

1 Department of Real Estate  
2 320 W. 4<sup>TH</sup> Street, Suite 350  
3 Los Angeles, CA 90013-1105

4 Telephone: (213) 576-6982

**FILED**

MAR 12 2012

DEPARTMENT OF REAL ESTATE  
BY: 

8 BEFORE THE DEPARTMENT OF REAL ESTATE  
9 STATE OF CALIFORNIA  
10 \* \* \*

11 In the Matter of the Accusation of	)	
	)	
12 J&L REAL ESTATE INVESTMENTS INC.;	)	No. H-36991 LA
13 doing business as Far West Equity,	)	L-2011010390
14 and JULIETTE SUONG VO,	)	
15 individually and as designated	)	<u>STIPULATION</u>
officer of J&L Real Estate	)	<u>AND</u>
Investments Inc.,	)	<u>AGREEMENT</u>
16 Respondents.	)	

17 It is hereby stipulated by and between Respondent JULIETTE SUONG VO,  
18 (sometimes referred to as "Respondent"), represented by Mary E. Work, Esq. and the  
19 Complainant, acting by and through Elliott Mac Lennan, Counsel for the Department of Real  
20 Estate, as follows for the purpose of settling and disposing of the Accusation filed on December  
21 22, 2010, in this matter:

22 1. All issues which were to be contested and all evidence which was to be  
23 presented by Complainant and Respondent at a formal hearing on the Accusation, which hearing  
24 was to be held in accordance with the provisions of the Administrative Procedure Act ("APA"),  
25 shall instead and in place thereof be submitted solely on the basis of the provisions of this  
26 Stipulation and Agreement ("Stipulation").

27 ///

1                   2. Respondent has received, read and understands the Statement to Respondent,  
2 the Discovery Provisions of the APA and the Accusation filed by the Department of Real Estate  
3 in this proceeding.

4                   3. Respondent filed a Notice of Defense pursuant to Section 11506 of the  
5 Government Code for the purpose of requesting a hearing on the allegations in the Accusation.  
6 Respondent hereby freely and voluntarily withdraws said Notice of Defense. Respondent  
7 acknowledges that he understands that by withdrawing said Notice of Defense he thereby waives  
8 his right to require the Commissioner to prove the allegations in the Accusation at a contested  
9 hearing held in accordance with the provisions of the APA and that he will waive other rights  
10 afforded to him in connection with the hearing such as the right to present evidence in his  
11 defense the right to cross-examine witnesses.

12                  4. This Stipulation is based on the allegations contained in the Accusation. In the  
13 interest of expedience and economy Respondent chooses not to contest these allegations but to  
14 remain silent and understands that, as a result thereof, these allegations, without being admitted  
15 or denied, will serve as a prima facie basis for the disciplinary action stipulated to herein. The  
16 Real Estate Commissioner shall not be required to provide further evidence to prove said  
17 allegations.

18                  5. This Stipulation is made for the purpose of reaching an agreed disposition of  
19 this proceeding and is expressly limited to this proceeding and any other proceeding or case in  
20 which the Department of Real Estate ("Department"), or another licensing agency of this state,  
21 another state or if the federal government is involved, and otherwise shall not be admissible in  
22 any other criminal or civil proceeding.

23                  6. It is understood by the parties that the Real Estate Commissioner may adopt  
24 this Stipulation as his Decision in this matter thereby imposing the penalty and sanctions on  
25 Respondent's real estate licenses and license rights as set forth in the below "Order". In the event  
26 that the Commissioner in his discretion does not adopt the Stipulation, the Stipulation shall be  
27 void and of no effect and Respondent shall retain the right to a hearing and proceeding on the

1 Accusation under the provisions of the APA and shall not be bound by any stipulation or waiver  
2 made herein.

3 7. The Order or any subsequent Order of the Real Estate Commissioner made  
4 pursuant to this Stipulation shall not constitute an estoppel, merger or bar to any further  
5 administrative or civil proceedings by the Department of Real Estate with respect to any matters  
6 which were not specifically alleged to be causes for accusation in this proceeding.

