



## FINDINGS OF FACT

### I

On November 5, 2009, Robin Trujillo 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 Respondents last known mailing address on file with the Department on November 17, 2009, and December 15, 2009.

Respondents failed to file a Notice of Defense within the time required by Section 11506 of the Government Code. Respondent's default was entered herein.

### II

Respondent STANDARD 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") as a real estate corporation acting by and through Respondent OH as its designated broker-officer.

### III

Respondent OH is presently licensed and/or has license rights under the Real Estate Law as a real estate broker. On or about August 13, 2008, the license of Respondent OH expired.

### IV

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On or about April 27, 2009, the final judgment of the Superior Court of the State of California, County of Los Angeles, Case No. BC401612, was entered against Respondent STANDARD and Respondent OH based on the ground of fraud, misrepresentation, or deceit with reference to a transaction for which a real estate license is required.

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DETERMINATION OF ISSUES

I

Cause for disciplinary action against Respondents THE STANDARD GROUP INC. and WILLIAM SEHYOK OH exists pursuant to Business and Professions Code Sections 10177.5

II

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

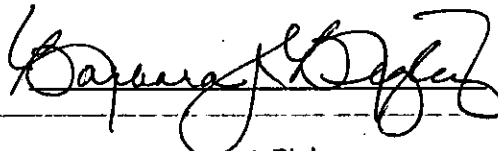
ORDER

The license and license rights of Respondents THE STANDARD GROUP INC. and WILLIAM SEHYOK OH under the provisions of Part I of Division 4 of the Business and Professions Code are revoked.

This Decision shall become effective at 12 o'clock noon on SEP - 7 2010.

DATED: 8-12-2010

JEFF DAVI  
Real Estate Commissioner



BY: Barbara J. Bigby  
Chief Deputy Commissioner

**FILED**

JUL 19 2010

Department of Real Estate  
320 West Fourth Street, Suite 350  
Los Angeles, CA 90013

(213) 576-6982

DEPARTMENT OF REAL ESTATE

BY: 

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \* \*

In the Matter of the Accusation of ) NO. H-36358 LA  
)  
THE STANDARD GROUP INC., ) DEFAULT ORDER  
and WILLIAM SEHYOK OH, )  
individually, and as )  
designated officer of )  
The Standard Group Inc., )  
)  
)  
)  
Respondents. )

Respondents THE STANDARD GROUP INC. and WILLIAM  
SEHYOK OH, having failed to file a Notice of Defense within  
the time required by Section 11506 of the Government Code,  
is now in default. It is therefore, ordered that a default  
be entered on the record in this matter.

IT IS SO ORDERED JULY 19, 2010.

JEFF DAVI  
Real Estate Commissioner

By: 

PHILLIP INDE  
Regional Manager

1 CHERYL D. KEILY SBN# 94008  
2 Department of Real Estate  
3 320 West 4th Street, Suite 350  
4 Los Angeles, California 90013-1105

5 Telephone: (213) 576-6982  
6 (Direct) (213) 576-6905

**FILED**

NOV 17 2009

DEPARTMENT OF REAL ESTATE

BY: 

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8  
9 BEFORE THE DEPARTMENT OF REAL ESTATE

10 STATE OF CALIFORNIA

11 \* \* \*

12 In the Matter of the Accusation of ) No. H-36358 LA  
13 THE STANDARD GROUP INC.; )  
14 and WILLIAM SEHYOK OH, ) A C C U S A T I O N  
15 individually, and as )  
16 designated officer of )  
17 The Standard Group Inc., )  
18 Respondents. )

19 The Complainant, Robin Trujillo, a Deputy Real Estate  
20 Commissioner of the State of California, for cause of Accusation  
21 against THE STANDARD GROUP INC. (hereafter "Respondent  
22 STANDARD") and WILLIAM SEHYOK OH (hereafter "Respondent OH") as  
23 designated officer of Respondent STANDARD, is informed and  
24 alleges as follows:

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1.

The Complainant, Robin Trujillo, a Deputy Real Estate Commissioner of the State of California, makes this Accusation in her official capacity.

2.

Respondent STANDARD is presently licensed and/or has license rights under the Real Estate Law (Part 1 of Division 4 of the Business and Professions Code, hereinafter "Code"), as a real estate corporation acting by and through Respondent OH as its designated broker-officer.

3.

Respondent OH is presently licensed and/or has license rights under the Real Estate Law as a real estate broker. On or about August 13, 2008, the license of Respondent OH expired. Pursuant to Code Section 10201 Respondent OH retains renewal rights. Pursuant to Section 10103 the Department retains jurisdiction.

4.

On or about April 27, 2009, the final judgment of the Superior Court of the State of California, County of Los Angeles, Case No. BC401612, was entered against Respondent STANDARD and Respondent OH based on the ground of fraud, misrepresentation, or deceit with reference to a transaction for which a real estate license is required.

5.

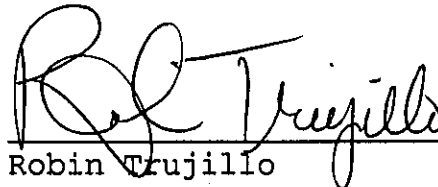
The facts set forth in Paragraph 4 constitute cause

1 under Section 10177.5 of the Code for the suspension or  
2 revocation of all licenses and license rights of Respondents THE  
3 STANDARD GROUP INC. and WILLIAM SEHYOK OH under the Real Estate  
4 Law.

5 WHEREFORE, Complainant prays that a hearing be  
6 conducted on the allegations of this Accusation and that upon  
7 proof thereof, a decision be rendered imposing disciplinary  
8 action against all licenses and/or license rights of Respondent  
9 THE STANDARD GROUP INC. and of Respondent WILLIAM SEHYOK OH  
10 under the Real Estate Law and for such other and further relief  
11 as may be proper under applicable provisions of law.

12 Dated at Los Angeles, California

13 this 5 day of November, 2009.

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18 Robin Trujillo  
19 Deputy Real Estate Commissioner  
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25

26 cc: The Standard Group Inc.  
27 William Sehyok Oh  
Robin Trujillo  
Sacto.