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JAN 04 2012

DEPARTMENT OF REAL ESTATE

BY: *[Signature]*

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BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Application of)	No. H-34908 LA
)	
JACK CHANG,)	
)	
Respondent.)	
)	

ORDER GRANTING UNRESTRICTED LICENSE

On July 1, 2008, a Decision was rendered herein denying the real estate salesperson license of Respondent, but granting Respondent the right to the issuance of a restricted real estate salesperson license. A restricted real estate salesperson license was issued to Respondent on July 9, 2008 and Respondent has operated as a restricted licensee without cause for disciplinary action against Respondent since that time.

On or about July 6, 2010, Respondent petitioned for removal of restrictions of said real estate salesperson license.

I have considered Respondent's petition and the evidence and arguments submitted in support thereof. Respondent has demonstrated to my satisfaction that Respondent meets the requirements of law for the issuance to Respondent of an unrestricted real estate

1 salesperson license and that it would not be against the public interest to issue said license to
2 Respondent.

3 NOW, THEREFORE, IT IS ORDERED that Respondent's petition for removal
4 of restrictions is granted and that a real estate salesperson license be issued to Respondent
5 subject to the following understanding and conditions:

6 1. The license issued pursuant to this order shall be deemed to be the first renewal
7 of Respondent's real estate salesperson license for the purpose of applying the provisions of
8 Section 10153.4.

9 2. Within twelve (12) months from the date of this order Respondent shall:

10 (a) Submit a completed application and pay the appropriate fee for a real estate
11 salesperson license, and

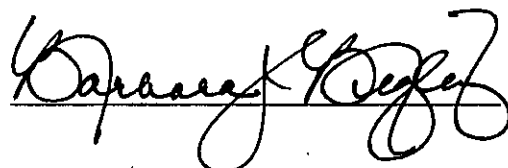
12 (b) Submit evidence of having taken and successfully completed the courses
13 specified in subdivisions (a)(1), (2), (3), (4) and (5) of Section 10170.5 of the Real Estate Law
14 for renewal of a real estate license.

15 3. Upon renewal of the license issued pursuant to this order, Respondent shall
16 submit evidence of having taken and successfully completed the continuing education
17 requirements of Article 2.5 of Chapter 3 of the Real Estate Law for renewal of a real estate
18 license.

19 This Order shall be effective immediately.

20 Dated: 12/14/11

21
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23
24 BARBARA J. BIGBY
25 Acting Real Estate Commissioner

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27 

1 Department of Real Estate
320 W. 4th Street, Suite 350
2 Los Angeles, CA 90013-1105

3 Telephone: (213) 576-6982

FILED
JUL - 7 2008
DEPARTMENT OF REAL ESTATE

K. Kueberholz

7 **DEPARTMENT OF REAL ESTATE**
8 **STATE OF CALIFORNIA**

10 *In the Matter of the Application of*

11 JACK CHANG,

13 Respondent

)
) No. H- 34908 LA
)
)

) **STIPULATION AND**
) **WAIVER**
)
)

15 I, JACK CHANG, respondent herein, do hereby affirm that I have applied to the Department of Real
16 Estate for a real estate salesperson license and that to the best of my knowledge I have satisfied all of the
17 statutory requirements for the issuance of the license, including the payment of the fee therefor.

18 I acknowledge that I have received and read the Statement of Issues and the Statement to Respondent
19 filed by the Department of Real Estate on May 6, 2008, in connection with my application for a real estate
20 salesperson license. I understand that the Real Estate Commissioner may hold a hearing on this Statement of
21 Issues for the purpose of requiring further proof of my honesty and truthfulness and to prove other
22 allegations therein, or that he may in his discretion waive the hearing and grant me a restricted real estate
23 salesperson license based upon this Stipulation and Waiver. I also understand that by filing the Statement of
24 Issues in this matter the Real Estate Commissioner is shifting the burden to me to make a satisfactory
25 showing that I meet all the requirements for issuance of a real estate salesperson license. I further
26 understand that by entering into this stipulation and waiver I will be stipulating that the Real Estate
27

1 Commissioner has found that I have failed to make such a showing, thereby justifying the denial of the
2 issuance to me of an unrestricted real estate salesperson license.

3 I hereby admit that the allegations of the Statement of Issues filed against me are true and correct and
4 request that the Real Estate Commissioner in his discretion issue a restricted real estate salesperson license
5 to me under the authority of Section 10156.5 of the Business and Professions Code. I understand that any
6 such restricted license will be issued subject to and be limited by Section 10153.4 of the Business and
7 Professions Code.