7 DETERMINATION OF ISSUES

8 By reason of the foregoing, it is stipulated and agreed that the following  
9 determination of issues shall be made:

10 I.

11 The conduct, acts and omissions of JULIETTE SUONG VO, as described in  
12 Paragraph 4, herein above, with respect to J&L Real Estate Investments Inc. audit examination, is  
13 in violation of Business and Professions Code Sections 10162 and 10148 and of the Business and  
14 Professions Code ("Code") and Section 2715 of Title 10, Chapter 6 of the California Code of  
15 Regulations ("Regulations") and is a basis for discipline of Respondent's license and license  
16 rights as violation of the Real Estate Law pursuant to Code Sections 10148, 10165, 10177(d) and  
17 10177(g).

18 ORDER

19 WHEREFORE, THE FOLLOWING ORDER is hereby made:

20 I.

21 The real estate broker license of Respondent JULIETTE SUONG VO under the  
22 Real Estate Law is revoked; provided, however, a restricted real estate salesperson license shall  
23 be issued to Respondent, pursuant to Section 10156.5 of the Business and Professions Code, if

24 Respondent:

25 Makes application therefor and pays to the Department of Real Estate the  
26 appropriate fee for the restricted license within ninety (90) days from the effective date of this  
27 Decision. The restricted license issued to Respondent shall be subject to all of the provisions of

1 Section 10156.7 of the Code and the following limitations, conditions and restrictions imposed  
2 under authority of Section 10156.6 of that Code.

3 1. The restricted license issued to Respondent may be suspended prior to hearing  
4 by Order of the Real Estate Commissioner in the event of Respondent's conviction or plea of  
5 nolo contendere to a crime which is substantially related to Respondent's fitness or capacity as a  
6 real estate licensee.

7 2. The restricted license issued to Respondent may be suspended prior to hearing  
8 by Order of the Real Estate Commissioner on evidence satisfactory to the Commissioner that  
9 Respondent has violated provisions of the California Real Estate Law, the Subdivided Lands  
10 Law, Regulations of the Real Estate Commissioner or conditions attaching to the restricted  
11 license.

12 3. Respondent shall not be eligible to apply for the issuance of an unrestricted  
13 real estate license nor for the removal of any of the conditions, limitations or restrictions of a  
14 restricted license until two (2) years has elapsed from the effective date of the issuance of the  
15 restricted license.

16 4. Respondent shall submit with any application for license under an employing  
17 broker, or any application for transfer to a new employing broker, a statement signed by the  
18 prospective employing real estate broker on a form approved by the Department of Real Estate  
19 which shall certify:

20 (a) That the employing broker has read the Decision of the Commissioner  
21 which granted the right to a restricted license; and

22 (b) That the employing broker will exercise close supervision over the  
23 performance by the restricted licensee relating to activities for which a real estate license is  
24 required.

25 5. Respondent shall, within nine (9) months from the effective date of this  
26 Decision, present evidence satisfactory to the Real Estate Commissioner that Respondent has,  
27 since the most recent issuance of an original or renewal real estate license, taken and successfully

1 completed the continuing education requirements of Article 2.5 of Chapter 3 of the Real Estate  
2 Law for renewal of a real estate license. If Respondent fails to satisfy this condition, the  
3 Commissioner may order the suspension of Respondent's license until Respondent presents such  
4 evidence. The Commissioner shall afford Respondent the opportunity for a hearing pursuant to  
5 the Administrative Procedure Act to present such evidence.

6 6. Respondent shall within six (6) months from the effective date of the Decision  
7 herein, take and pass the Professional Responsibility Examination administered by the  
8 Department including the payment of the appropriate examination fee. If Respondent fails to  
9 satisfy this condition, the Commissioner may order suspension of Respondent's license until  
10 Respondent passes the examination. The Commissioner shall afford Respondent the opportunity  
11 for a hearing pursuant to the Administrative Procedure Act to present such evidence.

