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FILED
JUN 25 2007
DEPARTMENT OF REAL ESTATE

R. Mederhold

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)	NO. H-26817 LA
)	
BOBBY ZARRIN,)	
)	
Respondent.)	
)	

ORDER GRANTING REINSTATEMENT OF LICENSE

On November 11, 1997, a Decision was rendered herein revoking the real estate salesperson license of Respondent, but granting Respondent the right to apply for and be issued a restricted real estate salesperson license. A restricted real estate salesperson license was issued to Respondent on January 2, 1998.

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1 On January 23, 2006, Respondent petitioned for
2 reinstatement of said real estate salesperson license and
3 the Attorney General of the State of California has been
4 given notice of the filing of said petition.
5

6 I have considered the petition of Respondent and
7 the evidence and arguments in support thereof. Respondent
8 has demonstrated to my satisfaction that Respondent meets
9 the requirements of law for the issuance to Respondent of an
10 unrestricted real estate salesperson license and that it would
11 not be against the public interest to issue said license to
12 Respondent.
13

14 NOW, THEREFORE, IT IS ORDERED that Respondent's
15 petition for reinstatement is granted and that a real estate
16 salesperson license be issued to Respondent, if Respondent
17 satisfies the following conditions within nine (9) months from
18 the date of this Order:
19

- 20 1. Submittal of a completed application and payment
21 of the fee for a real estate salesperson license.

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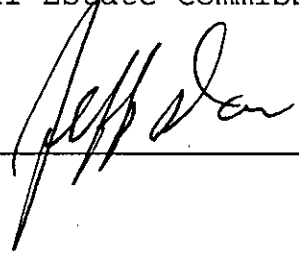
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2. Submittal of evidence satisfactory to the Real Estate Commissioner that Respondent has, since the most recent issuance of an original or renewal real estate license, taken and successfully completed the continuing education requirements of Article 2.5 of Chapter 3 of the Real Estate Law for renewal of a real estate license.

This Order shall be effective immediately.

Dated: 6-8-07

JEFF DAVI
Real Estate Commissioner



cc: Bobby Zarrin
10680 W. Pico Blvd., # 330
Los Angeles, CA 90064

By Laura B. Iron

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DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * * *

In the Matter of the Accusation of) NO. H-26817 LA
BOBBY ZARRIN,)
Respondent.)

ORDER STAYING EFFECTIVE DATE

On June 25, 1999, an Order Denying Reinstatement of License was rendered in the above-entitled matter to become effective July 22, 1999.

IT IS HEREBY ORDERED that the effective date of the Order of June 25, 1999, is stayed for a period of 30 days.

The Order of June 25, 1999, shall become effective at 12 o' clock noon on August 20, 1999.

DATED: 14 July 99

JOHN R. LIBERATOR
Acting Commissioner

By: Randolph Brendia
RANDOLPH BRENDIA
Regional Manager

lbo

FILED
AUG 11 1999
DEPARTMENT OF REAL ESTATE

By Laura B. Orona

DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * * *

In the Matter of the Accusation of) No. H-26817 LA
BOBBY ZARRIN)
Respondent.)
_____)

ORDER DENYING RECONSIDERATION

On June 25, 1999, an Order Denying Reinstatement of License was signed in the above entitled matter to become effective August 20, 1999.

I have given due consideration to the petition of Respondent. I find no good cause to reconsider the Decision of June 25, 1999, and reconsideration is hereby denied.

IT IS SO ORDERED August 2, 1999.

John R. Liberator
JOHN R. LIBERATOR
Acting Commissioner

Sisto Zarrin

FILED
JUL - 2 1999
DEPARTMENT OF REAL ESTATE

By *Jana B. Orme*

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DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)	NO. H-26817 LA
)	
BOBBY ZARRIN)	
)	
Respondent.)	

ORDER DENYING REINSTATEMENT OF LICENSE

On November 11, 1997, a Decision was rendered herein revoking the real estate salesperson license of Respondent, BOBBY ZARRIN (hereinafter "Respondent"), effective January 2, 1998, but granting Respondent the right to apply for and be issued a restricted real estate salesperson license which, when issued, would be suspended for 30 days subject to Respondent's right to stay said suspension if he paid a monetary penalty in the amount of \$1500.00. Said restricted real estate salesperson license was issued to Respondent on January 2, 1998.

On March 11, 1999, Respondent petitioned for reinstatement of said real estate salesperson license and the

1 Attorney General of the State of California has been given
2 notice of the filing of said petition.

3 I have considered the petition of Respondent and
4 the evidence submitted in support thereof. Respondent has
5 failed to demonstrate to my satisfaction that he has
6 undergone sufficient rehabilitation to warrant the
7 reinstatement of his real estate salesperson license at this
8 time. This determination has been made in light of
9 Respondent's history of acts and conduct which are
10 substantially related to the qualifications, functions and
11 duties of a real estate licensee. That history includes:

12 1.

