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Bureau of Real Estate
320 W. 4th St., # 350
Los Angeles, CA 90013

(213) 576-6982

FILED

JUL 23 2014

BUREAU OF REAL ESTATE

By J. Burrow

BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Continuing)	H- 39549 LA
Education Offerings of)	
)	
DENNIS REAL ESTATE COLLEGE,)	
)	
Sponsor.)	
)	

NOTICE OF WITHDRAWAL OF CONTINUING
EDUCATION COURSE OFFERING APPROVALS

TO: DENNIS REAL ESTATE COLLEGE
Dennis Sungsoo Kim
3030 W. Ball Road
Anaheim, California 92804

- | | | |
|--------|--|-----------|
| RE: 1. | FAIR HOUSING | 2356-1059 |
| 2. | TRUST FUNDS | 2356-1058 |
| 3. | AGENCY RELATIONSHIPS IN CALIFORNIA
REAL ESTATE | 2356-1057 |
| 4. | ETHICS, PROFESSIONAL CONDUCT AND LEGAL
ASPECTS OF REAL ESTATE | 2356-1056 |
| 5. | REAL ESTATE MATTERS | 2356-1055 |
| 6. | RISK MANAGEMENT | 2356-1054 |

NOTICE IS HEREBY GIVEN pursuant to the provisions of

1 Section 3010 of Title 10, Chapter 6, California Code of
2 Regulations ("Regulations") that the Real Estate Commissioner
3 ("Commissioner") has caused an investigation to be made into
4 the presentation of course offerings sponsored by DENNIS REAL
5 ESTATE COLLEGE ("DENNIS") and previously approved by the Bureau
6 of Real Estate of the State of California ("Bureau"), including
7 the continuing education courses identified in Paragraph 2,
8 below, and on the basis of that investigation the Commissioner
9 has determined that said courses no longer meet the statutory
10 and regulatory standards for approval for continuing education
11 course offerings, and that approval of said courses should be
12 and hereby is withdrawn for the reasons set forth below:

14 1. DENNIS is the sponsor of the continuing education
15 course offering identified in Paragraph 2, below. DENNIS is
16 owned and controlled by Dennis Sungsoo Kim ("DSK").

17 2. The Bureau issued to DENNIS approval for the
18 following continuing education course offerings pursuant to
19 Business and Professions Code ("Code") Section 10170.4 and
20 Sections 3006 and 3007 of the Regulations:

<u>Course No.</u>	<u>Date</u>	<u>Course Title</u>
<u>Issued By BRE</u>	<u>Approved</u>	
2356-1059	12/18/11	Fair Housing
2356-1058	12/18/11	Trust Funds
2356-1057	12/18/11	Agency Relationships in California Real Estate

<u>Course No.</u>	<u>Date</u>	<u>Course Title</u>
<u>Issued by BRE</u>	<u>Approved</u>	

1	2356-1056	12/18/11	Ethics, Professional Conduct
2			and Legal Aspects of Real
3	2356-1055	06/07/11	Estate
4	2356-1054	04/26/11	Real Estate Matters
5			Risk Management

6 These courses were applied for and approved to be taught as
7 correspondence courses.

8 3. In order to qualify for renewal of a real estate
9 license, a licensee must prove successful completion of
10 continuing education courses, or the equivalent, such as that
11 identified in Paragraph 2, above, during the preceding four-
12 year period (Code Section 10170.5).

13 4. Approval of the courses identified in Paragraph 2,
14 above, was predicated upon DENNIS and DSK's compliance with
15 Code Sections 10170 through 10170.6, and Sections 3006 through
16 3012.2 of the Regulations.

17 5. Section 3006 of the Regulations sets forth the
18 criteria for approval of course offerings by the Bureau,
19 including but not limited to the requirement that the course
20 provide an appropriate form of final examination as set forth
21 in Section 3007.3 (Section 3006(d)) and consist of adequate
22 study materials that assure that the course cannot be completed
23 in less time than the number of hours for which it is approved
24 (Section 3006(g)).

25 6. Section 3007.3 of the Regulations provides that a
26 final examination is required for all continuing education
27 classes, and that sponsors shall establish final examination
rules for approved offerings, including but not limited to the

1 following:

2 a. Section 3007.3(a) provides that the final
3 examination shall provide the means by which a sponsor
4 determines whether a participant has successfully completed the
5 offering.

6 b. Section 3007.3(b) provides that the final
7 examination shall not be taken by participants until completion
8 of the instructional portion of the offering to which the
9 examination applies.

10 c. Section 3007.3(c) provides that participants
11 taking a correspondence course(s) shall be limited to
12 completion of the final examination for a maximum of fifteen
13 (15) credit hours during any one 24 hour period.

14 d. Section 3007.3(j) provides that participants
15 taking a correspondence course must have access to the course
16 materials for the approved number of credit hours for that
17 correspondence course prior to completion of the final
18 examination.

19 e. Section 3007.3(n) provides that a violation of a
20 final examination rule by the sponsor or the sponsor's
21 representative administering the examination shall constitute
22 grounds for withdrawal of approval of the course offering.

23 UNDERCOVER INVESTIGATION

24 8. In addition to the continuing education courses
25 set forth in Paragraph 2, above, the Bureau also issued to
26 DENNIS approval for certain pre-licensing course offerings
27 pursuant to Code Sections 10151, 10153.2, and 10153.5 and

1 Sections 3000 and 3002 of the Regulations. Notice of withdrawal
2 of approval for DENNIS' pre-licensing course offerings is set
3 forth in the companion Notice of Withdrawal of Pre-Licensing
4 Course Offering Approvals filed and served in conjunction with
5 the subject notice of withdrawal of approval.

