

FILED

APR 18 2010

DEPARTMENT OF REAL ESTATE

By K. Contreras

DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Application of

CHRIS CHON

No. H- 36476 LA

STIPULATION AND WAIVER

Respondent

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

I acknowledge that I have received and read the Statement of Issues and the Statement to Respondent filed by the Department of Real Estate on February 27, 2010, in connection with my application for a real estate salesperson license. I understand that the Real Estate Commissioner may hold a hearing on this Statement of Issues for the purpose of requiring further proof of my honesty and truthfulness and to prove other allegations therein, or that he may in his discretion waive the hearing and grant me a restricted real estate salesperson license based upon this Stipulation and Waiver. I also understand that by filing the Statement of 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 request 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.

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:
27

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 Respondent can signify acceptance and approval of the terms and conditions of this Stipulation and
7 Waiver by faxing a copy of the signature page, as actually signed by respondent, to the Department at fax
8 number (213) 576-6917. Respondent agrees, acknowledges and understands that by electronically sending
9 to the Department a fax copy of his actual signature as it appears on the Stipulation and Waiver, that receipt
10 of the faxed copy by the Department shall be as binding on Respondent as if the Department had received
11 the original signed Stipulation and Waiver.

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13 3/17/10

14 Dated

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CHRIS CHON, Respondent

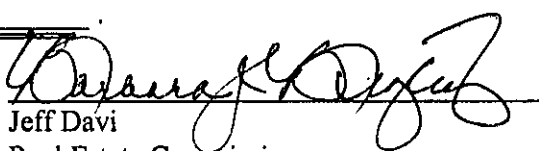
I have read the Statement of Issues filed herein and the foregoing Stipulation and Waiver signed by respondent. I am satisfied that the hearing for the purpose of requiring further proof as to the honesty and truthfulness of respondent need not be called and that it will not be inimical to the public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

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

This Order is effective immediately.

IT IS SO ORDERED

4/6/10


Jeff Davi

Real Estate Commissioner

BY: Barbara J. Bigby
Chief Deputy Commissioner

JAMES DEMUS, Counsel (SBN 225005)
Department of Real Estate
320 West 4th Street, Suite 350
Los Angeles, California 90013-1105

Telephone: (213) 576-6982
(Direct) (213) 576-6910

FILED

FEB 27 2010

DEPARTMENT OF REAL ESTATE

By K. Contreras

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Application of)	NO. H-36476 LA
CHRIS CHON,	)
Respondent.	)
	)
	)
	)

STATEMENT OF ISSUES

The Complainant, Robin Trujillo, a Deputy Real Estate Commissioner of the State of California, for Statement of Issues against CHRIS CHON, a.k.a. Hyung Sang Chon, Hyung Sang Chen and Chris Hyung Chon("Respondent"), is informed and alleges in her official capacity as follows:

1.

On or about January 16, 2009, Respondent made application to the Department of Real Estate of the State of California for a real estate salesperson license.

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1 Business and Professions Code Sections 475(a)(2), 480(a) and
2 10177(b).

3 SECOND CAUSE FOR DENIAL

4 (FAILURE TO REVEAL CONVICTIONS)

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6 In response to Question 23 of the license application,
7 to wit: "HAVE YOU EVER BEEN CONVICTED OF A MISDEMEANOR OR
8 FELONY? CONVICTIONS EXPUNGED UNDER PENAL CODE SECTION 1203.4
9 MUST BE DISCLOSED. HOWEVER, YOU MAY OMIT MINOR TRAFFIC
10 CITATIONS WHICH DO NOT CONSTITUTE A MISDEMEANOR OR FELONY
11 OFFENSE", Respondent failed to reveal the convictions described
12 in Paragraphs 2 and 3 above.

13 7.

14 Respondent's failure to disclose the conviction, as
15 set forth in Paragraph 2 above, in his license application,
16 constitutes an attempt to procure a real estate license by
17 fraud, misrepresentation, or deceit, or by making a false
18 statement of material fact required to be revealed in said
19 application, which is grounds for denial of the issuance of a
20 license under Business and Professions Code Sections 475(a)(1),
21 480(c) and 10177(a).

22 These proceedings are brought under the provisions of
23 Section 10100, Division 4 of the Business and Professions Code
24 of the State of California and Sections 11500 through 11528 of
25 the California Government Code.

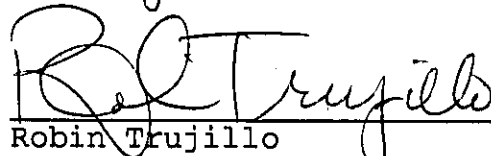
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1 WHEREFORE, the Complainant prays that the above-
2 entitled matter be set for hearing and, upon proof of the
3 charges contained herein, that the Commissioner refuse to
4 authorize the issuance of, and deny the issuance of, a real
5 estate salesperson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

7 Dated at Los Angeles, California

8 this 16 day of February, 2010.

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10 _____
11 Robin Trujillo
12 Deputy Real Estate Commissioner
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25 cc: Chris Chon
26 Charles Seongchul Kim
27 Robin Trujillo
Sacto.