8 I am aware that by signing this Stipulation and Waiver, I am waiving my right to a hearing and the
9 opportunity to present evidence at the hearing to establish my rehabilitation in order to obtain an
10 unrestricted real estate salesperson license if this Stipulation and Waiver is accepted by the Real Estate
11 Commissioner. However, I am not waiving my right to a hearing and to further proceedings to obtain a
12 restricted or unrestricted license if this Stipulation and Waiver is not accepted by the Commissioner.

13 I further understand that the following conditions, limitations, and restrictions will attach to a
14 restricted license issued by the Department of Real Estate pursuant hereto:

- 15 1. The license shall not confer any property right in the privileges to be exercised including the
16 right of renewal, and the Real Estate Commissioner may by appropriate order suspend the right
17 to exercise any privileges granted under this restricted license in the event of:
 - 18 a. The conviction of respondent (including a plea of nolo contendere) to a crime which bears a
19 substantial relationship to respondent's fitness or capacity as a real estate licensee; or
 - 20 b. The receipt of evidence that respondent has violated provisions of the California Real
21 Estate Law, the Subdivided Lands Law, Regulations of the Real Estate Commissioner, or
22 conditions attaching to this restricted license.
- 23 2. I shall not be eligible to apply for the issuance of an unrestricted real estate license nor the
24 removal of any of the conditions, limitations or restrictions attaching to the restricted license
25 until two years have elapsed from the date of issuance of the restricted license to respondent.
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1 3. With the application for license, or with the application for transfer to a new employing broker, I
2 shall submit a statement signed by the prospective employing broker on a form approved by the
3 Department of Real Estate wherein the employing broker shall certify as follows:

4 a. That broker has read the Statement of Issues which is the basis for the issuance of the
5 restricted license; and

6 b. That broker will carefully review all transaction documents prepared by the restricted
7 licensee and otherwise exercise close supervision over the licensee's performance of acts
8 for which a license is required.

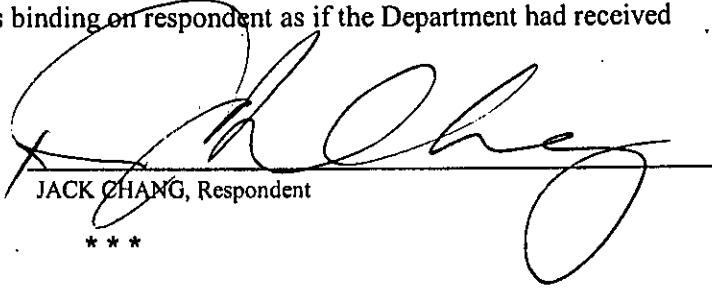
9 4. My restricted real estate salesperson license is issued subject to the requirements of Section
10 10153.4 of the Business and Professions Code, to wit: I am required, within eighteen (18) months
11 of the issuance of the restricted license, to submit evidence satisfactory to the Commissioner of
12 successful completion, at an accredited institution, of a course in real estate practices and one of
13 the courses listed in Section 10153.2, other than real estate principles, advanced legal aspects of
14 real estate, advanced real estate finance, or advanced real estate appraisal. If I fail to timely
15 present to the Department satisfactory evidence of successful completion of the two required
16 courses, the restricted license shall be automatically suspended effective eighteen (18) months
17 after the date of its issuance. Said suspension shall not be lifted unless, prior to the expiration of
18 the restricted license, I have submitted the required evidence of course completion and the
19 Commissioner has given written notice to Respondent of the lifting of the suspension.

20 5. Pursuant to Section 10154, if I have not satisfied the requirements for an unqualified license
21 under Section 10153.4, Respondent shall not be entitled to renew the restricted license, and shall
22 not be entitled to the issuance of another license which is subject to Section 10153.4 until four
23 years after the date of the issuance of the preceding restricted license.

24 Respondent can signify acceptance and approval of the terms and conditions of this Stipulation and
25 Waiver by faxing a copy of the signature page, as actually signed by respondent, to the Department at fax
26 number (213) 576-6917. Respondent agrees, acknowledges and understands that by electronically sending
27 to the Department a fax copy of his actual signature as it appears on the Stipulation and Waiver, that receipt

1 of the faxed copy by the Department shall be as binding on respondent as if the Department had received
2 the original signed Stipulation and Waiver.

3 5/13/08
4 Dated


5 JACK CHANG, Respondent
6 ***

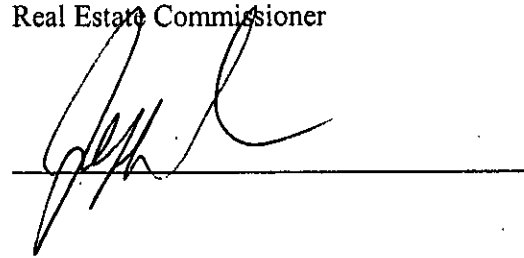
7 I have read the Statement of Issues filed herein and the foregoing Stipulation and Waiver signed by
8 respondent. I am satisfied that the hearing for the purpose of requiring further proof as to the honesty and
9 truthfulness of respondent need not be called and that it will not be inimical to the public interest to issue a
10 restricted real estate salesperson license to respondent.

