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BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

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12 In the Matter of the Application of) NO. H-31025 LA
13 SEOM YOUNG HONG,)
14 Respondent.)

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ORDER GRANTING UNRESTRICTED LICENSE

17 On July 26, 2004, a Decision was rendered herein,
18 denying Respondent's application for a real estate license, but
19 granting Respondent the right to the issuance of a restricted
20 real estate salesperson license. A restricted real estate
salesperson license was issued to Respondent on August 28, 2004.

21 On October 29, 2008, Respondent petitioned for the
22 removal of restrictions attaching to Respondent's real estate
23 salesperson license.

24 I have considered the petition of Respondent and the
25 evidence submitted in support thereof. Respondent has
26 demonstrated to my satisfaction that Respondent meets the
27 requirements of law for the issuance to Respondent of an

1 unrestricted real estate salesperson license and that it would
2 not be against the public interest to issue said license to
3 Respondent.

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

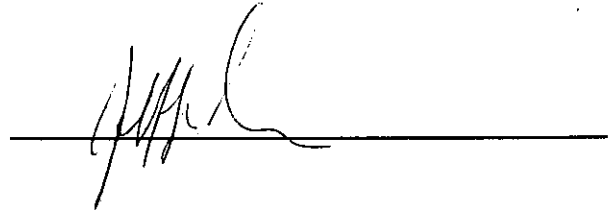
9 Submittal of a completed application and payment of
10 the fee for a real estate salesperson license.

11 This Order shall be effective immediately.

12 Dated: 3/29/09

13 JEFF DAVI
14 Real Estate Commissioner

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FILED
JUL 29 2004

DEPARTMENT OF REAL ESTATE

By K. MacLennan

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Application of)
SEOM YOUNG HONG,)
Respondent.)

No. H-31025 LA

STIPULATION
AND
WAIVER

It is hereby stipulated by and between SEOM YOUNG HONG (hereinafter "Respondent") the Complainant, acting by and through Elliott Mac Lennan, Counsel for the Department of Real Estate, as follows for the purpose of settling and disposing of the Statement of Issues filed on June 24, 2004, in this matter:

A. Respondent acknowledges that Respondent has received and read the Statement of Issues and the Statement to Respondent filed by the Department of Real Estate in connection with Respondent's application for a real estate salesperson license. Respondent understands that the Real Estate Commissioner may hold a hearing on this Statement of Issues for the purpose of requiring further proof of Respondent's honesty and truthfulness and to prove other allegations therein, or that

1 he may in her discretion waive the hearing and grant Respondent a
2 restricted real estate salesperson license based upon this
3 Stipulation and Waiver. Respondent also understands that by
4 filing the Statement of Issues in this matter the Real Estate
5 Commissioner is shifting the burden to Respondent to make a
6 satisfactory showing that Respondent meet all the requirements
7 for issuance of a real estate salesperson license. Respondent
8 further understands that by entering into this stipulation and
9 waiver Respondent will be stipulating that the Real Estate
10 Commissioner has found that Respondent has failed to make such
11 a showing, thereby justifying the denial of the issuance to
12 Respondent of an unrestricted real estate salesperson license.

13 B. Respondent hereby admits that the allegations of
14 the Statement of Issues filed against Respondent are true and
15 correct and requests that the Real Estate Commissioner in his
16 discretion issue a restricted real estate salesperson license to
17 Respondent under the authority of Section 10156.5 of the Business
18 and Professions Code. Respondent understands that any such
19 restricted license will be issued subject to and be limited by
20 Section 10153.4 of the Business and Professions Code.

21 C. Respondent is aware that by signing this
22 Stipulation and Waiver, Respondent is waiving Respondent's right
23 to a hearing and the opportunity to present evidence at the
24 hearing to establish Respondent's rehabilitation in order to
25 obtain an unrestricted real estate salesperson license if this
26 Stipulation and Waiver is accepted by the Real Estate
27 Commissioner. However, Respondent is not waiving Respondent's

1 right to a hearing and to further proceedings to obtain a
2 restricted or unrestricted license if this Stipulation and Waiver
3 is not accepted by the Commissioner.

