

1 Department of Real Estate
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3 Los Angeles, CA 90013-1105

4 Telephone: (213) 576-6982

FILED

FEB 21 2020

DEPT. OF REAL ESTATE

By *Zni - gn*

8 **DEPARTMENT OF REAL ESTATE**

9 **STATE OF CALIFORNIA**

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11 In the Matter of the Accusation of

12 YUKA KATO,

13 Respondent.

14) DRE No. H-41465 LA

15) **STIPULATION AND AGREEMENT**
16) **IN SETTLEMENT AND ORDER**

17 It is hereby stipulated by and between YUKA KATO ("Respondent") and her
18 attorney of record, Ray and Bishop, PLC, and the Complainant, acting by and through Kevin H.
19 Sun, Counsel for the Department of Real Estate, as follows for the purpose of settling and disposing
20 of the Accusation filed on August 12, 2019 in this matter:

21 1. All issues which were to be contested and all evidence which was to be presented
22 by Complainant and Respondent at a formal hearing on the Accusation, which hearing was to be
23 held in accordance with the provisions of the Administrative Procedure Act (herein "APA"), shall
24 instead and in place thereof be submitted on the basis of the provisions of this Stipulation and
25 Agreement in Settlement and Order (herein "Stipulation").

26 2. Respondent has received, read and understands the Statement to Respondent, the
27 Discovery Provisions of the APA and the Accusation filed by the Department of Real Estate in this
proceeding.

1 3. On or about August 21, 2019, Respondent filed a Notice of Defense pursuant to
2 Section 11506 of the Government Code for the purpose of requesting a hearing on the allegations in
3 the Accusation. Respondent hereby freely and voluntarily withdraws said Notice of Defense.
4 Respondent acknowledges that she understands that by withdrawing said Notice of Defense she
5 will thereby waive her right to require the Commissioner to prove the allegations in the Accusation
6 at a contested hearing held in accordance with the provisions of the APA and that she will waive
7 other rights afforded to her in connection with the hearing such as the right to present evidence in
8 defense of the allegations in the Accusation and the right to cross-examine witnesses.

9 4. Respondent, pursuant to the limitations set forth below, hereby admits that the
10 factual allegations in the Accusation filed in this proceeding are true and correct and the Real Estate
11 Commissioner shall not be required to provide further evidence of such allegations.

12 5. It is understood by the parties that the Real Estate Commissioner may adopt the
13 Stipulation and Agreement as her Decision in this matter, thereby imposing the penalty and
14 sanctions on Respondent's real estate license and license rights as set forth in the below "Order".
15 In the event that the Commissioner in her discretion does not adopt the Stipulation and Agreement,
16 it shall be void and of no effect, and Respondent shall retain the right to a hearing and proceeding
17 on the Accusation under all the provisions of the APA and shall not be bound by any admission or
18 waiver made herein.

19 6. The Order or any subsequent Order of the Real Estate Commissioner made
20 pursuant to this Stipulation and Agreement shall not constitute an estoppel, merger or bar to any
21 further administrative or civil proceedings by the Department of Real Estate with respect to any
22 matters which were not specifically alleged to be causes for accusation in this proceeding.

23 DETERMINATION OF ISSUES

24 By reason of the foregoing stipulations, admissions and waivers and solely for the
25 purpose of settlement of the pending Accusation without a hearing, it is stipulated and agreed that
26 the following determination of issues shall be made:

27 The conduct of Respondent, as described in Paragraph 4, is in violation of California

1 Business and Professions Code ("Code") Section 490, and is grounds for the suspension or
2 revocation of all of the real estate license and license rights of Respondent under the provision of
3 Section 10176(b) of the Code.

4 ORDER

5 WHEREFORE, THE FOLLOWING ORDER is hereby made:

6 I.

7 All licenses and licensing rights of Respondent YUKA KATO under the Real Estate
8 Law are revoked; provided, however: a restricted real estate salesperson license shall be issued to
9 Respondent YUKA KATO, to be issued pursuant to Code Section 10156.5 if Respondent makes
10 application therefore and pays to the Department the appropriate fee for her restricted real estate
11 salesperson license within thirty (30) days from the effective date of this Decision and Order. The
12 restricted license issued to Respondent YUKA KATO shall be subject to all of the provisions of
13 Section 10156.7 of the Code and to the following limitations, conditions and restrictions imposed
14 under authority of Section 10156.6 of the Code:

15 1. The restricted license issued to Respondent may be suspended prior to hearing by
16 Order of the Commissioner in the event of Respondent's conviction or plea of *nolo contendere* to a
17 crime which is substantially related to Respondent's fitness or capacity as a real estate licensee.

18 2. The restricted license issued to Respondent may be suspended prior to hearing by
19 Order of the Real Estate Commissioner on evidence satisfactory to the Commissioner that
20 Respondent has violated provisions of the California Real Estate Law, the Subdivided Lands Law,
21 Regulations of the Real Estate Commissioner or conditions attaching to the restricted licenses.

22 3. Respondent shall not be eligible to apply for the issuance of unrestricted real
23 estate licenses nor for removal of any of the conditions, limitations or restrictions of a restricted
24 license until three (3) years have elapsed from the effective date of this Decision and Order.

25 4. Respondent shall, within nine (9) months from the effective date of this Decision
26 and Order, present evidence satisfactory to the Commissioner that Respondent has, since the most
27 recent issuance of an original or renewal real estate license, taken and successfully completed the

1 continuing education requirements of Article 2.5 of Chapter 3 of the Real Estate Law for renewal
2 of a real estate license. If Respondent fails to satisfy this condition, Respondent's real estate
3 license shall automatically be suspended until Respondent presents evidence satisfactory to the
4 Commissioner of having taken and successfully completed the continuing education requirements.
5 Proof of completion of the continuing education courses must be delivered to the Department of
6 Real Estate, Flag Section at P.O. Box 137013, Sacramento, CA 95813-7013.

7 5. Respondent shall submit with any application for license under an employing
8 broker, or any application for transfer to a new employing broker, a statement signed by the
9 prospective employing real estate broker on a form approved by the Department of Real Estate
10 which shall certify:

11 (a) That the employing broker has read the Decision of the Commissioner which
12 granted the right to a restricted license; and

13 (b) That the employing broker will exercise close supervision over the performance
14 by the restricted licensee relating to activities for which a real estate license is required.

15 6. All licenses and licensing rights of Respondent are indefinitely suspended unless
16 or until Respondent pays the sum of \$1,342.30 for the Commissioner's reasonable cost of the
17 investigation and enforcement which led to this disciplinary action. Said payment shall be in the
18 form of a cashier's check or certified check made payable to the Department of Real Estate. The
19 investigation and enforcement costs must be delivered to the Department of Real Estate, Flag
20 Section at P.O. Box 137013, Sacramento, CA 95813-7013, prior to the effective date of this
21 Decision and Order.

22 DATED: 1/15/2020

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24 Kevin H. Sun
25 Counsel for Complainant

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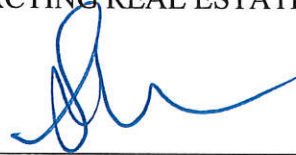
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1 The foregoing Stipulation and Agreement is hereby adopted as my Decision as to
2 Respondent YUKA KATO in this matter and shall become effective at 12 o'clock noon on
3 MAR 12 2020, 2020.

4 IT IS SO ORDERED 2/13/20, 2020.

6 SANDRA KNAU
7 ACTING REAL ESTATE COMMISSIONER

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