

facto
file

1 Department of Real Estate
2 320 W. 4th Street, Suite 350
3 Los Angeles, CA 90013-1105
4
5 Telephone: (213) 576-6982
6

FILED
AUG 19 2005
DEPARTMENT OF REAL ESTATE
Laura B. Olson

7 **DEPARTMENT OF REAL ESTATE**
8 **STATE OF CALIFORNIA**

9
10 *In the Matter of the Application of*)
11 **STEVE G. PHAN,**) No. H- 32105 LA
12)
13) **STIPULATION AND**
14) **WAIVER**
15)
16) Respondent)
17)

18 I, STEVE G. PHAN, respondent herein, do hereby affirm that I have applied to the Department of Real
19 Estate for a real estate salesperson license and that to the best of my knowledge I have satisfied all of the
20 statutory requirements for the issuance of the license, including the payment of the fee therefor.

21 I acknowledge that I have received and read the Statement of Issues and the Statement to Respondent
22 filed by the Department of Real Estate on July 27, 2005, in connection with my application for a real estate
23 salesperson license. I understand that the Real Estate Commissioner may hold a hearing on this Statement of
24 Issues for the purpose of requiring further proof of my honesty and truthfulness and to prove other
25 allegations therein, or that he may in his discretion waive the hearing and grant me a restricted real estate
26 salesperson license based upon this Stipulation and Waiver. I also understand that by filing the Statement of
27 Issues in this matter the Real Estate Commissioner is shifting the burden to me to make a satisfactory
showing that I meet all the requirements for issuance of a real estate salesperson license. I 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 requests that the Real Estate Commissioner in his discretion issue a restricted real estate salesperson license
5 to me under the authority of Section 10156.5 of the Business and Professions Code. I understand that any
6 such restricted license will be issued subject to and be limited by Section 10153.4 of the Business and
7 Professions Code.

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

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

- 15 1. The license shall not confer any property right in the privileges to be exercised including the
16 right of renewal, and the Real Estate Commissioner may by appropriate order suspend the right
17 to exercise any privileges granted under this restricted license in the event of:
 - 18 a. The conviction of respondent (including a plea of nolo contendere) to a crime which bears a
19 substantial relationship to respondent's fitness or capacity as a real estate licensee; or
 - 20 b. The receipt of evidence that respondent has violated provisions of the California Real
21 Estate Law, the Subdivided Lands Law, Regulations of the Real Estate Commissioner, or
22 conditions attaching to this restricted license.
- 23 2. I shall not be eligible to apply for the issuance of an unrestricted real estate license nor the
24 removal of any of the conditions, limitations or restrictions attaching to the restricted license
25 until two years have elapsed from the date of issuance of the restricted license to respondent.
26
27

1 3. With the application for license, or with the application for transfer to a new employing broker, I
2 shall submit a statement signed by the prospective employing broker on a form approved by the
3 Department of Real Estate wherein the employing broker shall certify as follows:

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

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

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

20 5. Pursuant to Section 10154, if I have not satisfied the requirements for an unqualified license
21 under Section 10153.4, Respondent shall not be entitled to renew the restricted license, and shall
22 not be entitled to the issuance of another license which is subject to Section 10153.4 until four
23 years after the date of the issuance of the preceding restricted license.

24 Respondent can signify acceptance and approval of the terms and conditions of this Stipulation and
25 Waiver by faxing a copy of the signature page, as actually signed by respondent, to the Department at fax
26 number (213) 576-6917. Respondent agrees, acknowledges and understands that by electronically sending
27 to the Department a fax copy of his actual signature as it appears on the Stipulation and Waiver, that receipt

1 of the faxed copy by the Department shall be as binding on respondent as if the Department had received
2 the original signed Stipulation and Waiver.

