

1 REAL ESTATE AGENCY
2 BEFORE THE REAL ESTATE COMMISSIONER
3

4 In the Matter of the Unlicensed Professional
5 Real Estate Activity of
6
7 JIAN FENG ZHU
8

STIPULATED FINAL ORDER

9
10 The Real Estate Agency (OREA) and Jian "Carl" Feng Zhu (Zhu) do hereby agree and
11 stipulate to the following:

12 FINDINGS OF FACT
13 &
14 CONCLUSIONS OF LAW

15 1.

16 1.1 At all times mentioned herein, Zhu was not licensed to conduct professional real
17 estate activity in Oregon.

18 1.2 On April 8, 2013, OREA received an email from Curt Arthur (Arthur), a licensed
19 principal broker of Sperry Van Ness Commercial Advisors, LLC. The email contained a
20 forwarded message from Zhu with attachments including property information for two Burger
21 King restaurants located in Oregon and advertisements offering the properties for sale. Zhu
22 was listed as the contact for both advertisements. The subsequent investigation found the
23 following:

24 1.3 Zhu holds a salesperson license in the State of California. His employing broker
25 is Mandarin Realty 1 Corporation located in Monterey Park, CA.

26 1.4 On April 8, 2013, Zhu sent an email to Arthur regarding two Burger King (BK)
27 restaurants in Oregon, one was in Newport and the other in Woodburn. Attached to the email
28 were PDFs containing property information and copies of advertisements for both properties.
29 Zhu's contact information was listed on both advertisements in addition to contact information
30 for his employing broker.

1 Estate Commissioner or may be rejected by the Real Estate Commissioner, in which
2 case an amended notice of intent may be issued in this matter.

3 ORDER

4 IT IS HEREBY ORDERED that, pursuant to ORS 696.990 and based upon the violation
5 set forth above, Jian Feng Zhu pay a civil penalty in the sum of \$250.00, said penalty to be
6 paid to the General Fund of the State Treasury by paying the same to OREA.

7 In addition, Zhu must immediately cease and desist from engaging in any professional
8 real estate activity as defined in ORS 696.010(14)(a) to (n) (2011 Edition) unless Zhu first
9 obtains a real estate license from OREA. The Commissioner's authority for this order is under
10 ORS 696.397.

11
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13 IT IS SO STIPULATED:

IT IS SO ORDERED:

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17 JIAN "CARL" FENG ZHU

18 GENE BENTLEY

19 Real Estate Commissioner

20 Date 1-29-14

21 Date 2.5.14

22 DATE of service: 2-5-2014