12  
13  
14 DATED: 12-8-11

ELL  
ELLIOTT MAC LENNAN, Counsel for  
Department of Real Estate

15  
16 \* \* \*

17 EXECUTION OF THE STIPULATION


18 I have read the Stipulation and Agreement and discussed it with my attorney. Its  
19 terms are understood by me and are agreeable and acceptable to me. I understand that I am  
20 waiving rights given to me by the California Administrative Procedure Act (including but not  
21 limited to Sections 11506, 11508, 11509 and 11513 of the Government Code), and I willingly,  
22 intelligently and voluntarily waive those rights, including the right of requiring the  
23 Commissioner to prove the allegations in the Accusation at a hearing at which I would have the  
24 right to cross-examine witnesses against me and to present evidence in defense and mitigation of  
25 the charges.

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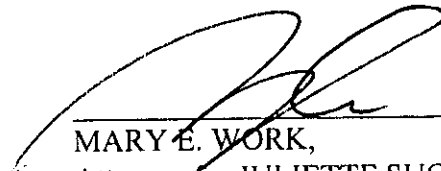
FACSIMILE

Respondent can signify acceptance and approval of the terms and conditions of this Stipulation by faxing a copy of its signature page, as actually signed by Respondent, to the Department at the following facsimile number: Elliott Mac Lennan at (213) 576-6917. Respondent agree, acknowledge and understand that by electronically sending to the Department a fax copy of Respondent' actual signature as they appear on the Stipulation, that receipt of the faxed copy by the Department shall be as binding on Respondent as if the Department had received the original signed Stipulation.

DATED: 12/16/11

  
JULIETTE SUONG VO,  
Respondent

DATED: 12/30/11

  
MARY E. WORK,  
Attorney for JULIETTE SUONG VO,  
Respondent

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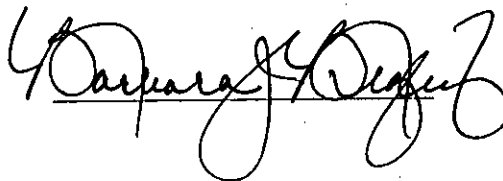
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The foregoing Stipulation and Agreement is hereby adopted as my Decision as to  
Respondent JULIETTE SUONG VO and shall become effective at 12 o'clock noon on  
April 2, 2012.

IT IS SO ORDERED 1/25, 2012.

BARBARA J. BIGBY  
Acting Real Estate Commissioner



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**FILED**

MAR 12 2012

DEPARTMENT OF REAL ESTATE  
BY: [Signature]

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

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In the Matter of the Accusation of

No. H-36991 LA  
OAH- L-2011010390

J&L REAL ESTATE INVESTMENTS INC.;

doing business as Far West Equity,  
and JULIETTE SUONG VO,  
individually and as designated  
officer of J&L Real Estate  
Investments Inc.,

Respondents.

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On December 22, 2010, an Accusation was filed in this matter against  
Respondent J&L REAL ESTATE INVESTMENTS INC.

On September 29, 2011, Respondent petitioned the Commissioner to voluntarily  
surrender its real estate broker license rights pursuant to Section 10100.2 of the Business and  
Professions Code.

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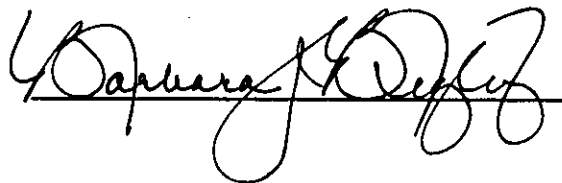
1 IT IS HEREBY ORDERED that Respondent J & L REAL ESTATE  
2 INVESTMENTS, INC.'s petition for voluntary surrender of its real  
3 estate broker license and license rights is accepted as of the  
4 effective date of this Order as set forth below, based upon the  
5 understanding and agreement expressed in Respondent's Declaration  
6 dated September, 29, 2011 (attached as Exhibit "A" hereto).  
7 Respondent's license certificate and pocket card shall be sent to  
8 the below listed address so that they reach the Department on or  
9 before the effective date of this Order:

