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**STATE OF CALIFORNIA**  
**BUSINESS, TRANSPORTATION AND HOUSING AGENCY**  
**DEPARTMENT OF CORPORATIONS**

**TO:** Stanley Kwok Ho, President  
Fanny Wu  
Yvonne Lee also known as Yvonne Huiyi Lee, Yvonne C. Lee,  
Yvonne Chao, and Huiyi Chao  
International Chinese Affairs, Inc. doing business as Prime Services  
674 Broadway Street, Suite 204  
San Francisco, California 94133  
and  
1008 Webster Street, Suite 202  
Oakland, California 94607

**DESIST AND REFRAIN ORDER**  
**(For violations of sections 25110 and 25401 of the Corporations Code)**

The California Corporations Commissioner finds that:

1. International Chinese Affairs, Inc. is California Corporation incorporated on June 27, 1988. Stanley Kwok Ho is the president and agent for service of process of International Chinese Affairs, Inc. (“ICA”). ICA has a registered business address of 674 Broadway Street, Suite 204, San Francisco, and also has an office at 345 9<sup>th</sup> Street, Suite 207, Oakland, California 94607. ICA also does business under the name “Prime Services” as well as “Kun-Sun Chinese Affairs”. ICA offers services to Chinese Americans and immigrants, to help with employment, immigration, buying real estate, loans and investments. ICA has a website located at [www.icasf.com](http://www.icasf.com). ICA did business under the name Prime Services (“ICA/Prime Services”) at an office located at 1008 Webster Street, Suite 202, Oakland, California, offering real estate, loan and investment services. Fanny Wu and Yvonne Lee, also known as Yvonne Huiyi Lee, Yvonne C. Lee, Yvonne Chao, and Huiyi Chao, worked at the ICA/Prime Services office at 1008 Webster Street, Oakland.
2. Beginning in or about 2003, ICA/Prime Services, through Yvonne Lee began offering and selling investment contracts to members of the Chinese American community. The investment

1 contracts where part oral and part written, requiring the investors to provide a money order or  
2 cashiers check made out to Prime Services in the amount of the investment. Yvonne Lee and  
3 ICA/Prime Services would then provide the investor a check from Prime Services bank account for  
4 the amount of the investment plus an agreed upon interest payment. However, the Prime Services  
5 check would be dated on an agreed upon date in the future, typically two to three months from the  
6 date of the initial investment. The investor agreed to hold the Prime Services check until the agreed  
7 upon date in the future and then cash it to recover their investment and interest. Yvonne Lee  
8 represented to investors that the money was used to provide short term “bridge loans” to other  
9 customers of ICA/Prime Services to buy homes or for business purposes. Yvonne Lee also  
10 represented to investors that the check from Prime Services guaranteed the repayment of their  
11 investment and that ICA guaranteed the investment as well. Investors were sometimes provided  
12 receipts for their investment on “International Chinese Affairs, Inc.” letterhead.

13           3. Some investors initially were able to cash the Prime Services checks to recover their  
14 investment plus the promised interest, and continued to make additional investments with ICA/Prime  
15 Services. In or about 2005, the Prime Services checks provided to the investors could not be cashed  
16 on the agreed upon date because there were insufficient funds in the Prime Services bank accounts to  
17 cover the checks. ICA/Prime Services did not “guarantee” the checks as represented and investors  
18 lost their entire investment, totaling over one million dollars. Fanny Wu later told investors that  
19 Yvonne Lee had taken the investors money and returned to China.

20           4. Yvonne Lee misrepresented that ICA/ Prime Services would guarantee the payment of the  
21 checks for the investment plus interest to investors.

22           5. The Department of Corporations has not issued any permit, license or other form of  
23 authorization, approval or qualification to allow Yvonne Lee, Fanny Wu, Stanley Kwok Ho, or  
24 ICA/Prime Services to offer and sell securities, including investment contracts.

25           Based upon the foregoing findings, the California Corporations Commissioner is of the  
26 opinion that the investment contracts offered and sold by ICA/Prime Services constitute securities,  
27 which are subject to qualification under the California Corporate Securities Law of 1968, and that  
28 these securities have been and are being offered and sold without being qualified or exempt.

1 The California Corporations Commissioner is of the further opinion that the securities in the  
2 form of investment contracts were offered and sold by ICA/Prime Services in this state by means of  
3 written and oral communications, which included untrue statements or omissions of material facts, in  
4 violation of section 25401 of the California Corporate Securities Law of 1968.

5 Pursuant to Corporations Code section 25532, Yvonne Lee, Fanny Wu, Stanley Kwok Ho,  
6 and International Chinese Affairs, Inc. doing business as Prime Services are hereby ordered to desist  
7 and refrain from the further offer or sale in the State of California of securities, including but not  
8 limited to investment contracts unless and until qualification has been made under the California  
9 Corporate Securities Law or unless exempt.

10 Pursuant to Corporations Code section 25532, Yvonne Lee, Fanny Wu, Stanley Kwok Ho,  
11 and International Chinese Affairs, Inc. doing business as Prime Services are hereby further ordered to  
12 desist and refrain from the further offer or sale in the State of California of securities, including but  
13 not limited to investment contracts by means of any written or oral communication which includes  
14 untrue statements or omission of material fact.

15 This Order is necessary, in the public interest, for the protection of investors and consistent  
16 with the purposes, policies, and provisions of the Corporate Securities Law of 1968.

17 Dated: December 26, 2007

18 Los Angeles, California

19 PRESTON DuFAUCHARD  
20 California Corporations Commissioner

21 By \_\_\_\_\_  
22 ALAN S. WEINGER  
23 Lead Corporations Counsel  
24 Enforcement Division  
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