11 Therefore, IT IS HEREBY ORDERED that a restricted real estate salesperson license be issued to
12 respondent JACK CHANG if respondent has otherwise fulfilled all of the statutory requirements for
13 licensure. The restricted license shall be limited, conditioned, and restricted as specified in the foregoing
14 Stipulation and Waiver.

15 This Order is effective immediately.

16 IT IS SO ORDERED 7-1-08

17 Jeff Davi
18 Real Estate Commissioner


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Shari

SHARI SVENINGSON, Counsel (SBN 195298)
Department of Real Estate
320 West 4th Street, Suite 350
Los Angeles, California 90013-1105

FILED
MAY -6 2008
DEPARTMENT OF REAL ESTATE

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R. Medelley

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BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Application of)	NO. H- 34908 LA
)	
JACK CHANG,)	
)	<u>STATEMENT OF ISSUES</u>
)	
Respondent.)	
)	

The Complainant, Maria Suarez, a Deputy Real Estate Commissioner of the State of California, for cause of Statement of Issues against JACK CHANG, ("Respondent"), is informed and alleges as follows:

1.

The Complainant, Maria Suarez, a Deputy Real Estate Commissioner of the State of California, makes this Statement of Issues against Respondent in her official capacity.

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2.

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2 Respondent made application to the Department of Real
3 Estate of the State of California for a real estate salesperson
4 license on or about September 14, 2007, with the knowledge and
5 understanding that any license issued as a result of said
6 application would be subject to the conditions of Business and
7 Professions Code ("Code") Section 10153.4.

8
9 3.

10 (CRIMINAL CONVICTION)

11 On or about December 21, 2000, in the County of Los
12 Angeles Superior Court, State of California, in Case no.
13 OJM10839, Respondent was convicted of violating California Penal
14 Code section 148.9(a) (Falsely Represent Self to Officer), a
15 misdemeanor. The underlying facts of this criminal conviction
16 involves moral turpitude, which bears a substantial relationship
17 under Title 10, Chapter 6, Section 2910, California Code of
18 Regulations, to the qualifications, functions or duties of a
19 real estate licensee.

20 4.

21 The crime of which Respondent was convicted, as
22 alleged herein above in Paragraph 3, constitutes cause for
23 denial of Respondent's application for a real estate license
24 under Business and Professions Code Sections 475(a)(2);
25 480(a)(1); and/or 10177(b).

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2 5.

3 (FAILURE TO REVEAL CONVICTION)

4 In response to Question 25 of his license application,
5 to wit: "HAVE YOU EVER BEEN CONVICTED OF ANY VIOLATION OF LAW?
6 CONVICTIONS EXPUNGED UNDER PENAL CODE SECTION 1203.4 MUST BE
7 DISCLOSED. HOWEVER, YOU MAY OMIT MINOR TRAFFIC CITATIONS WHICH
8 DO NOT CONSTITUTE A MISDEMEANOR OR FELONY OFFENSE". Respondent
9 answered "NO", and failed to reveal the conviction described in
10 Paragraph 3, above.

11 6.

12 Respondent's failure to reveal the conviction set
13 forth herein in Paragraph 3, above, in his license application,
14 constitutes, knowingly making a false statement of material fact
15 required to be revealed in said application, which is grounds
16 for denial of the issuance of a license under Business and
17 Professions Code Sections 480(c) and 10177(a).

18 The Statement of Issues is brought under the
19 provisions of Section 10100, Division 4 of the Business and
20 Professions Code of the State of California and Sections 11500
21 and 11529 of the Government Code.

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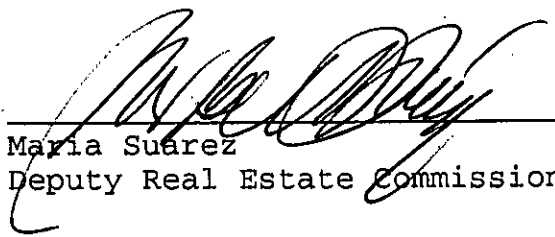
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1 WHEREFORE, Complainant prays that the above entitled
2 matter be set for hearing and, upon proof of the charges
3 contained herein, that the Commissioner refuse to authorize the
4 issuance of, and deny the issuance of, a real estate salesperson
5 license to Respondent, JACK CHANG, and for such other and
6 further relief as may be proper in the premises.

7
8 Dated at Los Angeles, California

9 This 5th day of May, 2008.

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12 
13 Maria Suarez
14 Deputy Real Estate Commissioner

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22
23 Cc: JACK CHANG
24 Maria Suarez
25 Sacto.