10 Department of Real Estate  
11 Atten: Licensing Flag Section  
12 P.O. Box 187000  
Sacramento, CA 95818-7000

13 This Order shall become effective at 12 o'clock noon on  
14 April 2, 2012

15 DATED: 1/24/12

16  
17 BARBARA J. BIBY  
Acting Real Estate Commissioner

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EXHIBIT "A"

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation of )  
 )  
 J&L REAL ESTATE INVESTMENTS INC.; )  
 doing business as Far West Equity, )  
 and JULIETTE SUONG VO, )  
 individually and as designated )  
 officer of J&L Real Estate )  
 Investments Inc., )  
 )  
 Respondents. )

No. H-36991 LA

DECLARATION

My name is Juliette Suong Vo and I am the designated officer of J&L REAL  
ESTATE INVESTMENTS INC. which is licensed as a real estate broker and/or have license  
rights with respect to said license. I am authorized to sign this declaration on behalf of J&L  
REAL ESTATE INVESTMENTS INC.

In lieu of proceeding in this matter in accordance with the provisions of the  
Administrative Procedures Act (Sections 11400 et seq., of the Government Code) J&L REAL  
ESTATE INVESTMENTS INC. wishes to voluntarily surrender its real estate license issued by

1 the Department of Real Estate ("Department"), pursuant to Business and Professions Code  
2 Section 10100.2.

3 I understand that J&L REAL ESTATE INVESTMENTS INC., by so voluntarily  
4 surrendering said license, can only have it reinstated in accordance with the provisions of  
5 Section 11522 of the Government Code. I also understand that by so voluntarily surrendering  
6 said license rights, J&L REAL ESTATE INVESTMENTS INC. agrees to the following:

7  
8 The filing of this Declaration shall be deemed as J&L REAL ESTATE  
9 INVESTMENTS INC.'s petition for voluntary surrender. It shall also be deemed to be an  
10 understanding and agreement by J&L REAL ESTATE INVESTMENTS INC. that, it waives all  
11 rights it has to require the Commissioner to prove the allegations contained in the Accusation  
12 filed in this matter at a hearing held in accordance with the provisions of the Administrative  
13 Procedures Act (Government Code Sections 11400 et seq.), and that J&L REAL ESTATE  
14 INVESTMENTS INC. also waives other rights afforded to it in connection with the hearing  
15 such as the right to discovery, the right to present evidence in defense of the allegations in the  
16 Accusation and the right to cross examine witnesses.

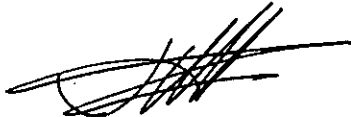
17  
18 I further agree on behalf of J&L REAL ESTATE INVESTMENTS INC. that  
19 upon acceptance by the Commissioner, as evidenced by an appropriate order, all affidavits and  
20 all relevant evidence obtained by the Department in this matter prior to the Commissioner's  
21 acceptance, and all allegations contained in the Accusation filed in the Department Case No.  
22 H-36991 LA, may be considered by the Department to be true and correct for the purpose of  
23 deciding whether or not to grant reinstatement of J&L REAL ESTATE INVESTMENTS  
24 INC.'s license pursuant to Government Code Section 11522.

25  
26 ///

1 This Declaration is not an admission by J&L REAL ESTATE INVESTMENTS  
2 INC. as to the allegations in the Accusation. This Declaration is made for the purpose of  
3 reaching a resolution of allegations contained in the DRE Case number H-36991 LA, and is  
4 expressly limited to this proceeding and any other proceeding or case in which the Department  
5 of Real Estate is a party and shall not otherwise be admissible or relied upon by any third  
6 parties for any purpose.  
7

8 I declare under penalty of perjury under the laws of the State of California that  
9 the above is true and correct and that I am acting freely and voluntarily on behalf of J&LREAL  
10 ESTATE INVESTMENTS INC to surrender its license and license rights attached thereto.  
11

12 San Diego, CA Sep 29, 2011  
13 Date and Place

14  
15   
16 BY: JULIETTE SUONG VO,  
17 Designated Officer of J&LREAL ESTATE  
18 INVESTMENTS INC  
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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)

**FILED**

DEC 22 2010

DEPARTMENT OF REAL ESTATE  
BY: 

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation of

No. H-36991 LA

J&L REAL ESTATE INVESTMENT INC.;  
doing business as Far West Equity,  
and JULIETTE SUONG VO,  
individually and as designated  
officer of J&L Real Estate  
Investment Inc.,

A C C U S A T I O N

Respondents.

