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DEC 14 2011

DEPARTMENT OF REAL ESTATE

BY: *[Signature]*

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BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Accusation of
WONGUEN CHANG,
Respondent.

No. H-34909 LA

ORDER DENYING REINSTATEMENT OF LICENSE

On June 18, 2008, a Decision was rendered whereby Respondent surrendered his broker license.

On August 6, 2010, Respondent petitioned for reinstatement of said real estate broker license. The Attorney General of the State of California has been given notice of the filing of said petition.

I have considered the petition of Respondent and the evidence submitted in support thereof. Respondent has failed to demonstrate to my satisfaction that Respondent has undergone sufficient rehabilitation to warrant the reinstatement of Respondent's real estate broker license at this time.

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1 The burden of proving rehabilitation rests with the petitioner (*Feinstein v. State*
2 *Bar* (1952) 39 Cal. 2d 541). A petitioner is required to show greater proof of honesty and
3 integrity than an applicant for first time licensure. The proof must be sufficient to overcome the
4 prior adverse judgment on the applicant's character (*Tardiff v. State Bar* (1980) 27 Cal. 3d 395).

5 The Department has developed criteria in Section 2911 of Title 10, California
6 Code of Regulations (Regulations) to assist in evaluating the rehabilitation of an applicant for
7 reinstatement of a license. Among the criteria relevant in this proceeding.

8 Regulation 2911(i) - Completion of, or sustained enrollment in, formal
9 educational or vocational training courses for economic self-improvement.

10 Respondent has not provided evidence of educational or vocational training
11 courses.

12 Regulation 2911(l)-- Significant or conscientious involvement in community,
13 church or privately-sponsored programs designed to provide social benefits or to ameliorate
14 social problems.

15 Respondent has not provided evidence of qualifying community service activities.

16 Regulation 2911(n)-- Change in attitude from that which existed at the time of the
17 conduct in question as evidenced by any or all of the following:

18 (1) Testimony of applicant.

19 Respondent has failed to admit that he engaged in unlawful conduct.

20 Given the violations found and the fact that Respondent has not established that
21 Respondent has complied with Regulations 2911 (i), (l) and (n)(1), I am not satisfied that
22 Respondent is sufficiently rehabilitated to receive a real estate broker license.
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NOW, THEREFORE, IT IS ORDERED that Respondent's petition for
reinstatement of Respondent's real estate broker license is denied.

This Order shall become effective at 12 o'clock noon on JAN 03 2012

IT IS SO ORDERED 9/28/11

BARBARA J. BIGBY
Acting Real Estate Commissioner



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DEPARTMENT OF REAL ESTATE

BY: 

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of

No. H-34909 LA

WONGUEN CHANG,

Respondent.

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On April 4, 2008, Respondent, in connection with an investigation of possible violations of the Real Estate Law (Sections 10000 et seq., of the Business and Professions Code) and Regulations of the Commissioner (Title 10, Code of Regulations), petitioned the Commissioner to voluntarily surrender his real estate broker license pursuant to Section 10100.2 of the Business and Professions Code.

IT IS HEREBY ORDERED that Respondent WONGUEN CHANG's petition for voluntary surrender of his real estate broker license is accepted as of the effective date of this Order as set forth below, based upon the understanding and agreement expressed in Respondent's Declaration dated April 4, 2008 (attached as

1 Exhibit "A" hereto). Respondent's license certificate(s), pocket
2 card(s) and any branch office license certificate(s) shall be
3 sent to the below listed address so that they reach the
4 Department on or before the effective date of this Order:

5 DEPARTMENT OF REAL ESTATE
6 Attn: Licensing Flag Section
7 P. O. Box 187000
8 Sacramento, CA 95818-7000

9 This Order shall become effective at 12 o'clock noon
10 on July 14, 2008.

11 DATED: 6-18, 2008

12 JEFF DAVI
13 Real Estate Commissioner
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Exhibit "A"

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * * *

In the Matter of	)	No. H- 34909 LA
	)	
WONGUEN CHANG,	)	
	)	
Respondent.	)	
	)	

DECLARATION

My name is WONGUEN CHANG, and I am currently licensed as a real estate broker and/or have license rights with respect to said license. I am representing myself in this matter.

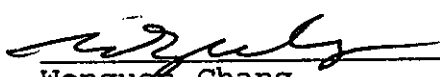
I have been informed by the Department of Real Estate that I am the subject of an investigation of possible violations of the Real Estate Law (Sections 10000 et seq., of the Business and Professions Code) and Regulations of the Real Estate Commissioner (Title 10, Chapter 6, of the California Code of Regulations) which could result in the filing of an Accusation to revoke or suspend my real estate broker license; and pursuant to Business and Professions Code Section 10100.2, I wish to

1 voluntarily surrender my real estate broker license issued by
2 the Department. I understand that by so voluntarily
3 surrendering my license, I may be relicensed as a broker or as a
4 salesperson only by petitioning for reinstatement pursuant to
5 Section 11522 of the Government Code and this Declaration.

