

1 Department of Real Estate  
2 P. O. Box 187007  
3 Sacramento, CA 95818-7007  
4 Telephone: (916) 227-0789  
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**FILED**

MAY 07 2008

DEPARTMENT OF REAL ESTATE  
By *L. Frost*

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \*

11 TO:

12 MICHAEL AZAD

)  
) No. H-4982 SAC  
)

) ORDER TO DESIST AND REFRAIN  
) (B&P Code Section 10086)  
)  
)  
)  
)

13  
14  
15 The Real Estate Commissioner of the State of  
16 California has caused an investigation to be conducted of the  
17 real estate resale brokerage activities of you, MICHAEL AZAD,  
18 also known as MICHAEL AAZAD (hereinafter referred to as "you"),  
19 and is of the opinion that you, MICHAEL AZAD, have violated  
20 Section 10130 of the California Business and Professions Code  
21 (hereinafter "the Code"). This opinion is based on the findings  
22 set forth below.

23 I

24 At all times herein mentioned, you, MICHAEL AZAD were  
25 and now are licensed by the Department of Real Estate of the  
26 State of California (hereinafter "the Department") as a real  
27 estate broker.

1 II

2 On or about June 11, 1999, the real estate salesperson  
3 license of MICHAEL AZAD was revoked. At no time mentioned  
4 herein since June 11, 1999, were you licensed by the Department  
5 either as a real estate broker or as a real estate salesperson.

6 III

7 At all times herein mentioned, you engaged in the  
8 business of, acted in the capacity of, advertised and assumed to  
9 act as real a estate broker in the State of California within  
10 the meaning of Section 10131(a) of the Code, including the  
11 business of engaging in selling or offering to sell, buying or  
12 offering to buy, soliciting prospective sellers or purchasers  
13 of, soliciting or obtaining listings of, or negotiating the  
14 purchase, sale, or exchange of real property on behalf of others  
15 for or in expectation of compensation in Placer County,  
16 California, in or about 2006 through 2007.

17 IV

18 Between on or about October 2006 and on or about or  
19 through January 2007, in the course of the activities described  
20 in Paragraph III, above, you, MICHAEL AZAD, solicited and/or  
21 negotiated the sale and/or purchase of real property in  
22 California, for or in expectation of compensation in various  
23 such transactions, including, but not limited to, the following:

| <u>Purchaser</u>   | <u>Property</u>                          | <u>Offer Date</u> |
|--------------------|--|-------------------|
| Raquel Brandon-Cox | 1696 Bottlebrush Circle<br>Roseville, CA | 10/12/06          |
| Manvir Kaur Gill   | 1696 Bottlebrush Circle<br>Roseville, CA | 1/13/07           |

V

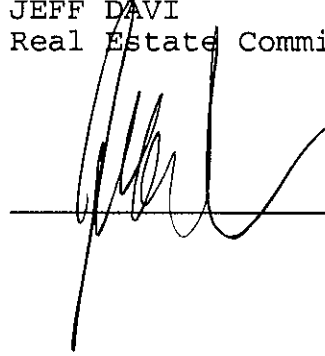
In acting as described above, you, MICHAEL AZAD,  
violated Section 10130 of the Code.

NOW; THEREFORE, YOU, MICHAEL AZAD, AND YOUR AGENTS AND  
EMPLOYEES, ARE HEREBY ORDERED TO DESIST AND REFRAIN from  
performing any and all acts within the State of California for  
which a real estate broker license is required, unless and until  
you obtain such license.

NOW, THEREFORE, YOU, MICHAEL AZAD, AND YOUR AGENTS AND  
EMPLOYEES, ARE HEREBY ORDERED TO DESIST AND REFRAIN from  
employing or compensating any person for performing acts for  
which a real estate license is required unless such person has a  
current real estate license.

DATED: 4-9-88

JEFF DAVI  
Real Estate Commissioner



cc: MICHAEL AZAD  
7321 Winding Way  
Fair Oaks, CA 95628

MICHAEL AZAD  
C/O Vision Lending  
7321 Winding Way  
Fair Oaks, CA 95628