The Complainant, Robin Trujillo, a Deputy Real Estate  
Commissioner of the State of California, for cause of Accusation  
against J&L REAL ESTATE INVESTMENT INC. and JULIETTE SUONG VO,  
individually and as designated officer of J&L Real Estate  
Investment Inc., alleges as follows:

1.

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

///

1 2.

2 All references to the "Code" are to the California  
3 Business and Professions Code and all references to "Regulations"  
4 are to Title 10, Chapter 6, California Code of Regulations."

5 License History

6 3.

7 A. At all times mentioned, J&L REAL ESTATE INVESTMENTS  
8 INC. ("J&L") was licensed or had license rights issued by the  
9 Department of Real Estate ("Department") as a corporate real  
10 estate broker. On September 16, 2005, J&L was originally  
11 licensed as a real estate broker. On September 17, 2009, J&L's  
12 licensure expired.

13 B. At all times mentioned, JULIETTE SUONG VO ("VO")  
14 was licensed or had license rights issued by the Department as a  
15 real estate broker. On June 8, 2005, VO was originally licensed  
16 as a real estate broker. At all times material herein, J&L was  
17 licensed by the Department as a corporate real estate broker by  
18 and through VO, as the designated officer and broker responsible,  
19 pursuant to Code Sections 10159.2 and 10211 of the Business and  
20 Professions Code for supervising the activities requiring a real  
21 estate license conducted on behalf J&L of by J&L's officers,  
22 agents and employees, including VO.

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1 2006 to November 30, 2009. The audit examination revealed  
2 violations of the Code and the Regulations as set forth in the  
3 following paragraphs, and more fully discussed in Audit Report LA  
4 090063 and the exhibits and work papers attached to said audit  
5 report.

6 Trust Account

7 6.

8 It is unknown if Respondents J&L and VO maintained a  
9 trust account or not.

10 Violations Of The Real Estate Law

11 7.

12 In the course of activities described in Paragraphs 4  
13 and 5, above, J&L and VO, acted in violation of the Code and the  
14 Regulations in that Respondents:

15 (a) Failed to retain all records of J&L's activity  
16 during the audit period requiring a real estate broker license,  
17 in violation of Code Section 10148.

18 (b) Abandoned J&L's office located at 2549B Eastbluff  
19 Drive, Suite 488, Newport Beach, CA 92660, without notification  
20 to the Department, in violation of Code Section 10162 and  
21 Regulation 2715.

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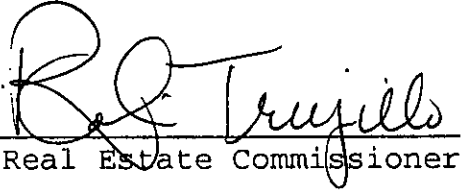
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1                   WHEREFORE, Complainant prays that a hearing be  
2 conducted on the allegations of this Accusation and that upon  
3 proof thereof, a decision be rendered imposing disciplinary  
4 action against the license and license rights of Respondents J&L  
5 REAL ESTATE INVESTMENT INC. and JULIETTE SUONG VO, individually  
6 and as designated officer of J&L Real Estate Investment Inc.  
7 under the Real Estate Law (Part 1 of Division 4 of the Business  
8 and Professions Code) and for such other and further relief as  
9 may be proper under other applicable provisions of law.

10 Dated at Los Angeles, California

11 this 21 day of December 2010.

  
Deputy Real Estate Commissioner

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24 cc: J&L Real Estate Investment Inc.  
25 c/o Juliette Suong Vo D.O.  
26 Robin Trujillo  
27 Audits  
Sacto