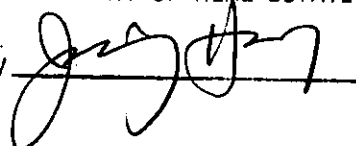


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FILED
JUL 27 2001
DEPARTMENT OF REAL ESTATE

By 

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of) NO. H-23680 LA
PAUL DOUGLAS AZAR,)
Respondent.)

ORDER GRANTING REINSTATEMENT OF LICENSE

On January 17, 1990, a Decision was rendered herein
revoking the real estate broker license of Respondent, but
granting Respondent the right to the issuance of a restricted
real estate broker license. A restricted real estate
salesperson license was issued to Respondent or about
February 23, 1990, and Respondent has operated as a restricted
licensee without cause for disciplinary action against
Respondent since that time.

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1 On February 21, 2001, Respondent petitioned for
2 reinstatement of said real estate broker license and the
3 Attorney General of the State of California has been given
4 notice of the filing of said petition.
5

6 I have considered the petition of Respondent and the
7 evidence and arguments in support thereof including Respondent's
8 record as a restricted licensee. Respondent has demonstrated
9 to my satisfaction that Respondent meets the requirements of
10 law for the issuance to Respondent of an unrestricted real
11 estate broker license and that it would not be against the
12 public interest to issue said license to Respondent PAUL DOUGLAS
13 AZAR.

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

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

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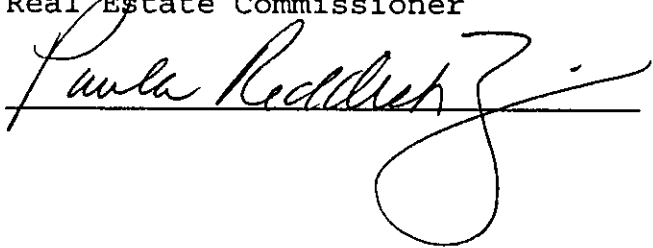
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2 2. Submittal of evidence of having, since the most
3 recent issuance of an original or renewal real estate license,
4 taken and successfully completed the continuing education
5 requirements of Article 2.5 of Chapter 3 of the Real Estate Law
6 for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

7 This Order shall become effective immediately.

8 DATED: July 24, 2001.

9 PAULA REDDISH ZINNEMANN
10 Real Estate Commissioner
11 *Paula Reddish*
12 
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25 cc: Paul Douglas Azar
26 1021 N. Sepulveda
27 Manhattan Beach, CA 90266

DEPARTMENT OF REAL ESTATE

JAN 18 1990

STATE OF CALIFORNIA

DEPARTMENT OF REAL ESTATE
BY A. McArthur

* * * *

In the Matter of the Accusation of

No. H-23680 LA

PAUL DOUGLAS AZAR, dba
Grande Properties,

L-46536

Respondent(s).

DECISION

The Proposed Decision dated October 11, 1989
of the Administrative Law Judge of the Office of Administrative
Hearings, is hereby adopted as the Decision of the Real Estate
Commissioner in the above-entitled matter.

This Decision shall become effective at 12 o'clock
noon on February 7, 1990.

IT IS SO ORDERED January 17, 1990.

JAMES A. EDMONDS, JR.
Real Estate Commissioner

John R. Liberator
BY: John R. Liberator
Chief Deputy Commissioner

BEFORE THE
DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Accusation)	
of:)	
	) No. H-23680 LA
	)
PAUL DOUGLAS AZAR,)	L-46536
dba Grande Properties,)	
	)
	)
Respondent.)	
_____)	

PROPOSED DECISION

This matter came on regularly for hearing before Ralph B. Dash, Administrative Law Judge with the Office of Administrative Hearings on October 6, 1989, at Los Angeles, California. Complainant was represented by Marjorie P. Mersel, Staff Counsel. Respondent was present and represented himself. The parties entered into a stipulation placed on the record in resolution of the within matter. Under the terms of the stipulation, Respondent admitted that each of the allegations contained in the Accusation were true. The parties further agreed to the terms and conditions of the order as set forth herein. Upon closure of the record, complainant submitted its formal file containing the original of the Accusation, the Notice of Hearing, a signed Notice of Defense and Respondent's license history. Such formal file was marked as Exhibit 1 for identification and was admitted into evidence.

Pursuant to the stipulation, the Administrative Law Judge finds the following facts:

I

Complainant, Steven J. Ellis, made the Accusation in his official capacity as Deputy Real Estate Commissioner of the State of California.

