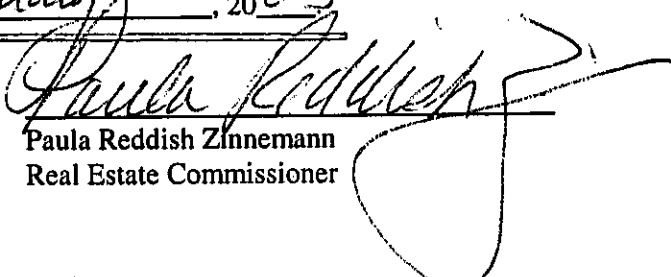
7 
8 ERIC SURYAPRANATA YAP, Respondent

9
10 I have read the Statement of Issues filed herein and the foregoing Stipulation and Waiver signed by
11 respondent. I am satisfied that the hearing for the purpose of requiring further proof as to the honesty and
12 truthfulness of respondent need not be called and that it will not be inimical to the public interest to issue a
13 restricted real estate salesperson license to respondent.

14 Therefore, IT IS HEREBY ORDERED that a restricted real estate salesperson license be issued to
15 respondent ERIC SURYAPRANATA YAP if respondent has otherwise fulfilled all of the statutory
16 requirements for licensure. The restricted license shall be limited, conditioned, and restricted as specified in
17 the foregoing Stipulation and Waiver.

18 This Order is effective immediately.

19 DATED this 28th day of February, 2003

20 
21 Paula Reddish Zinnemann
22 Real Estate Commissioner
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In the Matter of the Application of) Case No. H-29784 LA
ERIC SURYAPRANATA YAP,) OAH No. L-2003010408
Respondent(s)

RE 500 (Rev. 8/97)

SAC
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
NOV 20 2002
DEPARTMENT OF REAL ESTATE

By CS

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * * *

11 In the Matter of the Application of)
12 ERIC SURYAPRANATA YAP,)
13 Respondent.)
14)

No. H-29784 LA

STATEMENT OF ISSUES

15
16 The Complainant, Maria Suarez, a Deputy Real Estate
17 Commissioner of the State of California, for Statement of Issues
18 against ERIC SURYAPRANATA YAP, aka Eric S. Suryapranata and Eric
19 S. Yap ("Respondent"), alleges in her official capacity as
20 follows:

21 1.

22 Beginning on or about December 1, 1988, Respondent was
23 licensed by the Department of Real Estate of the State of
24 California ("Department") as a real estate salesperson.
25 Respondent's license expired on or about February 17, 1997.

26 //

27 //

2.

On or about January 25, 2002, Respondent made application to the Department for a real estate salesperson license.

3.

On or about May 2, 1997, in the United States District Court for the District of Kansas (Wichita), in case number 97-CR-10003, Respondent was convicted on his plea of guilty to two counts of violating 18 U.S.C. 1341 (mail fraud), crimes of moral turpitude which are substantially related to the qualifications, functions and duties of a real estate licensee. Respondent was sentenced to two years probation and fined \$200,000.

4.

Respondent's conviction, as set forth in Paragraph 3, constitutes grounds for denial of Respondent's application for a real estate license pursuant to Business and Professions Code Sections 480(a) and 10177(b).

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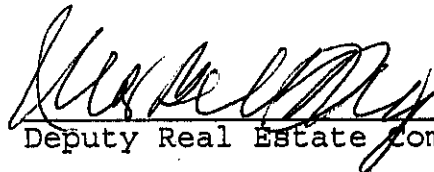
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1 WHEREFORE, the Complainant prays that the above-
2 entitled matter be set for hearing and, upon proof of the charges
3 contained herein, that the Commissioner refuse to authorize the
4 issuance of, and deny the issuance of, a real estate salesperson
5 license to Respondent ERIC SURYAPRANATA YAP and for such other
6 and further relief as may be proper under the law.

7 Dated at Los Angeles, California

8 this 19th day of November, 2002.

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11 
12 Deputy Real Estate Commissioner
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21 cc: Eric Suryapranata Yap
22 Sacto.
23 Maria Suarez
24 OA
25
26
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