

*Success*  
*File*

**FILED**  
APR 30 2007  
DEPARTMENT OF REAL ESTATE

*R. Michael*

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation of	)	NO. H-30502 LA
	)	
VLAD J. FAYNGOLD,	)	
	)	
Respondent.	)	
	)	

ORDER GRANTING REINSTATEMENT OF LICENSE

On April 14, 2004, a Decision was rendered herein  
revoking Respondent's real estate broker license.

On May 22, 2006, Respondent petitioned for  
reinstatement of said real estate broker license and 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 and arguments in support thereof including  
Respondent's record as a restricted licensee. Respondent has  
demonstrated to my satisfaction that Respondent meets the  
requirements of law for the issuance to Respondent of an

1 unrestricted real estate broker license and that it would not  
2 be against the public interest to issue said license to  
3 Respondent.

4  
5 NOW, THEREFORE, IT IS ORDERED that Respondent's  
6 petition for reinstatement is granted and that a real estate  
7 broker license be issued to Respondent if Respondent satisfies  
8 the following conditions within nine (9) months from the date  
9 of this Order:

10 1. Submittal of a completed application and payment  
11 of the fee for a real estate broker license.

12 2. Submittal of evidence of having, since the most  
13 recent issuance of an original or renewal real estate license,  
14 taken and successfully completed the continuing education  
15 requirements of Article 2.5 of Chapter 3 of the Real Estate Law  
16 for renewal of a real estate license.

17  
18 This Order shall become effective immediately.

19 DATED: 4/24/02  
20

21  
22 JEFF DAVI  
23 Real Estate Commissioner.  
24  
25  
26

27 cc: Vlad J. Fayngold  
8033 W. Sunset Blvd., # 860  
Los Angeles, CA 90046

FILED  
APR 28 2004  
DEPARTMENT OF REAL ESTATE

By Laura B. Olson

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation of )  
VLAD J. FAYNGOLD, ) No. H-30502 LA  
Respondent. )

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On November 24, 2003, an Accusation was filed in this matter against Respondent VLAD J. FAYNGOLD.

On March 11, 2004, Respondent petitioned the Commissioner to voluntarily surrender his, real estate broker license(s) pursuant to Section 10100.2 of the Business and Professions Code.

IT IS HEREBY ORDERED that Respondent VLAD J. FAYNGOLD's  
petition for voluntary surrender of his real estate broker  
license(s) 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 March 11, 2004

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

6  
7 DEPARTMENT OF REAL ESTATE  
8 Attn: Licensing Flag Section  
9 P. O. Box 187007  
10 Sacramento, CA 95818-7000

11  
12 This Order shall become effective at 12 o'clock noon  
13 on May 18, 2004.

14 DATED: April 14, 2004

15 JOHN R. LIBERATOR  
16 Acting Real Estate Commissioner

17 John R. Liberator  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation of        )  
VLAD J. FAYNGOLD,                                )  
Respondent.                                        )

No. H-30502 LA

DECLARATION

My name is VLAD J. FAYNGOLD and I am currently licensed as a real estate broker and/or have license rights with respect to said license. I am represented by Frank M. Buda, Esq. in this matter.

In lieu of proceeding in this matter in accordance with the provisions of the Administrative Procedures Act (Sections 11400 et seq., of the Government Code) I wish to voluntarily surrender my real estate license issued by the Department of Real Estate ("Department"), pursuant to Business and Professions Code Section 10100.2.

//

1 I understand that by so voluntarily surrendering my  
2 license, that it can only be reinstated in accordance with the  
3 provisions of Section 11522 of the Government Code. I also  
4 understand that by so voluntarily surrendering my license, I  
5 agree to the following:

6 The filing of this Declaration shall be deemed as my  
7 petition for voluntary surrender. It shall also be deemed to be  
8 an understanding and agreement by me that, I waive all rights I  
9 have to require the Commissioner to prove the allegations  
10 contained in the Accusation filed in this matter at a hearing  
11 held in accordance with the provisions of the Administrative  
12 Procedures Act (Government Code Sections 11400 et seq.), and that  
13 I also waive other rights afforded to me in connection with the  
14 hearing such as the right to discovery, the right to present  
15 evidence in defense of the allegations in the Accusation and the  
16 right to cross examine witnesses. I further agree that upon  
17 acceptance by the Commissioner, as evidenced by an appropriate  
18 order, all affidavits and all relevant evidence obtained by the  
19 Department in this matter prior to the Commissioner's acceptance,  
20 and all allegations contained in the Accusation filed in the  
21 Department Case No. H-30502 LA, may be considered by the  
22 Department to be true and correct for the purpose of deciding  
23 whether or not to grant reinstatement of my license pursuant to  
24 Government Code Section 11522.