II

At all times pertinent hereto, Respondent was and now is licensed by the Department as a real estate broker.

III

In March 1986, Daniel Agnew solicited a real property listing from Donald and Cynthia Pitassi for property they owned at 409 West 234th Street, Carson, California. At the time he solicited the listing, Agnew's real estate salesperson's license had expired. However, he represented that he was employed by Respondent. The Pitassis signed the exclusive listing agreement on March 27, 1986. They were not given a copy of the listing agreement.

IV

On March 28, 1986, Respondent presented the Pitassis with an offer to purchase the property, which such offer was accepted. Escrow was opened in April 1986 and closed on July 24, 1986. Respondent received a commission of \$5,220 through his dba Grande Properties, as a result of the sale.

V

On July 25, 1986, Respondent gave Agnew a check written on the Grande Properties account in the amount of \$2,088, as commission for the sale of Pitassis property. At the time he issued this check, Respondent knew or should have known that Agnew's salesperson's license had expired.

* * * * *

Pursuant to the foregoing findings of fact, the Administrative Law Judge makes the following determination of issues:

Respondent has violated the provisions of Business and Professions Code Section 10137 by reason of Findings III through V, thereby subjecting his license to discipline.

* * * * *

WHEREFORE, THE FOLLOWING ORDER is made pursuant to the findings and the stipulation of the parties:

I

All licenses and license rights of Paul Douglas Azar under Part 1 of Division 4 of the Business and Professions Code are revoked.

II

A restricted real estate broker's license shall be issued to Respondent pursuant to Section 10156.5 of the Business and Professions Code upon Respondent's application and payment of the appropriate fee, provided the application is made with 90 days from the effective date of the Decision herein.

The restricted license issued to Respondent shall be subject to all of the provisions of Section 10156.7 of the Business and Professions Code and to the following limitations, conditions and restrictions imposed under authority of Section 10156.6 of the Business and Professions Code:

A. The restricted license may be suspended prior to hearing by Order of the Real Estate Commissioner in the event that Respondent is convicted or enters a plea of nolo contendere to a crime which bears a significant relationship to the fitness or capacity of Respondent to function as a real estate licensee.

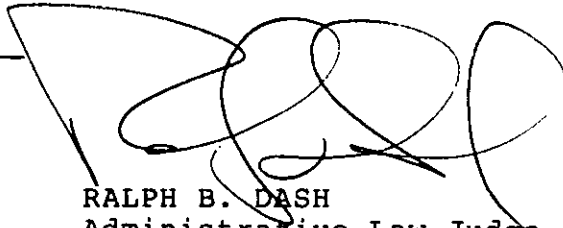
B. The restricted license may be suspended prior to hearing by Order of the Real Estate Commissioner on evidence satisfactory to the Real Estate Commissioner that Respondent has violated provisions of the California Real Estate law, or conditions attaching to the restricted license.

C. Respondent shall not be eligible to apply for the issuance of an unrestricted real estate license nor the removal of any of the conditions, limitations or restrictions of a restricted license until at least one (1) year has elapsed from the effective date of this Decision.

D. Respondent shall, within 6 months from the effective date of the Decision, present evidence satisfactory to the Real Estate Commissioner that he has, since the most recent issuance of an original or renewal real estate license, taken and successfully completed the continuing education requirements of Article 2.5 of Chapter 3 of the Real Estate Law for renewal of a real estate

license. If Respondent fails to satisfy this condition, the Commissioner may order the suspension of the restricted license until the Respondent presents such evidence. The Commissioner shall afford Respondent the opportunity for a hearing pursuant to the Administrative Procedure Act to present such evidence.

DATED: 10-11-89

A large, stylized handwritten signature in black ink, appearing to read 'R. B. Dash', is written over the printed name and title.

RALPH B. DASH
Administrative Law Judge
Office of Administrative Hearings

RBD:btm

SACTO
FLAG

BEFORE THE
DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

MAY 24 1989

DEPARTMENT OF REAL ESTATE
BY *Sybil Wilms*

In the Matter of the Accusation of

PAUL DOUGLAS AZAR,
dba Grande Properties,

Case No. H-23680 LA

OAH No. NONE

Respondent(s)

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 _____

OFFICE OF ADMINISTRATIVE HEARINGS, 314 West First Street, Los Angeles, CA

on the 6th day of October, 19 89, at the hour of 9:00 a.m., or as soon thereafter
as the matter can be heard, upon the charges made in the Accusation served upon you.

