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**FILED**  
JUN 15 1998  
DEPARTMENT OF REAL ESTATE

By [Signature]

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DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

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In the Matter of the Accusation of ) NO. H-25033 LA  
  ) )  
  ) ZORIK PIRIJANIAN )  
  ) )  
  ) Respondent. )  
\_\_\_\_\_ )

ORDER GRANTING REINSTATEMENT OF LICENSE

On October 13, 1992, a Decision was rendered herein  
revoking the real estate salesperson license of Respondent,  
ZORIK PIRIJANIAN (hereinafter "Respondent"), effective  
November 10, 1992.

On December 30, 1997, Respondent petitioned for  
reinstatement of said real estate salesperson license and the  
Attorney General of the State of California has been given  
notice of the filing of said petition.

I have considered Respondent's petition and the  
evidence and arguments in support thereof. Respondent has  
demonstrated to my satisfaction that grounds do not presently  
exist to deny the issuance of an unrestricted real estate

1 salesperson license to Respondent.

2 NOW, THEREFORE, IT IS ORDERED that Respondent's  
3 petition for reinstatement is granted and that an  
4 unrestricted real estate salesperson license be issued to  
5 Respondent, ZORIK PIRIJANIAN, after Respondent satisfies the  
6 following conditions within one (1) year from the date of  
7 this Order:

8 a. Submit a completed application and payment of  
9 the fee for a real estate salesperson license.

10 b. Submit evidence satisfactory to the Real Estate  
11 Commissioner that he has taken and successfully completed the  
12 courses specified in paragraphs (1) to (4) inclusive of  
13 subdivision (a) of Section 10170.5 of the Real Estate Law  
14 (effective January 1, 1996) for renewal of a real estate  
15 license.

16 c. Submit evidence of successful completion at an  
17 accredited institution of two of the courses listed in  
18 Section 10153.2 of the Code other than real estate  
19 principles, advanced legal aspects of real estate, advanced  
20 real estate finance or advanced real estate appraisal.

21 d. Upon renewal of the license issued pursuant to  
22 this Order, Respondent shall submit evidence of having taken  
23 and successfully completed the courses specified in

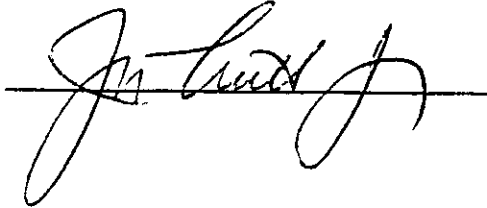
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subdivisions (a) and (b) of Section 10170.5 of the Real  
Estate Law for renewal of a real estate license.

This Order shall become effective immediately.

DATED: 6/10/98

JIM ANTT, JR.  
Real Estate Commissioner



ZORIK PIRIJANIAN  
632 E. Orangegrove Ave. #H  
Burbank, California 91501

*Says to [unclear]*

FILED

OCT 19 1992

DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

DEPARTMENT OF REAL ESTATE  
BY *Clark Wallace*

\* \* \* \*

In the Matter of the Accusation of )  
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 ZORIK PIRIJANIAN, )  
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 )  
 Respondent. )

No. H- 25033 LA  
L- 57169

DECISION

The Proposed Decision dated September 25, 1992 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.

The Decision suspends or revokes one or more real estate licenses on grounds of the conviction of a crime.

The right to reinstatement of a revoked real estate license or to the reduction of a suspension is controlled by Section 11522 of the Government Code. A copy of Section 11522 and a copy of the Commissioner's Criteria of Rehabilitation are attached hereto for the information of respondent.

This Decision shall become effective at 12 o'clock noon on November 10, 1992.

IT IS SO ORDERED October 13, 1992

CLARK WALLACE  
Real Estate Commissioner

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

DEPARTMENT OF REAL ESTATE  
State of California

In the Matter of the Accusation	)	
Against:	)	
	)	
	)	
ZORIK PIRIJANIAN,	)	<u>PROPOSED DECISION</u>
	)	OAH No. L-57169
	)	Agency No. H-25033 LA
Respondent.	)	
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This case came on for hearing before Richard E. Ranger, Administrative Law Judge of the Office of Administrative Hearings, State of California, on August 31, 1992 at Los Angeles.

Marjorie P. Mersel, Counsel, Department of Real Estate, represented complainant.

Zorik Pirijanian, respondent, represented himself without counsel.

Evidence was received, argument was presented, and the case was submitted for decision.

FINDINGS OF FACT

1. Respondent Zorik Pirijania, 28, has been licensed by the Department of Real Estate as a real estate salesperson since August 8, 1991 in the employ of a broker in Glendale. The license will expire on August 7, 1995.

2. On April 24, 1992, Steven J. Ellis, complainant, filed an accusation against respondent in complainant's official capacity as a Deputy Real Estate Commissioner of the Department. In the accusation respondent is charged with a felony conviction, and failure to reveal the conviction in his application for real estate license.

3. On June 26, 1991, in the Superior Court of California, County of Los Angeles, Central Criminal Branch, in case no. BA035866, respondent entered a plea of guilty to a felony charge of violating Insurance Code section 1871.1 (Insurance Fraud). Proceedings were thereafter suspended and respondent was placed on probation for three (3) years on terms and conditions, including 60 days in jail or work furlough, payment of \$100.00 to the restitution fund, support dependents, maintain employment and residence, and obey all laws.

