

1 Bureau of Real Estate
2 320 West Fourth Street, Suite 350
3 Los Angeles, California 90013
4 (213) 576-6982

FILED

FEB - 1 2018

BUREAU OF REAL ESTATE

By Zhi Ga

8 BEFORE THE BUREAU OF REAL ESTATE
9 DEPARTMENT OF CONSUMER AFFAIRS
10 STATE OF CALIFORNIA

11 * * *

12 In the Matter of the Accusation of)
13 ALEXANDER LEE YU,) No. H-40792 LA
14 Respondent.)
15) STIPULATION AND AGREEMENT
16)

17 It is hereby stipulated by and between ALEXANDER LEE YU ("Respondent")
18 (license no. 001467210) and the Complainant, acting by and through Judith B. Vasan, Esq.,
19 Counsel for the Bureau of Real Estate, as follows for the purpose of settling and disposing of the
20 Accusation filed on August 18, 2017, in this matter:

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

26 2. Respondent has received, read and understands the Statement to Respondent,
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STIPULATION AND AGREEMENT - H-40792 LA

1 the Discovery Provisions of the APA and the Accusation filed by the Bureau of Real Estate in
2 this proceeding.

3 3. On or about October 2, 2017, Respondent filed a Notice of Defense pursuant
4 to Section 11506 of the Government Code for the purpose of requesting a hearing on the
5 allegations in the Accusation. Respondent hereby freely and voluntarily withdraws said Notice
6 of Defense. Respondent acknowledges that he understands that by withdrawing said Notice of
7 Defense he will thereby waive his right to require the Real Estate Commissioner
8 ("Commissioner") to prove the allegations in the Accusation at a contested hearing held in
9 accordance with the provisions of the APA and that he will waive other rights afforded to him in
10 connection with the hearing such as the right to present evidence in defense of the allegations in
11 the Accusation and the right to cross-examine witnesses.

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

15 5. Respondent understands that by agreeing to this Stipulation, Respondent
16 agrees to pay, pursuant to Section 10106 of the California Business and Professions Code
17 ("Code"), the costs of the investigation and enforcement which resulted in the determination
18 that Respondent committed the violations as set forth in the below "Determination of Issues."
19 The amount of said costs is \$1,308.01.

20 6. It is understood by the parties that the Commissioner may adopt this
21 Stipulation as the Commissioner's Decision in this matter, thereby imposing the penalty and
22 sanctions on Respondent's real estate license and licensing rights as set forth in the below
23 "Order." In the event that the Commissioner in his discretion does not adopt the Stipulation it
24 shall be void and of no effect, and Respondent shall retain the right to a hearing and proceeding
25 on the Accusation under all the provisions of the APA and shall not be bound by any admission
26 or waiver made herein.

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1 has violated provisions of the California Real Estate Law, the Subdivided Lands Law,
2 Regulations of the Commissioner, or conditions attaching to this restricted license.

3 3. Respondent shall not be eligible to apply for the issuance of an unrestricted
4 real estate license nor for the removal of any of the conditions, limitations or restrictions of a
5 restricted license until three (3) years have elapsed from the effective date of this Decision.
6 Respondent shall not be eligible to apply for any unrestricted licenses until all restrictions
7 attaching to the license have been removed.

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

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

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

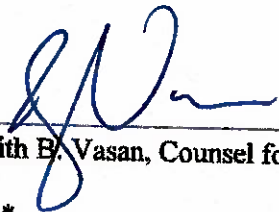
17 5. Respondent shall notify the Commissioner in writing within 72 hours of any
18 arrest by sending a certified letter to the Commissioner at the Bureau of Real Estate, P.O. Box
19 137013, Sacramento, CA 95813-7013. The letter shall set forth the date of Respondent's arrest,
20 the crime for which Respondent was arrested and the name and address of the arresting law
21 enforcement agency. Respondent's failure to timely file written notice shall constitute an
22 independent violation of the terms of the restricted license and shall be grounds for the
23 suspension or revocation of that license.

24 6. Respondent shall, prior to the issuance of the restricted license, as a condition
25 of the issuance of said restricted license pay the sum of \$1,308.01 for the Commissioner's
26 reasonable costs of the investigation and enforcement which led to this disciplinary action. Said
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1 payment shall be in the form of a cashier's check made payable to the Bureau of Real Estate. The
2 investigative and enforcement costs must be delivered to the Bureau of Real Estate, Flag Section,
3 at P.O. Box 137013, Sacramento, CA 95813-7013, prior to the effective date of this Order. If
4 Respondent fails to satisfy this condition, the Commissioner shall order the suspension of the
5 restricted license until Respondent presents evidence of payment. The Commissioner shall afford
6 Respondent the opportunity for a hearing pursuant to the APA to present such evidence that
7 payment was timely made. The suspension shall remain in effect until payment is made in full or
8 until a decision providing otherwise is adopted following a hearing held pursuant to this
9 condition.

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DATED: 1-16-2018



Judith B. Vasan, Counsel for Complainant
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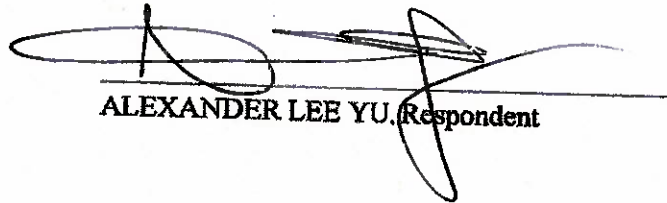
I have read the Stipulation and Agreement, and its terms are understood by me and are agreeable and acceptable to me. I understand that I am waiving rights given to me by the APA (including, but not limited to Sections 11506, 11508, 11509 and 11513 of the Government Code), and I willingly, intelligently and voluntarily waive those rights, including the right of requiring the Commissioner to prove the allegations in the Accusation at a hearing at which I would have the right to cross-examine witnesses against me and to present evidence in defense and mitigation of the charges.

Respondent agrees, acknowledges and understands that by signing this Stipulation and Agreement he is bound by its terms as of the date of such signature and that such agreement is not subject to rescission or amendment at a later date except by a separate Decision and Order of the Commissioner.

1 Respondent can signify acceptance and approval of the terms and conditions of
2 this Stipulation and Agreement by sending a hard copy of the original signed signature page(s)
3 of the Stipulation herein to Judith B. Vasan, Legal Section, Bureau of Real Estate, 320 W.
4 Fourth Street, Suite 350, Los Angeles, California, 90013-1105.

5 In the event of time constraints before an administrative hearing, Respondent can
6 signify acceptance and approval of the terms and conditions of this Stipulation and Agreement
7 by emailing a scanned copy of the signature page, as actually signed by Respondent, to the
8 Bureau counsel assigned to this case. Respondent agrees, acknowledges and understands that by
9 electronically sending the Bureau a scan of Respondent's actual signature as it appears on the
10 Stipulation and Agreement that receipt of the scan by the Bureau shall be binding on
11 Respondent as if the Bureau had received the original signed Stipulation and agreement.

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14 DATED: 1/8/2018


ALEXANDER LEE YU, Respondent

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17 The foregoing Stipulation and Agreement is hereby adopted as my Decision in
18 this matter and shall become effective at 12 o'clock noon on FEB 21 2018

19 IT IS SO ORDERED 1/26/18.

20
21 WAYNE S. BELL
22 REAL ESTATE COMMISSIONER

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24 By: 
25 DANIEL J. SANDRI
26 Chief Deputy Commissioner