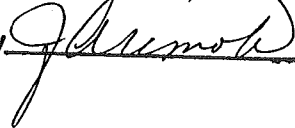


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FILED

FEB 25 2014

BUREAU OF REAL ESTATE

By 

BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Investigation of)
GOODWILL REALTY GROUP LTD,)
Respondent.)

No. H- 39329 LA

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On February 2, 2014, Respondent GOODWILL REALTY GROUP LTD 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 GOODWILL REALTY GROUP LTD'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 February 2, 2014 (attached as Exhibit "A" hereto). Respondent's license certificate(s), pocket card(s) and any branch office license certificate(s) shall be sent to the below listed address so that

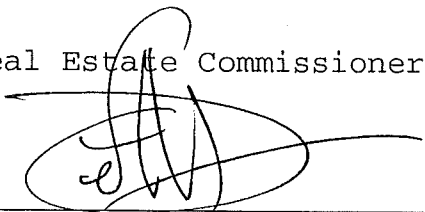
1 they reach the Bureau on or before the effective date of this
2 Order:

3
4 Bureau of Real Estate
Attn: Licensing Flag Section
5 P.O. Box 137013
Sacramento, CA 95813-7013

6
7 This Order shall become effective at 12 o'clock noon
8 on MAR 18 2014.

9 DATED: February 12, 2014

10 Real Estate Commissioner

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14 By: JEFFREY MASON
15 Chief Deputy Commissioner

EXHIBIT "A"

BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)
GOODWILL REALTY GROUP LTD,)
Respondent.)

DECLARATION

My name is Li-Chih Chang and I am the officer of
GOODWILL REALTY GROUP LTD which is licensed as a real estate
corporation and/or has license rights with respect to said
license. I am authorized and empowered to sign this declaration
on behalf of GOODWILL REALTY GROUP LTD. I am acting on behalf
of GOODWILL REALTY GROUP LTD in this matter.

I have been informed by the Bureau of Real Estate that
GOODWILL REALTY GROUP LTD is 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

1 California Code of Regulations, which could result in the filing
2 of an Accusation to revoke or suspend its real estate license.
3 Pursuant to Business and Professions Code Section 10100.2,
4
5 GOODWILL REALTY GROUP LTD wishes to voluntarily surrender its
6 real estate corporation license issued by the Bureau.

7 It is understood that by so voluntarily surrendering
8 its license, GOODWILL REALTY GROUP LTD may be relicensed as a
9 corporate broker or issued a mortgage loan originator
10 endorsement, only by petitioning for reinstatement pursuant to
11 Section 11522 of the Government Code. It is also understood that
12 by so voluntarily surrendering its real estate corporation
13 license, GOODWILL REALTY GROUP LTD agrees to the following:

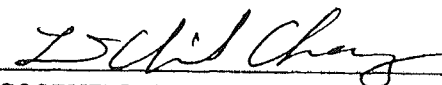
14 1. The filing of this Declaration shall be deemed to
15 be GOODWILL REALTY GROUP LTD's petition to voluntarily surrender
16 its real estate license and shall also be deemed to be an
17 understanding and agreement by GOODWILL REALTY GROUP LTD that
18 upon acceptance by the Commissioner, as evidenced by an
19 appropriate order, all affidavits and all other relevant
20 statements, declarations and evidence obtained during the course
21 of the investigation prior to the Commissioner's acceptance may
22 be considered by the Bureau to be true and correct for the
23 purpose of deciding whether or not to grant reinstatement of my
24 license pursuant to the provisions of Government Code Section
25 11522. This understanding and agreement is made without
26
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1 admitting or denying the truth or contents of the aforementioned
2 documents.

3 3. GOODWILL REALTY GROUP LTD freely and voluntarily
4 surrenders all of its licenses and license rights under the Real
5 Estate Law.
6

7 4. A copy of the Commissioner's Criteria of
8 Rehabilitation is attached hereto. If and when a
9 petition application is made for reinstatement of
10 a surrendered license or endorsement, the Real
11 Estate Commissioner will consider as one of the
12 criteria of rehabilitation, whether or not
13 restitution has been made to any person who has
14 suffered monetary losses through "substantially
15 related" acts or omissions of Respondent, whether
16 or not such persons are named in the investigation
17 file in this case.
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21 I declare under penalty of perjury under the laws of
22 the State of California that the above is true and correct and
23 that this declaration was executed 2-06, 2014,
24 at El Monte (City), California.
25
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GOODWILL REALTY GROUP LTD
By: Li-Chih Chang