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FILED

JUL 01 2022

DEPT. OF REAL ESTATE
By *Anna Noy*

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Application of) No. H-42249 LA
LEO NOY LEE,) STATEMENT OF ISSUES
Respondent.)

The Complainant, Veronica Kilpatrick, a Supervising Special Investigator of the State of California, for Statement of Issues against LEO NOY LEE ("Respondent"), is informed and alleges as follows:

1.

The Complainant, Veronica Kilpatrick, acting in her official capacity as a Supervising Special Investigator of the State of California, makes this Statement of Issues against LEO NOY LEE.

2.

On or about January 31, 2020, Respondent made application to the Department of Real Estate of the State of California for a real estate salesperson license.

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Statement of Issues of Leo Noy Lee

1 FIRST CAUSE FOR DENIAL

2 (CRIMINAL CONVICTION)

3 3.

4 On or about March 8, 2018, Respondent pled nolo contendere and was convicted
5 in the Superior Court of California, County of Los Angeles, Case No. 8DN00648, for violation
6 of California Vehicle Code section 23152(b) (Driving with Blood Alcohol 0.08% or More), a
7 misdemeanor, and Vehicle Code section 20002(a) (Hit and Run), a misdemeanor. Respondent
8 was placed on three years of summary probation, and ordered to pay fines and fees.
9 Additionally, Respondent was ordered to complete a 9-month licensed first-offender alcohol
10 and other drug education and counseling program.

11 4.

12 The convictions described in Paragraph 3 bear a substantial relationship under
13 section 2910, Title 10, Chapter 6, California Code of Regulations to the qualifications,
14 functions or duties of a real estate licensee.

15 5.

16 The crimes of which Respondent was convicted, as described in Paragraph 3
17 above, constitute cause for denial of Respondent's application for a real estate license under
18 Business and Professions Code sections 475(a)(2)-(3), 480(a)(1)-(2), and 10177(b)(1).

19 6.

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 LEO NOY LEE and for such other and further relief as may be proper under other
5 applicable provisions of law.

6
7 Dated at San Diego, California

8 this 30th day of June, 20 22

9
10 Veronica Kilpatrick

11 Veronica Kilpatrick
12 Supervising Special Investigator

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14 cc: LEO NOY LEE
15 Angels789 Inc. DBA Angels789 Realty
16 Veronica Kilpatrick
17 Sacto.
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