

*Flag photo*

1 Bureau of Real Estate  
320 W. 4<sup>th</sup> Street, Suite 350  
2 Los Angeles, CA 90013-1105  
3 Telephone: (213) 576-6982  
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**FILED**  
MAY 02 2018  
BUREAU OF REAL ESTATE  
By *Ingrid Bernier*

8 BEFORE THE BUREAU OF REAL ESTATE  
9 STATE OF CALIFORNIA

10 \* \* \*

11 In the Matter of the Application of	)	No. H-41025 LA
12 RANDY CHOI,	)	STIPULATION AND WAIVER
13 Respondent.	)	(B&P 10100.4)
14	)	

15 I, RANDY CHOI, ("Respondent") do hereby affirm that I have applied to the  
16 Bureau of Real Estate for a real estate salesperson license, and that to the best of my knowledge I  
17 have satisfied all of the statutory requirements for the issuance of the license including, but not  
18 limited to, the payment of the fee therefor.

19 I acknowledge that by entering into this Stipulation and Waiver, I am stipulating  
20 that the Real Estate Commissioner has found grounds to justify the denial of the issuance of an  
21 unrestricted real estate salesperson license to me. I agree that there are grounds to deny the  
22 issuance of an unrestricted real estate salesperson license to me pursuant to California Business  
23 and Professions Code ("Code") Sections 475(a)(2), 480(a)(1), and 10177(b) for the following  
24 convictions, and Code Sections 475(a)(1), 480(c) and 10177(a) for the non-disclosure of such  
25 convictions on my real estate salesperson application:

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- 1 (1) 2000 – California Penal Code (“PC”) Section 245(A)(1) (Force/Assault with  
2 Deadly Weapon Not Firearm (Great Bodily Injury Likely), a felony) (PC 1203.4  
3 relief granted, plea of not guilty entered, and case dismissed in 2014);  
4 (2) 1998 – California Vehicle Code (“VC”) Section 231013 (Reckless Driving), a  
5 misdemeanor; and  
6 (3) 1996 – VC 23152(A) (Driving Under The Influence), a misdemeanor.

7 I hereby request that the Real Estate Commissioner in his discretion issue a  
8 restricted real estate salesperson license to me under the authority of Code Sections 10100.4 and  
9 10156.5. I understand that any such restricted license will be issued subject to the provisions and  
10 limitations of Code Sections 10156.6 and 10156.7.

11 I understand that by my signing of this Stipulation and Waiver, provided this  
12 Stipulation and Waiver is accepted and signed by the Real Estate Commissioner, the  
13 Commissioner will not file a Statement of Issues based on the grounds herein, and I am waiving  
14 my right to a hearing and the opportunity to present evidence at the hearing to establish my  
15 rehabilitation in order to obtain an unrestricted real estate broker license.

16 I agree that by signing this Stipulation and Waiver, the conditions, limitations,  
17 and restrictions imposed on my restricted license, identified below, may be removed only by  
18 filing a Petition for Removal of Restrictions (“petition”) with the Real Estate Commissioner, and  
19 that my petition must follow the procedures set forth in Government Code Section 11522.

20 I further understand that the restricted license issued to me shall be subject to all  
21 of the provisions of Section 10156.7 of the Code and to the following limitations, conditions and  
22 restrictions imposed under authority of Section 10156.6 of the Code:

23 1. The license shall not confer any property right in the privileges to be exercised,  
24 including the right of renewal, and the Real Estate Commissioner may by appropriate  
25 order suspend the right to exercise any privileges granted under this restricted license  
26 in the event of:

27 ///



1                    4. Respondent shall notify the Real Estate Commissioner in writing within 72  
2                    hours of any arrest by sending a certified letter to the Real Estate Commissioner at  
3                    the Bureau of Real Estate, Post Office Box 137013, Sacramento, CA 95813-  
4                    7013. The letter shall set forth the date of Respondent's arrest, the crime for  
5                    which Respondent was arrested, and the name and address of the arresting law  
6                    enforcement agency. Respondent's failure to timely file written notice shall  
7                    constitute an independent violation of the terms of the restricted license and shall  
8                    be grounds for the suspension or revocation of that license.

9  
10                    4-10-18

11                    Dated

10                    

11                    Julie L. To, Counsel  
12                    Bureau of Real Estate

13  
14                    \* \* \*

15                    I have read the Stipulation and Waiver, and its terms are understood by me and  
16                    are agreeable and acceptable to me. I understand that I am waiving rights given to me by the  
17                    California Administrative Procedure Act (including, but not limited to, California Government  
18                    Code Sections 11504, 11506, 11508, 11509, and 11513), and I willingly, intelligently, and  
19                    voluntarily waive those rights, including, but not limited to, the right to a hearing on a Statement  
20                    of Issues at which I would have the right to cross-examine witnesses against me and to present  
21                    evidence in defense and mitigation of the charges.

22  
23                    3-19-18

24                    Dated

23                    

24                    RANDY CHOI, Respondent

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I have read the foregoing Stipulation and Waiver signed by Respondent. I am satisfied that the hearing for the purpose of requiring further proof as to the honesty and truthfulness of Respondent need not be called and that it will not be inimical to the public interest to issue a restricted real estate broker license to Respondent.

Therefore, IT IS HEREBY ORDERED that a restricted real estate salesperson license be issued to Respondent RANDY CHOI, if Respondent has otherwise fulfilled all of the statutory requirements for licensure. The restricted salesperson license shall be limited, conditioned, and restricted as specified in the foregoing Stipulation and Waiver.

This Order is effective immediately.

IT IS SO ORDERED April 26, 2018

**WAYNE S. BELL**  
REAL ESTATE COMMISSIONER



By: DANIEL J. SANDRI  
Chief Deputy Commissioner