

FILED

JUN 22 2020

DEPT. OF REAL ESTATE

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9 BEFORE THE DEPARTMENT OF REAL ESTATE
10 STATE OF CALIFORNIA

11 * * *

12 In the Matter of the Accusation of) No. H-41704 LA
13)
14 PETER CHAO,) ACCUSATION
15)
16 Respondent.)
17)

18 The Complainant, Tricia Parkhurst, a Supervising Special Investigator of the
19 State of California, for cause of Accusation against PETER CHAO (“Respondent”) also known
20 as Peter An Chao and Peter Tran Chao, alleges as follows:

21 1.

22 The Complainant, Tricia Parkhurst, a Supervising Special Investigator of the
23 State of California, makes this Accusation in her official capacity.

24 2.

25 Respondent presently has license rights under the Real Estate Law, Part 1 of
26 Division 4 of the California Business and Professions Code (“Code”), as a real estate broker
27 (License ID 01394846). Respondent’s license is scheduled to expire on July 10, 2020, unless
renewed.

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(CRIMINAL CONVICTIONS)

3.

On or about March 5, 2015, in the Superior Court of California, County of Los Angeles, Case No. GA089540, Respondent was convicted by a jury of eight counts for violation of Penal Code section 487(a) (grand theft of personal property), all felonies. On or about August 18, 2015, Respondent was sentenced. Respondent was ordered to be imprisoned in county jail for 72 months. As to Count 1, Respondent was ordered to serve 24 months in county jail, with total credit for 342 days in custody, with 171 days in actual custody and 171 days good time/work time. 56 months of jail were suspended, and Respondent was placed on mandatory supervision pursuant to Penal Code sections 1170(h)(1) and (h)(2) for 56 months on certain terms and conditions, including, in part, payment of assessments and fines, and not engaging in any business related to credit repair, mortgages or personal or business loans, or wealth management. As to Counts 2-8, Respondent was ordered to serve 8 months in county jail for each count, and pay assessments for each count, and the court ordered each 8 months in county jail to run consecutive to Count 1. On or about August 17, 2017, in the Court of Appeal of the State of California, Second Appellate District, Case No. B266774, Respondent's petition for review was denied.

4.

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

5.

The crimes of which Respondent was convicted, as described in Paragraph 3 above, constitute cause under Sections 490 and 10177(b) of the Code for the suspension or revocation of the license and license rights of Respondent under the Real Estate Law.

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(COSTS OF INVESTIGATION AND ENFORCEMENT)

6.

California Business and Professions Code section 10106, provides, in pertinent part, that in any order issued in resolution of a disciplinary proceeding before the Bureau of Real Estate, the Commissioner may request the administrative law judge to direct a licensee found to have committed a violation of this part to pay a sum not to exceed the reasonable costs of the investigation and enforcement of the case.

* * *

WHEREFORE, Complainant prays that a hearing be conducted on the allegations of this Accusation and that upon proof thereof, a decision be rendered imposing disciplinary action against all the licenses and license rights of Respondent PETER CHAO under the Real Estate Law, for the costs of investigation and enforcement as permitted by law, and for such other and further relief as may be proper under other applicable provisions of law.

Dated at Los Angeles, California this 3rd day of June, 2020.



Tricia Parkhurst
Supervising Special Investigator

cc: PETER CHAO
Tricia Parkhurst
Sacto.