6 I agree also that the filing of this Declaration shall
7 be deemed to be my petition to voluntarily surrender my real
8 estate broker license, and shall also be deemed to be an
9 understanding and agreement by me that upon acceptance by the
10 Commissioner, as evidenced by an appropriate order, all
11 affidavits and all other relevant statements, declarations and
12 evidence obtained during the course of the investigation prior to
13 the Commissioner's acceptance may be considered by the Department
14 to be true and correct for the purpose of deciding whether or not
15 to grant reinstatement of my license pursuant to the provisions
16 of Government Code Section 11522. This understanding and
17 agreement is made without admitting or denying the truth or
18 contents of the aforementioned documents.

19 I declare under penalty of perjury under the laws of
20 the State of California that the above is true and correct and
21 that I freely and voluntarily surrender my real estate broker
22 license and all license rights attached thereto.

23
24 4-4-08 L.A.
25 Date and Place

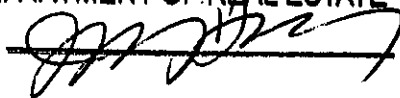
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27 Wonguen Chang

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MAY - 6 2008

DEPARTMENT OF REAL ESTATE

BY: 

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of

No. H- 34909 LA

WESTLAND FINANCE CORPORATION,

Respondent.

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On March 10, 2008, Respondent, in connection with an investigation of possible violations of the Real Estate Law (Sections 10000 et seq., of the Business and Professions Code) and Regulations of the Commissioner (Title 10, Code of Regulations), petitioned the Commissioner to voluntarily surrender its real estate corporation license pursuant to Section 10100.2 of the Business and Professions Code.

IT IS HEREBY ORDERED that Respondent WESTLAND FINANCE CORPORATION's petition for voluntary surrender of its real estate corporation license is accepted as of the effective date of this Order as set forth below, based upon the understanding and agreement expressed in Respondent's Declaration dated

1 March 10, 2008 (attached as Exhibit "A" hereto). Respondent's
2 license certificate(s), pocket card(s) and any branch office
3 license certificate(s) shall be sent to the below listed address
4 so that they reach the Department on or before the effective date
5 of this Order:

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7 DEPARTMENT OF REAL ESTATE
8 Attn: Licensing Flag Section
9 P. O. Box 187000
10 Sacramento, CA 95818-7000

11 This Order shall become effective at 12 o'clock noon
12 on May 27, 2008.

13 DATED: 4-30, 2008

14 JEFF DAVI
15 Real Estate Commissioner
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Exhibit "A"

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * * *

In the Matter of) No. H- 34909 LA
WESTLAND FINANCE CORPORATION,)
Respondent.)

DECLARATION

My name is Wonguen Chang. I am the designated officer for WESTLAND FINANCE CORPORATION, which is licensed as a real estate corporation and/or has license rights with respect to said license. I am currently an officer of WESTLAND FINANCE CORPORATION, and am authorized and empowered to sign this declaration on behalf of WESTLAND FINANCE CORPORATION.

I have been informed by the Department of Real Estate that WESTLAND FINANCE CORPORATION is the subject of an investigation of possible violations of the Real Estate Law (Sections 10000 et seq., of the Business and Professions Code)

1 and Regulations of the Real Estate Commissioner (Title 10,
2 Chapter 6, of the California Code of Regulations) which could
3 result in the filing of an Accusation to revoke or suspend the
4 corporate real estate license of WESTLAND FINANCE CORPORATION;
5 and pursuant to Business and Professions Code Section 10100.2, I
6 wish to voluntarily surrender the corporate real estate license
7 of WESTLAND FINANCE CORPORATION issued by the Department. I
8 understand that by so voluntarily surrendering this license, it
9 can only be reinstated in accordance with the provisions of
10 Section 11522 of the Government Code and this Declaration.

11 I agree also that the filing of this Declaration shall
12 be deemed to be the petition of WESTLAND FINANCE CORPORATION to
13 voluntarily surrender the real estate license of WESTLAND FINANCE
14 CORPORATION, and shall also be deemed to be an understanding and
15 agreement by WESTLAND FINANCE CORPORATION that upon acceptance by
16 the Commissioner, as evidenced by an appropriate order, all
17 affidavits and all other relevant statements, declarations and
18 evidence obtained during the course of the investigation prior to
19 the Commissioner's acceptance may be considered by the Department
20 to be true and correct for the purpose of deciding whether or not
21 to grant reinstatement of the license of WESTLAND FINANCE
22 CORPORATION pursuant to the provisions of Government Code Section
23 11522. This understanding and agreement is made without
24 admitting or denying the truth or contents of the aforementioned
25 documents.

26 ///

27 ///

1 I declare under penalty of perjury under the laws of
2 the State of California that the above is true and correct and
3 that I freely and voluntarily surrender the license of WESTLAND
4 FINANCE CORPORATION and all license rights attached thereto.

5
6 3-10-08, L.A. Cal
7 Date and Place

Wonguen Chang
Wonguen Chang