

FILED

MAY 17 2016

BUREAU OF REAL ESTATE

By *J. Garcia*

1 LISSETE GARCIA, Counsel (SBN 211552)
Bureau of Real Estate
2 320 West 4th Street, Suite 350
Los Angeles, California 90013-1105
3 Telephone: (213) 576-6982
Direct: (213) 576-6914
4 Fax: (213) 576-6917

7 BEFORE THE BUREAU OF REAL ESTATE
8 STATE OF CALIFORNIA

9 * * *

10 In the Matter of the Accusation of) CalBRE No. H-40253 LA
11)
SAM SANGWOOK YI,)
12) ACCUSATION
Respondent.)
13)

14 The Complainant, Veronica Kilpatrick, a Supervising Special Investigator of the State of
15 California, for cause of Accusation against SAM SANGWOOK YI ("Respondent"), is informed
16 and alleges as follows:

17 1.

18 The Complainant, Veronica Kilpatrick, a Supervising Special Investigator for the
19 Bureau of Real Estate ("Bureau") of the State of California, makes this Accusation in her
20 official capacity.

21 2.

22 Respondent is presently licensed and/or has license rights under the Real Estate Law
23 (Part 1 of Division 4 of the California Business and Professions Code, "Code").

24 ///

1 3.

2 From May 23, 2005, through the present, Respondent has been licensed by the Bureau
3 as a real estate broker, License ID 01317258. Said license is set to expire on May 22, 2017,
4 unless renewed. Respondent has renewal rights pursuant to Business and Professions Code
5 ("Code") Section 10201. The Bureau retains jurisdiction pursuant to Code Section 10103.
6 Respondent was formerly licensed as a real estate salesperson from September 25, 2001 through
7 May 22, 2005.

8 CAUSE OF ACCUSATION

9 2015 Conviction

10 4.

11 On or about May 22, 2015, in Case No. BA417820 before the Superior Court of
12 California, Los Angeles County, Respondent pled nolo contendere to and was convicted of
13 violating Penal Code section 487(a) (grand theft of personal property) and Revenue and
14 Taxation Code section 19705(a) (filing false tax return), both felonies. Respondent also
15 admitted the allegation of Penal Code section 12022.6(a)(2) (committing said offenses with
16 intent to take property of a value exceeding \$200,000). Respondent was sentenced to two years
17 and eight months state prison, execution of the sentence was suspended, five years formal
18 probation, 28 days county jail, payment of \$350,000 in restitution to victim, \$43,739 to
19 California Franchise Tax Board, and fines, fees, and assessments.

20 5.

21 Said crimes bear a substantial relationship to the qualifications, functions or duties of a
22 real estate licensee under Section 2910 of the Regulations of the Real Estate Commissioner,
23 Title 10, Chapter 6, California Code of Regulations.
24

1. 6.

2 Respondent's conviction constitutes cause under Sections 490 and 10177(b) of the Code
3 for suspension or revocation of all licenses and license rights of Respondent under the Real
4 Estate Law.

5 Failure to Report Felony Charges and Conviction

6 7.

7 Code section 10186.2, subdivision (a)(1)(A) requires that licensees report to the Bureau,
8 the bringing of an indictment or information charging a felony against the licensee. Code
9 section 10186.2, subdivision (a)(1)(B) requires that licensees report any felony conviction.
10 Code section 10186.2(b) requires that licensees make a report in writing to the Bureau within 30
11 days of the bringing of the indictment, the charging of a felony, or a conviction.

12 8.

13 On January 6, 2016, a diligent search was made of the Bureau's records for Respondent
14 and no record or written notice was found to have been received from Respondent notifying the
15 Bureau of the charging of a felony or Respondent's felony conviction as described above in
16 Paragraph 4. Respondent's failure to provide timely written notice to the Bureau pursuant to
17 Code section 10186.2 constitutes cause for the suspension or revocation of Respondent's real
18 estate broker license and license rights under Code Sections 10186.2(b), 10177(d) and/or
19 10177(g).

20 ///

21 ///

22 ///

23 ///

1 COST RECOVERY

2 9.

3 Investigation and Enforcement Costs

4 Code Section 10106 provides, in pertinent part, that in any order issued in resolution of a
5 disciplinary proceeding before the Bureau, the Commissioner may request the Administrative
6 Law Judge to direct a licensee found to have committed a violation of this part to pay a sum not
7 to exceed the reasonable costs of the investigation and enforcement of the case.

8 WHEREFORE, Complainant prays that a hearing be conducted on the allegations of this
9 Accusation and that upon proof thereof, a decision be rendered imposing disciplinary action
10 against all licenses and license rights of Respondent under the Real Estate Law (Part 1 of
11 Division 4 of the Business and Professions Code), for the cost of investigation and enforcement
12 as permitted by law, and for such other and further relief as may be proper under other
13 provisions of law.

14 Dated at San Diego California this 9th day of May, 2016.

15
16 
17 VERONICA KILPATRICK
18 Deputy Real Estate Commissioner

19
20
21
22 cc: Sam Sangwook Yi
23 : Veronica Kilpatrick
24 Sacto.