25 ///

26 ///

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 my license and all  
4 license rights attached thereto.

5  
6 3/11/2004 LOS ANGELES, CA  
7 Date and Place

  
VLAD J. FAYNGOLD

*Sacto*

**FILED**  
APR 2 2004

**BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA**

By Laura B. - Done

*In the Matter of the Accusation of*

VLAD J. FAYNGOLD,

}

Case No. H-30502 LA

OAH No. L-2004010290

Respondent

**NOTICE OF HEARING ON ACCUSATION**

***To the above named respondent:***

***You are hereby notified*** that a hearing will be held before the Department of Real Estate at the Office of Administrative Hearings, 320 West Fourth Street, Suite 630, Los Angeles, California on MAY 17, 2004, at the hour of 1:30 p.m., or as soon thereafter as the matter can be heard, upon the Accusation served upon you. If you object to the place of hearing, you must notify the presiding administrative law judge of the Office of Administrative Hearings within ten (10) days after this notice is served on you. Failure to notify the presiding administrative law judge within ten days will deprive you of a change in the place of the hearing.

You may be present at the hearing. You have the right to be represented by an attorney at your own expense. You are not entitled to the appointment of an attorney to represent you at public expense. You are entitled to represent yourself without legal counsel. If you are not present in person nor represented by counsel at the hearing, the Department may take disciplinary action against you based upon any express admission or other evidence including affidavits, without any notice to you.

You may present any relevant evidence and will be given full opportunity to cross-examine all witnesses testifying against you. You are entitled to the issuance of subpoenas to compel the attendance of witnesses and the production of books, documents or other things by applying to the Department of Real Estate.

The hearing shall be conducted in the English language. If you want to offer the testimony of any witness who does not proficiently speak the English language, you must provide your own interpreter and pay his or her costs. The interpreter must be certified in accordance with Sections 11435.30 and 11435.55 of the Government Code.

DEPARTMENT OF REAL ESTATE

Dated: April 2, 2004

By Chris Leong  
CHRIS LEONG, Counsel

cc: Vlad J. Fayngold  
Frank M. Buda, Esq.  
Sacto., OAH

Sacto  
Hear

**BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA**

**FILED**  
FEB 17 2004  
DEPARTMENT OF REAL ESTATE

By Laura B. Olson

*In the Matter of the Accusation of*

VLAD J. FAYNGOLD,

} Case No. H-30502 LA

} OAH No. L-2004010290

\_\_\_\_\_  
*Respondent*

**NOTICE OF HEARING ON ACCUSATION**

***To the above named respondent:***

***You are hereby notified*** that a hearing will be held before the Department of Real Estate at the Office of Administrative Hearings, 320 West Fourth Street, Suite 630, Los Angeles, California on **MARCH 15, 2004**, at the hour of **9:00 a.m.**, or as soon thereafter as the matter can be heard, upon the Accusation served upon you. If you object to the place of hearing, you must notify the presiding administrative law judge of the Office of Administrative Hearings within ten (10) days after this notice is served on you. Failure to notify the presiding administrative law judge within ten days will deprive you of a change in the place of the hearing.

You may be present at the hearing. You have the right to be represented by an attorney at your own expense. You are not entitled to the appointment of an attorney to represent you at public expense. You are entitled to represent yourself without legal counsel. If you are not present in person nor represented by counsel at the hearing, the Department may take disciplinary action against you based upon any express admission or other evidence including affidavits, without any notice to you.