4. The facts of respondent's offense are that in January 1991, respondent entered into an arrangement with four other men and a woman in accord with which the others took respondent's automobile, a 1988 BMW, to Compton, California, had it in a garage there, and stripped it of all valuable parts. Respondent thereafter made a police report of the theft, and submitted a claim to his insurance carrier. At the time, the vehicle had a \$16,000 loan outstanding against it. The fraud scheme was unraveled by police officers and respondent entered his plea of guilty before payment of insurance proceeds.

5. It is not established that respondent failed to reveal his insurance fraud conviction in his application to the Department for a salesperson license. No evidence was offered to support the charge.

6. Respondent has resided in the City of Glendale for the past 5 years. Since 1991, he has been employed as a loan officer at a Glendale company called First Home Mortgage owned and operated by real estate broker Vahan Melik-Kasumyan. Respondent is also in the pizza business in La Puente and Garden Grove. He attributes his insurance fraud conviction to greed and indicates he was talked into the scheme by others. Currently respondent reports monthly to a probation officer in Pasadena. His probation is not scheduled to expire until June 1994.


#### DETERMINATION OF ISSUES

Cause exists to suspend or revoke respondent's license under Business and Professions Code sections 490 and 10177(b) in that he has been convicted of a moral turpitude crime substantially related to the qualifications, functions, and duties of a real estate licensee by reason of finding nos. 3 and 4.

#### DISPOSITION

The real estate salesperson license issued to respondent Zorik Pirijanian is revoked.

Dated: SEPT. 25, 1992

  
RICHARD E. RANGER  
Administrative Law Judge

RER:lf

*Sacto  
Hoy*

**FILED**  
JUN 22 1992

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

DEPARTMENT OF REAL ESTATE  
BY *[Signature]*

**In the Matter of the Accusation of  
ZORIK PIRIJANIAN,**

}  
}

Case No. H-25033 LA  
OAH No. L-57169

\_\_\_\_\_  
*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 \_\_\_\_\_  
OFFICE OF ADMINISTRATIVE HEARINGS, 314 West First Street  
Los Angeles, California 90012**

on August 31, 1992 at the hour of 1:30 p.m.  
or as soon thereafter as the matter can be heard, upon the Accusation served upon you.

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. The interpreter must be approved by the Administrative Law Judge 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 Administrative Law Judge directs otherwise.

DATED: June 22, 1992

DEPARTMENT OF REAL ESTATE  
By *[Signature]*  
Counsel

cc: Zorik Pirijanian  
Vahan Melik-Kasumyan  
OAH  
Sacto  
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*Sacts  
Flag.*

1 MARJORIE P. MERSEL, Counsel  
2 Department of Real Estate  
3 107 South Broadway, Room 8107  
4 Los Angeles, California 90012  
5 (213) 897-3937

APR 24 1982

*Spencer Williams*

8 DEPARTMENT OF REAL ESTATE  
9 STATE OF CALIFORNIA

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11 In the Matter of the Accusation of ) No. H-25033 LA  
12 ZORIK PIRIJANIAN, ) A C C U S A T I O N  
13 Respondent. )  
14 \_\_\_\_\_ )

15 The complainant, Steven J. Ellis, a Deputy Real Estate  
16 Commissioner of the State of California, for cause of accusation  
17 against ZORIK PIRIJANIAN, alleges as follows:

18 I

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

22 II

23 ZORIK PIRIJANIAN (hereinafter referred to as  
24 respondent) is presently licensed and/or has license rights  
25 under the Real Estate Law (Part 1 of Division 4 of the Business  
26 and Professions Code).

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III

At all times herein mentioned, respondent was licensed by the Department of Real Estate of the State of California as a real estate salesperson, subject to Section 10153.4(c) of the Business and Professions Code.

IV

On or about June 26, 1991, in the Superior Court of California, County of Los Angeles, Central Criminal Branch respondent pled guilty to and was convicted of the crime of violating Insurance Code Section 1871.1 (Insurance Fraud), a felony and a crime involving moral turpitude.

V

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

VI

On or about July 15, 1991, Respondent made application to the Department of Real Estate of the State of California for a real estate salesperson license (herein "said application").

VII

In response to Question 25 of said application, to wit: "Have you ever been convicted of any violation of law?", Respondent answered "No."

VIII

Respondent was issued a real estate salesperson license on or about August 8, 1991, following Respondent's application therefor.

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IX

Respondent's failure to reveal the conviction described in Paragraph IV, above, in said application constitutes the procurement of a real estate license by fraud, misrepresentation, or deceit, or by making a material misstatement of fact in said application, which failure is cause for suspension or revocation of all of the real estate licenses and license rights of Respondent pursuant to the provisions of Section 10177(a) of the Code.

X

Respondent's criminal conviction, as alleged above, is cause under Sections 490 and 10177(b) of the Business and Professions 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 all licenses and license rights of respondent ZORIK PIRIJANIAN under the Real Estate Law (Part 1 of Division 4 of the Business and

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1 Professions Code) and for such other and further relief as may  
2 be proper under other applicable provisions of law.

3 Dated at Los Angeles, California

4 this 24th day of April, 1992.

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7 Deputy Real Estate Commissioner  
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25 cc: Zorik PIRIJANIAN  
26 Vahan Melik-Kasumyan  
27 Sacto  
SE