4 D. Respondent further understands that the following
5 conditions, limitations, and restrictions will attach to a
6 restricted license issued by the Department of Real Estate
7 pursuant hereto:

8 1. The license shall not confer any property right in
9 the privileges to be exercised including the right of renewal,
10 and the Real Estate Commissioner may by appropriate order suspend
11 the right to exercise any privileges granted under this
12 restricted license in the event of:

13 a. The conviction of Respondent (including a plea of
14 nolo contendere) to a crime which bears a substantial
15 relationship to Respondent's fitness or capacity as a real estate
16 licensee; or

17 b. The receipt of evidence that Respondent has
18 violated provisions of the California Real Estate Law, the
19 Subdivided Lands Law, Regulations of the Real Estate
20 Commissioner, or conditions attaching to this restricted license.

21 2. Respondent shall not be eligible to apply for the
22 issuance of an unrestricted real estate license nor the removal
23 of any of the conditions, limitations or restrictions attaching
24 to the restricted license until two (2) years have elapsed from
25 the date of issuance of the restricted license to Respondent.

26 3. With the application for license, or with the
27 application for transfer to a new employing broker, Respondent

1 shall submit a statement signed by the prospective employing
2 broker on a form approved by the Department of Real Estate
3 wherein the employing broker shall certify as follows:

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

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

10 4. Respondent's restricted real estate salesperson
11 license is issued subject to the requirements of Section 10153.4
12 of the Business and Professions Code, to wit: Respondent is
13 required, within eighteen (18) months of the issuance of the
14 restricted license, to submit evidence satisfactory to the
15 Commissioner of successful completion, at an accredited
16 institution. of two of the courses listed in Section 10153.2,
17 other than real estate principles, advanced legal aspects of real
18 estate, advanced real estate finance, or advanced real estate
19 appraisal. If Respondent fails to timely present to the
20 Department satisfactory evidence of successful completion of the
21 two required courses, the restricted license shall be
22 automatically suspended effective eighteen (18) months after the
23 date of its issuance. Said suspension shall not be lifted
24 unless, prior to the expiration of the restricted license,
25 Respondent has submitted the required evidence of course
26 completion and the Commissioner has given written notice to
27 Respondent of the lifting of the suspension.

1 5. Pursuant to Section 10154, if Respondent has not
2 satisfied the requirements for an unqualified license under
3 Section 10153.4, Respondent shall not be entitled to renew the
4 restricted license, and shall not be entitled to the issuance of
5 another license which is subject to Section 10153.4 until four
6 years after the date of the issuance of the preceding restricted
7 license.

8 6. During the term of any restricted license,
9 Respondent shall submit to the Department of Real Estate as of
10 the last day of each March, June, September and December, proof
11 satisfactory to the Real Estate Commissioner of Respondent's
12 ongoing participation in a recognized drug and alcohol diversion
13 program. Said proof shall be submitted to the Manager of the
14 Crisis Response Team at the Los Angeles Office of the Department
15 of Real Estate and shall be verified as true and accurate by
16 Respondent under penalty of perjury.

17 The Commissioner may suspend the restricted license
18 issued to Respondent pending a hearing held in accordance with
19 Section 11500 et seq., of the Government Code, if such proof is
20 not timely submitted as provided for herein, or as provided for
21 in a subsequent agreement between the Respondent and the
22 Commissioner. The suspension shall remain in effect until such
23 proof is submitted or until Respondent enters into an agreement
24 satisfactory to the Commissioner to provide such proof, or until
25 a decision providing otherwise is adopted following a hearing
26 held pursuant to this condition.
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7-13-04

67-2

1 DATED

Elliott Mac Lennan, Counsel
Department of Real Estate

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4 I have read the Stipulation and Waiver and its terms
5 are understood by me and are agreeable and acceptable to me. I
6 understand that I am waiving rights given to me by the
7 California Administrative Procedure Act (including but not
8 limited to Sections 11506, 11508, 11509, and 11513 of the
9 Government Code), and I willingly, intelligently, and
10 voluntarily waive those rights, including the right of a
11 hearing on the Statement of Issues at which I would have the
12 right to cross-examine witnesses against me and to present
13 evidence in defense and mitigation of the charges.