You may present any relevant evidence and will be given full opportunity to cross-examine all witnesses testifying against you. You are entitled to the issuance of subpoenas to compel the attendance of witnesses and the production of books, documents or other things by applying to the Department of Real Estate.

The hearing shall be conducted in the English language. If you want to offer the testimony of any witness who does not proficiently speak the English language, you must provide your own interpreter and pay his or her costs. The interpreter must be certified in accordance with Sections 11435.30 and 11435.55 of the Government Code.

DEPARTMENT OF REAL ESTATE

Dated: February 17, 2004

By Chris Leong  
CHRIS LEONG, Counsel

cc: Vlad J. Fayngold  
Frank M. Buda, Esq.  
Sacto., OAH

1 JAMES R. PEEL, Counsel (SBN 47055)  
2 Department of Real Estate  
3 320 West Fourth Street, Ste. 350  
4 Los Angeles, California 90013-1105

5 Telephone: (213) 576-6982  
6 -or- (213) 576-6913 (Direct)

FILED  
NOV 24 2003

DEPARTMENT OF REAL ESTATE

By 

8 DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \*

11 In the Matter of the Accusation of ) No.H-30502 LA  
12 VLAD J. FAYNGOLD, ) ACCUSATION  
13 Respondent. )  
14

15 The Complainant, Maria Suarez, a Deputy Real Estate  
16 Commissioner of the State of California, for cause of accusation  
17 against VLAD J. FAYNGOLD alleges as follows:

18 I

19 The Complainant, Maria Suarez, a Deputy Real Estate  
20 Commissioner of the State of California, makes this Accusation in  
21 her official capacity.

22 II

23 VLAD J. FAYNGOLD (hereinafter referred to as  
24 Respondent) is presently licensed and/or has license rights under  
25 the Real Estate Law (Part 1 of Division 4 of the Business and  
26 Professions Code, hereinafter "Code").  
27

1 III

2 On or about February 19, 2003, Respondent applied to  
3 the Department of Real Estate of the State of California for a  
4 real estate broker-officer license for Rexford Realty, Inc.

5 IV

6 In response to Question 18 of the said license  
7 application, to wit: "Are there any criminal charges against you  
8 at this time?", Respondent marked the box denoting "No."

9 V

10 In truth, on or about May 13, 2002, in the Municipal  
11 Court, County of Los Angeles, State of California, in Case No. LA  
12 040536, a complaint was filed against Respondent.

13 VI

14 On or about March 24, 2003, in the above-mentioned  
15 matter, Respondent was convicted of violating Penal Code Section  
16 32 (Accessory).

17 VII

18 Respondent's failure to reveal the criminal matter set  
19 forth in Paragraph V, above, in said application, constitutes the  
20 attempted procurement of a real estate license by fraud,  
21 misrepresentation, or deceit, or by making a material  
22 misstatement of fact in said application, or by knowingly making  
23 a false statement of fact required to be revealed in said  
24 application, which is cause to revoke Respondent's real estate  
25 license under Sections 498 and 10177(a) of the Code.

26 ///

VIII

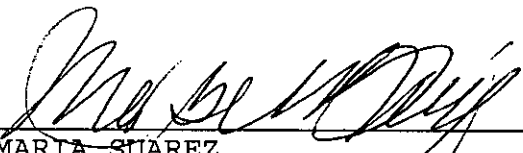
The crime of which Respondent was convicted bears a substantial relationship to the qualifications, functions or duties of a real estate licensee.

IX

Respondent's conviction is cause under Sections 490 and 10177(b) of the Code for suspension or revocation of all licenses and license rights of Respondent under the Real Estate Law.

WHEREFORE, Complainant prays that a hearing be conducted on the allegations of this Accusation and that upon proof thereof, a decision be rendered imposing disciplinary action against the licenses and license rights of Respondent VLAD J. FAYNGOLD under the Real Estate Law (Part 1 of Division 4 of the Business and Professions Code) and for such other and further relief as may be proper under other applicable provisions of law.

Dated at Los Angeles, California,  
this 3<sup>rd</sup> day of October, 2003.

  
MARIA SUAREZ  
Deputy Real Estate Commissioner

cc: Vlad J. Fayngold  
Maria Suarez  
Sacto.  
AE