You may be present at the hearing, and you may be represented by counsel, but you are neither required to be present at the hearing nor to be represented by counsel. If you are not present in person nor represented by counsel at the hearing, the Department may take disciplinary action against you upon any express admissions, 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. The interpreter must be approved by the hearing officer conducting the hearing as someone who is proficient in both English and the language in which the witness will testify. You are required to pay the costs of the interpreter unless the hearing officer directs otherwise.

DEPARTMENT OF REAL ESTATE

Dated: May 24, 1989

By *Marjorie P. Mersel*
MARJORIE P. MERSEL, Counsel

cc: Paul Douglas Azar
dba Grande Properties
OAH
Sacto
MLB

*Sachs
7/8/89*

1 MARJORIE P. MERSEL, Counsel
2 Department of Real Estate
3 107 South Broadway, Room 8107
4 Los Angeles, California 90012
5 (213) 620-4790

FILED
MAR 22 1989

DEPARTMENT OF REAL ESTATE
BY: *Sylvia Williams*

8 DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * * * *

11 In the Matter of the Accusation of) No. H-23680 LA
12)
12 PAUL DOUGLAS AZAR, dba) A C C U S A T I O N
13 Grande Properties,)
14 Respondent.)
15 _____)

16 The complainant, Steven J. Ellis, a Deputy Real Estate
17 Commissioner of the State of California, for cause of accusation
18 against PAUL DOUGLAS AZAR, dba Grande Properties, alleges as
19 follows:

20 I

21 The complainant, Steven J. Ellis, a Deputy Real Estate
22 Commissioner of the State of California, makes this Accusation
23 in his official capacity.

24 II

25 PAUL DOUGLAS AZAR, dba Grande Properties (hereinafter
26 referred to as respondent) is presently licensed and/or has
27 license rights under the Real Estate Law (Part 1 of Division 4

1 of the Business and Professions Code, hereinafter referred to as
2 the Code).

3 III

4 At all times herein respondent was licensed by the
5 Department of Real Estate of the State of California as a real
6 estate broker.

7 IV

8 At all times herein mentioned, respondent was per-
9 forming acts requiring a real estate license for or in expecta-
10 tion of compensation.

11 V

12 In or about March, 1986, Daniel Agnew (hereinafter
13 Agnew) solicited Donald and Cynthia Pitassi (hereinafter
14 Pitassis), to list their real property located at 409 W. 234th
15 Street, Carson, California, with him. Agnew was licensed as a
16 real estate salesperson, Number 00141689. His license had
17 expired September 30, 1983. At the time of the above-mentioned
18 listing Agnew's license was expired. Nonetheless he represented
19 that he was employed by respondent, through respondent's dba
20 Grande Properties.

21 VI

22 On or about March 27, 1986, Pitassis signed an exclusive
23 right listing agreement with Agnew. Said agreement was signed
24 in blank and Pitassis were not given a copy of the agreement.

25 VII

26 On or about March 28, 1986, AZAR presented the
27 Pitassis with an offer to purchase the property from Alberto and

1 Emerita Vasquez. The offer was accepted by the Pitassis.

2 VIII

3 On or about April, 1986, Escrow No. 3395-R was opened
4 on the property at Tri City Escrow. Escrow closed July 24, 1986.
5 Escrow Check No. 19949, in the amount of \$5,220 was issued to
6 respondent through his dba, Grande Properties as the commission.

7 On April 17, 1986, respondent either knew, or should
8 have known that the above-mentioned commission was paid for the
9 unlicensed activities described above, of salesperson Agnew,
10 which occurred while his license was expired.

11 IX

12 On or about July 25, 1986, respondent gave Agnew,
13 Grande Properties Check No. 567, in the amount of \$2,088 for
14 Escrow No. 3395, 409 234th Street, as commission for the sale of
15 the property.

16 X

17 The conduct of respondent, as alleged above, subjects
18 his real estate license and license rights to suspension or
19 revocation pursuant to Section 10137 of the Code.

20

21 WHEREFORE, complainant prays that a hearing be
22 conducted on the allegations of this Accusation and, that upon
23 proof thereof, a decision be rendered imposing disciplinary
24 action against all licenses and license rights of respondent

25 /

26 /

27 /

1 PAUL DOUGLAS AZAR, dba Grande Properties, under the Real Estate
2 Law (Part 1 of Division 4 of the Business and Professions Code)
3 and for such other and further relief as may be proper under
4 other applicable provisions of Law.
5 Dated at Los Angeles, California,
6 this 22nd day of March, 1989.

7
8 
9 Deputy Real Estate Commissioner

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25 cc: Paul Douglas Azar
26 Sacto
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