14 Respondent can signify acceptance and approval of the
15 terms and conditions of this Stipulation and Wavier by faxing a
16 copy of the signature page, as actually signed by Respondent,
17 to Elliott Mac Lennan at the Department at fax number (213)
18 576-6917. Respondent agrees, acknowledges and understands that
19 by electronically sending to the Department a fax copy of his
20 actual signature as it appears on the Stipulation and Waiver,
21 that receipt of the faxed copy by the Department shall be as
22 binding on Respondent as if the Department had received the
23 original signed Stipulation and Waiver.

24
25 DATED

7-6-04

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X 
SEOM YOUNG HONG
Respondent

1 I have read the Statement of Issues filed herein and
2 the foregoing Stipulation and Waiver signed by Respondent. I am
3 satisfied that the hearing for the purpose of requiring further
4 proof as to the honesty and truthfulness of Respondent need not
5 be called and that it will not be inimical to the public interest
6 to issue a restricted real estate salesperson license to
7 Respondent.

8 Therefore, IT IS HEREBY ORDERED that a restricted real
9 estate salesperson license be issued to Respondent, SEOM YOUNG
10 HONG, if Respondent has otherwise fulfilled all of the statutory
11 requirements for licensure. The restricted license shall be
12 limited, conditioned, and restricted as specified in the
13 foregoing Stipulation and Waiver.

14 This Order is effective immediately.

15 IT IS SO ORDERED July 26, 2004

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17 JOHN R. LIBERATOR
18 Acting Real Estate Commissioner

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Handwritten initials

FILED
JUN 24 2004
DEPARTMENT OF REAL ESTATE

ELLIOTT MAC LENNAN, SBN 66674
Department of Real Estate
320 West 4th Street, Ste. 350
Los Angeles, California 90013-1105

Telephone: (213) 576-6911 (direct)
-or- (213) 576-6982 (office)

By *K. Medeiros*

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Application of

SEOM YOUNG HONG,

Respondent.

No. H-31025 LA

STATEMENT OF ISSUES

The Complainant, Maria Suarez, a Deputy Real Estate Commissioner of the State of California, for Statement of Issues against SEOM YOUNG HONG (respondent) is informed and alleges in her official capacity as follows:

1.

Respondent made application to the Department of Real Estate of the State of California for a real estate salesperson license on or about April 11, 2003, with the knowledge and understanding that any license issued as a result of said application would be subject to Section 10153.4(c) under the Real Estate Law (Part 1 of Division 4 of the California Business and Professions Code) (Code).

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2.

On April 25, 2002, in the Superior Court of California, County of Orange, in Case No. 02NM014 MA, respondent was convicted upon a guilty plea to one count of California Vehicle Code Sections 23152(a) and 23152(b) (DUI), a misdemeanor.

3.

On August 26, 2002, in the Superior Court of California, County of Orange, Case No. 02WM04623 MA, respondent was convicted upon a guilty plea to one count each of California Vehicle Code Section 23152(a) (DUI), misdemeanors.

4.

The crimes set forth in Paragraphs 2 and 3, by their facts and circumstances, are substantially related under Section 2910(a)(11), Chapter 6, Title 10 of the California Code of Regulations, to the qualifications, functions or duties of a real estate licensee.

5.

These crimes constitute cause for denial of respondent's application for a real estate license under Code Section 480(a).

6.

IN AGGRAVATION

Respondent's multiple driving-related alcohol offenses demonstrate a lack of respect for the legal system and constitute a continuing threat of future harm by means of the potentially

1 dangerous physical consequences to both respondent and third
2 parties while drinking and driving.

3 The DUI in Paragraph 2 was committed while respondent
4 was on probation for the DUI in Paragraph 3.

5 These proceedings are brought under the provisions of
6 Section 10100, Division 4 of the California Business and
7 Professions Code and Sections 11500 through 11529 of the
8 California Government Code.

9 WHEREFORE, the Complainant prays that above-entitled
10 matter be set for hearing and, upon proof of the charges
11 contained herein, that the Commissioner refuse to authorize the
12 issuance of, and deny the issuance of, a real estate salesperson
13 license to respondent SEOM YOUNG HONG, and for such other and
14 further relief as may be proper in the premises.

15 Dated at Los Angeles, California

16 this

17 *10th day of June 2004*

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20 Deputy Real Estate Commissioner

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24 cc: Seom Young Hong
25 Bee Investment Inc. Kenny Chung
26 Maria Suarez
27 Sacto
DKW