3 8-01-05

4 Dated

Steve G. Phan

STEVE G. PHAN, Respondent

5 ***

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

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

14 This Order is effective immediately.

15 IT IS SO ORDERED August 16, 2005

16 Jeff Davi
17 Real Estate Commissioner

18 Dolores Weeks
19 By: DOLORES WEEKS
20 Regional Manager

Sub

FILED
JUL 27 2005
DEPARTMENT OF REAL ESTATE

By *Jana B. Orr*

1 KELVIN K. LEE, Counsel (SBN 152867)
2 Department of Real Estate
3 320 West 4th Street, Suite 350
4 Los Angeles, California 90013-1105
5
6
7 Telephone: (213) 576-6982
8 (Direct) (213) 576-6905

7 BEFORE THE DEPARTMENT OF REAL ESTATE
8 STATE OF CALIFORNIA

9 * * *

10 In the Matter of the Application of) No. H-32105 LA
11 STEVE G. PHAN,) STATEMENT OF ISSUES
12 Respondent.)
13

14 The Complainant, Maria Suarez, a Deputy Real Estate
15 Commissioner of the State of California, for cause of Statement
16 of Issues against STEVE G. PHAN, ("Respondent"), is informed and
17 alleges as follows:

18 I

19 The Complainant, Maria Suarez, a Deputy Real Estate
20 Commissioner of the State of California, makes this Statement of
21 Issues against Respondent in her official capacity.

22 II

23 Respondent made application to the Department of Real
24 Estate of the State of California for a real estate salesperson
25 license on or about October 6, 2004, with the knowledge and
26 understanding that any license issued as a result of said
27

1 application would be subject to the conditions of Business and
2 Professions Code ("Code") Section 10153.4.

3 FAILURE TO DISCLOSE CONVICTION

4 III

5 In response to Question 25 of his license application,
6 to wit: "HAVE YOU EVER BEEN CONVICTED OF ANY VIOLATION OF LAW?
7 CONVICTIONS EXPUNGED UNDER PENAL CODE SECTION 1203.4 MUST BE
8 DISCLOSED. HOWEVER, YOU MAY OMIT MINOR TRAFFIC CITATIONS WHICH
9 DO NOT CONSTITUTE A MISDEMEANOR OR FELONY OFFENSE". Respondent
10 answered "No", and failed to disclose the conviction described
11 in Paragraph IV, below.

12 IV

13 On or about May 3, 1993, in the Superior Court of
14 California, County of Orange, Respondent was convicted of
15 violating the California Penal Code Section 488, Petty Theft, a
16 misdemeanor. This crime involves moral turpitude which bears a
17 substantial relationship under Section 2910, Title 10, Chapter
18 6, California Code of Regulations to the qualifications,
19 functions or duties of a real estate licensee.

20 V

21 The crime for which Respondent was convicted, as
22 described in Paragraph IV, above, constitutes cause for the
23 denial of Respondent's application for a real estate license
24 under Code Sections 475(a), 480(a) and/or 10177(b).

25 ///

26 ///

27 ///

VI

1 Respondent's failure to reveal the conviction as set
2 forth in Paragraph IV, above, in his license application,
3 constitutes the attempt to procure a real estate license by
4 fraud, misrepresentation, or deceit, or by making a material
5 misstatement of fact, or knowingly making a false statement of
6 material fact required to be revealed in said application, which
7 is grounds for the denial of the issuance of a license under
8 Business and Professions Code Sections 475(a), 480(c), and/or
9 10177(a).

10
11 The Statement of Issues is brought under the
12 provisions of Section 10100, Division 4 of the Business and
13 Profession Code of the State of California and Sections 11500
14 through 11528 of the Government Code.

15 WHEREFORE, Complainant prays that the above entitled
16 matter be set for hearing and, upon proof of the charges
17 contained herein, that the Commissioner refuse to authorize the
18 issuance of, and deny the issuance of, a real estate salesperson
19 license to Respondent, STEVE G. PHAN, and for such other and
20 further relief as may be proper under other provisions of law.

21 Dated at Los Angeles, California

22 this 20th day of July, 2009

23
24 
25 Maria Suarez
26 Deputy Real Estate Commissioner

26 cc: Steve Phan
27 Maria Suarez
Sacto.
LWA