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FILED

MAY 09 2016

BUREAU OF REAL ESTATE

By *[Signature]*

BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

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In the Matter of the Accusation of

SUNG WOOK YANG,

Respondent.

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No. H-40134 LA

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On or about March 31, 2016, Respondent petitioned the Commissioner to voluntarily surrender his real estate broker license, no. 01702342, pursuant to California Business and Professions Code section 10100.2.

IT IS HEREBY ORDERED that Respondent SUNG WOOK YANG's petition for voluntary surrender of his real estate broker license is accepted as of the effective date of this Order as set forth below, based upon the understanding and agreement expressed in Respondent's Declaration dated March 31, 2016 (attached as Exhibit "A" hereto). Respondent's license certificate and pocket card shall be sent to the below listed address so that they reach the Bureau of Real Estate on or before the effective date of this Order:

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1 Bureau of Real Estate
2 Attn: Licensing Flag Section
3 P. O. Box 137013
4 Sacramento, CA 95813-7013

5 This Order shall become effective at 12 o'clock noon on MAY 30 2016

6 DATED: MAY 3, 2016

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8 WAYNE S. BELL
9 REAL ESTATE COMMISSIONER

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12 By: JEFFREY MASON
13 Chief Deputy Commissioner
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EXHIBIT "A"

BEFORE THE BUREAU OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of
SUNG WOOK YANG,
Respondent.

No. H-40134 LA

DECLARATION

My name is SUNG WOOK YANG. I am a licensed real estate broker (license no. 01702342). I am representing myself in this matter.

In lieu of proceeding in this matter in accordance with the provisions of the Administrative Procedure Act (Sections 11400 et seq., of the California Government Code), I wish to voluntarily surrender my real estate license issued by the Bureau of Real Estate ("Bureau") pursuant to California Business and Professions Code section 10100.2.

I understand that by so voluntarily surrendering my license, I may be relicensed as a broker or as a salesperson, or issued a mortgage loan originator endorsement, only by petitioning for reinstatement pursuant to California Government Code section 11522. I also understand that by so voluntarily surrendering my license, I agree to the following:

1 1. The filing of this Declaration shall be deemed as my petition for voluntary
2 surrender.

3 2. It shall also be deemed to be an understanding and agreement by me that I
4 waive all rights I have to require the Commissioner to prove the allegations contained in the
5 Accusation filed in this matter at a hearing held in accordance with the provisions of the
6 Administrative Procedure Act (California Government Code sections 11400 et seq.), and that I
7 also withdraw my Notice of Defense, if any, and waive other rights afforded to me in connection
8 with the hearing, such as the right to discovery, the right to present evidence in defense of the
9 allegations in the Accusation and the right to cross-examine witnesses.

10 3. I further agree that upon acceptance by the Commissioner, as evidenced by an
11 appropriate order, all affidavits, and all relevant evidence obtained by the Bureau in this matter
12 prior to the Commissioner's acceptance, and all allegations contained in the Accusation filed in
13 the Bureau Case No. H-40134 LA, may be considered by the Bureau to be true and correct for the
14 purpose of deciding whether to grant licensure, relicensure, and/or reinstatement pursuant to
15 California Government Code section 11522 and/or a similar code section.

16 4. A copy of the Commissioner's Criteria of Rehabilitation is attached hereto. If
17 and when a petition application is made for licensure, relicensure, and/or reinstatement, the
18 Commissioner will consider as one of the criteria of rehabilitation whether or not restitution has
19 been made to any person who has suffered monetary losses through "substantially related" acts or
20 omissions of me, whether or not such persons are named in the Accusation filed in this case.

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1 5. I freely and voluntarily surrender all my licenses and license rights under the
2 Real Estate Law.

3 I declare under penalty of perjury under the laws of the State of California that the
4 above is true and correct and that this declaration was executed March 31, 2016,
5 at Los Angeles, California.

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SUNG WOOK YANG