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**FILED**

JAN 25 2018

BUREAU OF REAL ESTATE  
By B. Nicholas

9 BEFORE THE BUREAU OF REAL ESTATE

10 STATE OF CALIFORNIA

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12 In the Matter of the Application of )  
13 PEGGY LOREN MARCOS, ) H-12188 SF  
14 ) STATEMENT OF ISSUES  
15 Respondent. )

16 The Complainant, ROBIN S. TANNER, in her official capacity as a Supervising  
17 Special Investigator for the Bureau of Real Estate, State of California, brings this Statement of  
18 Issues against PEGGY LOREN MARCOS, also known as "Peggy Loren Soghomonian",  
19 ("Respondent"), and is informed and alleges as follows:

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21 Respondent made application to the Bureau of Real Estate of the State of  
22 California for a real estate salesperson license on or about March 8, 2017.

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24 In response to Question 28 of the Background Information Section of said  
25 application, to wit: "HAVE YOU EVER BEEN CONVICTED (SEE PARAGRAPH ABOVE)  
26 OF ANY VIOLATION OF THE LAW AT THE MISDEMEANOR OR FELONY LEVEL? IF  
27 YES, COMPLETE ITEM 38 WITH INFORMATION ON EACH CONVICTION",

1 Respondent concealed and failed to disclose the convictions described in Paragraphs 3 and 4,  
2 below.

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4 On or about October 8, 1998, in the Municipal Court of Monrovia, County of Los  
5 Angeles, Case No. 8SA03532, Respondent was convicted of violating Section 484(A) of the  
6 California Penal Code (theft), a misdemeanor and a crime that bears a substantial relationship  
7 under Section 2910, Title 10, of the California Code of Regulations to the qualifications,  
8 functions or duties of a real estate licensee.

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10 On or about August 28, 1998, in the Municipal Court of Monrovia, County of  
11 Los Angeles, Case No. 8SA03206, Respondent was convicted of violating Section 537(A)(1)  
12 of the California Penal Code (defrauding an innkeeper), a misdemeanor and a crime that bears  
13 a substantial relationship under Section 2910, Title 10, of the California Code of Regulations to  
14 the qualifications, functions or duties of a real estate licensee.

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16 Respondent's failure to reveal in her application the convictions set forth in  
17 Paragraphs 3 and 4, above, constitutes the procurement of or attempt to procure a real estate  
18 license by fraud, misrepresentation or deceit, or by making a material misstatement of fact in  
19 said application, which failure is cause for denial of Respondent's application for a real estate  
20 salesperson license pursuant to the provisions of Sections 480(d), 10177(a) and 10177(j) (fraud  
21 or dishonest dealing) of the California Business and Professions Code ("the Code").


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23 Respondent's criminal convictions, described in Paragraph 3, above, constitute  
24 cause for denial of Respondent's application for a real estate salesperson license pursuant to the  
25 provisions of Section 480(a), 10177(b) and 10177(j) of the Code.

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

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8 ROBIN S. TANNER  
9 Supervising Special Investigator

10 Dated at Oakland, California,  
11 this 23<sup>rd</sup> day of January, 2018.  
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