6 9. On or about October 31, 2012, Bureau Special
7 Investigator David Huang ("SI Huang") and California Department
8 of Business Oversight Examiner Daniel Kim ("Examiner Kim") went
9 to the office of DENNIS located at 3030 W. Ball Road, Anaheim,
10 California to conduct an undercover investigation of the
11 school. Examiner Kim, using the alias "Thomas D. Park," posed
12 as a prospective real estate salesperson license applicant
13 interested in signing up for the pre-licensing coursework
14 required under Code Sections 10151(c) and 10153.2.

15 Examiner Kim was greeted by DENNIS' owner, DSK, who
16 advised Examiner Kim that the salesperson license required the
17 completion of three specified courses. Examiner Kim then stated
18 to DSK that he was already familiar with the subject matter
19 contained in the courses, and wanted to obtain the course
20 completion certificates immediately without having to actually
21 attend the courses and take the final examinations. In response
22 DSK told Examiner Kim that he could provide the required course
23 completion certificates to him within one hour if Examiner Kim
24 paid \$300 for the courses and an additional \$450 for a set of
25 lecture DVDs. Examiner Kim agreed to the price, and gave DSK a
26 cash deposit of \$500 toward the total price of \$750 with the
27 agreement that Examiner Kim would return to pay the balance due

1 after going to his bank. DSK wrote "\$500" on the back of one of
2 his business cards and gave it to Examiner Kim as a receipt.

3 Later on the same day Examiner Kim returned to the
4 DENNIS school and gave DSK \$250 in cash as the balance due for
5 the agreed course completion certificates and DVDs. DSK then
6 handed Examiner Kim a three-page examination with corresponding
7 answer sheets, and instructed Examiner Kim to answer the
8 questions exactly as shown on the answer sheets. DSK explained
9 to Examiner Kim that a certain number of the questions were
10 designed to be answered incorrectly to make the examination
11 results appear to be more "authentic." Examiner Kim completed
12 the examinations in about fifteen (15) minutes using the
13 provided answer sheets. DSK then printed out three pre-
14 licensing course completion certificates with DENNIS' name and
15 address, and handed them to Examiner Kim. The course completion
16 certificates were for the following pre-licensing courses: Real
17 Estate Principles, Real Estate Practice and Real Estate
18 Economics.

19 The course completion certificates provided to
20 Examiner Kim by DSK were each backdated to falsely represent
21 the date of course registration and final examination date.

22 10. The conduct described in Paragraph 9, above,
23 insofar as it alleges the sale of course completion
24 certificates without the bona-fide completion of coursework and
25 the taking and successful passage of a final examination
26 constitutes the failure by DENNIS and DSK to perform in
27 accordance with the conditions to the approval of the pre-

1 licensing courses offered by DENNIS, and is grounds for the
2 withdrawal of approval of all pre-licensing course offerings of
3 DENNIS pursuant to the provisions of Code Section 10153.5 and
4 Section 3003 of the Regulations as is contended in the
5 companion Notice of Withdrawal of Pre-Licensing Course Offering
6 Approvals.

7 11. Additionally, in light of the conduct of DENNIS
8 and DSK, as described in Paragraph 9, above, grounds exist for
9 the withdrawal of approval of all the continuing education
10 course offerings identified in Paragraph 2, above, pursuant to
11 the provisions of Sections 3006, 3007.3(n) and 3010 of the
12 Regulations.

13 12. Based on the entirety of the conduct described in
14 Paragraphs 8, 9, and 10, above, the Commissioner has determined
15 that the continuing education course sponsor has engaged in
16 activity which would violate the provisions of Article 25
17 (commencing with Section 3005) of the Regulations, and that the
18 previously approved continuing education course offerings
19 thereby no longer meet the prescribed statutory and regulatory
20 standards for approval. Therefore, approval of all the courses
21 described in Paragraph 2, above, should be and hereby is
22 withdrawn pursuant to the provisions of Section 3010(a) of the
23 Regulations.

24 13. Pursuant to the provisions of Section 3010(a) of
25 the Regulations, the withdrawal of approval of all the course
26 offerings identified in Paragraph 2, above, will be effective
27 thirty (30) days after the notice of withdrawal is received by

1 the sponsor unless the sponsor earlier files a written request
2 for hearing on the withdrawal action. If the request for
3 hearing is received by the Commissioner before 30 days after
4 the date of receipt of notice of withdrawal by the sponsor, the
5 withdrawal of approval shall not be effective unless and until
6 ordered by the Commissioner pursuant to findings and
7 conclusions reached after hearing pursuant to Chapter 5
8 (commencing with Section 11500) of Part 1 of Division 3 of
9 Title 2 of the Government Code. The hearing shall be commenced
10 within 30 days after receipt of the request for hearing unless
11 continued to a later day by order of the Commissioner, or by
12 agreement of the parties as provided in Section 3010(a) of the
13 Regulations.

14 DATED JUL 21 2014

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16 REAL ESTATE COMMISSIONER
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18
19 By: **JEFFREY MASON**
20 Chief Deputy Commissioner

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26 cc: DENNIS REAL ESTATE COLLEGE
27 DENNIS SUNGSOO KIM
Shelly Wilson
Sacto, Flag
Sacto, Education