

1 STEVE CHU, Counsel (SBN 238155)  
2 Bureau of Real Estate  
3 320 West 4th Street, Suite 350  
4 Los Angeles, California 90013-1105

5 Telephone: (213) 620-6430  
6 Fax: (213) 576-6917

**FILED**

OCT 19 2016

BUREAU OF REAL ESTATE

B. *Al Selorio*

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8  
9 BEFORE THE BUREAU OF REAL ESTATE

10 STATE OF CALIFORNIA

11 \* \* \*

12 In the Matter of the Application of ) No. H- 40433 LA  
13 SHENGDONG GUAN, ) STATEMENT OF ISSUES  
14 Respondent. )  
15 )

16 The Complainant, Maria Suarez, a Supervising Special Investigator of the State  
17 of California, for Statement of Issues against SHENGDONG GUAN, a.k.a. SHENG DONG  
18 GUAN, a.k.a. GEORGE ("Respondent"), is informed and alleges as follows:

19 1.

20 The Complainant, Maria Suarez, acting in her official capacity as a Supervising  
21 Special Investigator of the State of California, makes this Statement of Issues against  
22 SHENGDONG GUAN.

23 2.

24 On or about October 22, 2015, Respondent made application to the Bureau of  
25 Real Estate of the State of California for a real estate salesperson license.

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Statement of Issues of Shengdong Guan

1 FIRST CAUSE FOR DENIAL

2 (CRIMINAL CONVICTIONS)

3 3.

4 On or about November 19, 2012, Respondent pled nolo contendere and was  
5 convicted in the Superior Court of California, County of Los Angeles, Case No. 2PS91233, for  
6 violation of California Penal Code Section 240 (Assault), a misdemeanor. Respondent was  
7 placed on two years of summary probation, and ordered to serve two days in jail and pay  
8 restitution, fines and fees.

9 4.

10 On or about February 28, 2013, Respondent pled no contest and was convicted  
11 in the Superior Court of Arizona, County of La Paz, Case No. CR2013-00063, for violation of  
12 Arizona Revised Statutes Section 13-2810(A)(2) (Disobey Court Order), a misdemeanor.  
13 Respondent was ordered to pay fines.

14 5.

15 On or about March 19, 2014, Respondent pled nolo contendere and was  
16 convicted in the Superior Court of California, County of Los Angeles, Case No. 3JB08090, for  
17 violation of California Penal Code Section 21810 (Possession Of Metal Knuckles), a  
18 misdemeanor, and Vehicle Code Section 14601.1(a) (Driving When Privilege Suspended Or  
19 Revoked), a misdemeanor. Respondent was placed on three years of summary probation, and  
20 ordered to pay fines and fees. Additionally, Respondent was ordered to complete 30 days of  
21 community labor.

22 6.

23 The convictions described in Paragraphs 3 through 5 bear a substantial  
24 relationship under Section 2910, Title 10, Chapter 6, California Code of Regulations to the  
25 qualifications, functions or duties of a real estate licensee.

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1 7.

2 The crimes of which Respondent was convicted, as described in Paragraphs 3  
3 through 5 above, constitute cause for denial of Respondent's application for a real estate license  
4 under Business and Professions Code Sections 475(a)(2)-(3), 480(a)(1)-(2), and 10177(b).

5 SECOND CAUSE FOR DENIAL  
6 (FRAUD AND DISHONESTY)

7 8.

8 On or about December 13, 2013, possessed and used a false identification card  
9 to purchase and drink alcohol. The legal age for purchasing or drinking alcohol was 21 years of  
10 age, and Respondent was under 21 years of age.

11 9.

12 Respondent's conduct described in Paragraph 8 is an act which bears a  
13 substantial relationship under Section 2910, Title 10, Chapter 6, California Code of Regulations  
14 to the qualifications, functions or duties of a real estate licensee.

15 10.

16 Respondent's conduct described in Paragraph 8 above involves dishonesty,  
17 fraud, or deceit, which constitutes cause for denial of Respondent's application for a real estate  
18 license under Business and Professions Code Sections 475(a)(3), 480(a)(2), and 10177(j).

19 11.

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

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

6  
7 Dated at Los Angeles, California

8 this 14<sup>th</sup> day of October, 2016.

9  
10   
11 Maria Suarez  
12 Supervising Special Investigator

13 cc:    SHENGDONG GUAN  
14        Maria Suarez  
15        Sacto.