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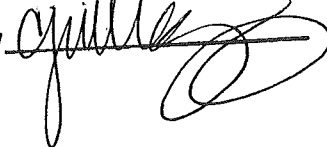
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FILED

MAR 24 2015

BUREAU OF REAL ESTATE

By 

BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)	No. H-39789 LA
)	
GIANT INVESTMENT REALTY, INC.; and)	
WON WOOG KIM, individually and as)	<u>ACCUSATION</u>
designated officer of Giant Investment Realty,)	
Inc.,)	
)	
Respondents.)	

The Complainant, Maria Suarez, a Deputy Real Estate Commissioner of the State of California, for cause of Accusation against Respondents GIANT INVESTMENT REALTY, INC. ("GIRI") and WON WOOG KIM ("KIM"), individually and as designated officer of Giant Investment Realty, Inc., is informed and alleges as follows:

1.

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

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1 2.

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

5 3.

6 A. GIANT INVESTMENT REALTY, INC.: From or about August 31,
7 2011 through the present, Respondent GIRI was and still is licensed and/or has license rights
8 under the Real Estate Law (Part 1 of Division 4 of the California Business and Professions
9 Code) as a real estate corporation (license number 01904131).

10 B. WON WOOG KIM: From or about March 18, 2008 through the present,
11 Respondent KIM was and still is licensed and/or has license rights under the Real Estate Law
12 (Part 1 of Division 4 of the California Business and Professions Code) as a real estate broker
13 (license number 01841317). At all times, Respondent GIRI was authorized to act by and
14 through Respondent KIM as its designated broker and officer who is responsible for ensuring
15 compliance with the Real Estate Law pursuant to Code sections 10159.2 and 10211.

16
17 FIRST CAUSE OF ACCUSATION

18 (SUSPENSION OF CORPORATE RIGHTS)

19 4.

20 On or about July 1, 2011, Respondent KIM filed the Articles of Incorporation of
21 GIRI with the Secretary of State of the State of California.

22 5.

23 According to the Statement of Information filed on or about August 5, 2011,
24 Respondent KIM is the chief executive officer, secretary, chief financial officer, and director for
25 Respondent GIRI.

26 ///

1 6.

2 On or about January 2, 2014, the California Franchise Tax board suspended
3 Respondent GIRI's powers, rights, and privileges pursuant to the provisions of the California
4 Revenue and Taxation Code, and remain suspended to date.

5 7.

6 The suspension of corporate powers, rights, and privileges of Respondent GIRI,
7 as alleged above, are in violation of Regulation section 2742(c), and subjects its real estate
8 license and license rights to suspension or revocation pursuant to Code sections 10177(d),
9 10177(f), and/or 10177(g).

10
11 SECOND CAUSE OF ACCUSATION

12 (Failure to Supervise)

13 8.

14 The conduct, acts, and/or omissions of Respondent KIM, in allowing
15 Respondent GIRI to violate the Real Estate Law, as set forth above, constitutes a failure by
16 Respondent KIM, as the officer designated by the corporate broker licensee, to exercise the
17 supervision and control of the activities conducted on behalf of Respondent GIRI by its offices
18 and employees as required by Code section 10159.2 and Regulation 2725, and is cause to
19 suspend or revoke the real estate license and license rights of Respondent KIM pursuant to
20 Code sections 10177(d) and/or 10177(g) and 10177(h).

21 Code section 10106 provides, in pertinent part, that in any order issued in
22 resolution of a disciplinary proceeding before the bureau, the Commissioner may request the
23 administrative law judge to direct a licensee found to have committed a violation of this part to
24 pay a sum not to exceed the reasonable costs of investigation and enforcement of the case.

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WHEREFORE, Complainant prays that a hearing be conducted on the allegations of this Accusation and that upon proof thereof, a decision be rendered imposing disciplinary action against all licenses and/or license rights under the Real Estate Law (Part 1 of Division 4 of the California Business and Professions Code) of Respondents GIANT INVESTMENT REALTY, INC. and WON WOOG KIM, individually and as designated officer Giant Investment Realty, Inc., for the cost of investigation and enforcement as permitted by law, and for such other and further relief as may be proper under applicable provisions of law.

Dated at Los Angeles, California: 12 March, 2015.



Maria Suarez
Deputy Real Estate Commissioner

cc: Giant Investment Realty, Inc.
Won Woog Kim
Maria Suarez
Sacto.