13 On or about February 21, 1996, Respondent received
14 a check in the amount of \$3,125.00 from a client which was to
15 be used as part of the purchase price of a business
16 opportunity. Instead of delivering this money to his then
17 employing broker, Concord Business Investments, Inc.,
18 Respondent deposited this money into his personal account at
19 the Bank of America in Beverly Hills, California.

20 In the Decision which revoked his real estate
21 license it was determined that this conduct was in violation
22 of Section 10145(c) of the California Business and
23 Professions Code (Code) and cause to revoke his real estate
24 salesperson's license pursuant to Section 10177(d) of the
25 Code.

26 2.

27 Due to the very serious nature of the misconduct
which led to the revocation of his real estate salesperson's



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license not enough time has passed to determine if Respondent is fully rehabilitated. This is reason to deny his petition pursuant to Section 2911(a) of Chapter 6, Title 10, California Code of Regulations.

NOW, THEREFORE, IT IS ORDERED that Respondent's petition for reinstatement of his unrestricted real estate salesperson's license is denied.

This Order shall become effective at 12 o'clock noon on June 22 1999

DATED; June 25, 1999

JOHN R. LIBERATOR
Acting Commissioner



BOBBY ZARRIN
10680 W. Pico Blvd. #330
Los Angeles, California 90064

1 Department of Real Estate
2 107 South Broadway, Room 8107
3 Los Angeles, California 90012
4 Telephone (213) 897-3937

FILED
NOV 18 1997
DEPARTMENT OF REAL ESTATE

By *C. Bay*

8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of) NO. H-26817 LA
12 BOBBY ZARRIN,) L-9609193
13 Respondent.) STIPULATION AND AGREEMENT
14)

15 It is hereby stipulated by and between BOBBY ZARRIN
16 (sometimes referred to herein as "Respondent"), acting by and
17 through his attorney of record, Robert S. Manns, and the
18 Complainant, acting by and through Darlene Averetta, Counsel for
19 the Department of Real Estate, as follows for the purpose of
20 settling and disposing of the Accusation filed on September 23,
21 1996, in this matter:

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1. All issues which were to be contested and all evidence which were to be presented by Complainant and Respondent at a formal hearing on the Accusation, which hearing was to be held in accordance with the provisions of the Administrative Procedure Act (APA), shall instead and in place thereof be submitted solely on the basis of the provisions of this Stipulation and Agreement.

2. Respondent has received, read and understands the Statement to Respondent, the Discovery Provisions of the APA and the Accusation filed by the Department of Real Estate in this proceeding.

3. On September 25, 1996 and August 26, 1997, Respondent filed a Notice of Defense pursuant to Section 11506 of the Government Code for the purpose of requesting a hearing on the allegations in the Accusation. In order to effectuate this settlement, Respondent hereby freely and voluntarily withdraws said Notices of Defenses. Respondent acknowledges that he understands that by withdrawing said Notices of Defenses, he will thereby waive his right to require the Commissioner to prove the allegations in the Accusation at a contested hearing held in accordance with the provisions of the APA and that he will waive other rights afforded to him in connection with the hearing such as the right to present evidence in defense of the allegations in the Accusation and the right to cross-examine witnesses.

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///

1 4. This Stipulation and Agreement is based on the
2 factual allegations contained in the Accusation filed in this
3 proceeding. In the interest of expedience and economy,
4 Respondent chooses not to litigate these allegations at a formal
5 administrative hearing, but to remain silent and understands that,
6 as a result thereof, these factual allegations, without being
7 admitted or denied, will serve as a prima facie basis for the
8 disciplinary action stipulated to herein. This Stipulation and
9 Agreement and Respondent's decision not to contest the Accusation
10 are hereby expressly limited to this proceeding and made for the
11 sole purpose of reaching an agreed disposition of this proceeding.
12 Respondent's decision not to contest the factual allegations at a
13 formal administrative hearing is made solely for the purpose of
14 effectuating this Stipulation and Agreement and is intended to be
15 non-binding upon him in any actions against Respondent by third
16 parties. The Real Estate Commissioner shall not be required to
17 provide further evidence to prove said factual allegations.

18 5. It is understood by the parties that the Real Estate
19 Commissioner may adopt the Stipulation and Agreement as his
20 Decision in this matter, thereby imposing the penalty and
21 sanctions on Respondent's real estate license and license rights
22 as set forth in the below "Order". In the event that the
23 Commissioner in his discretion does not adopt the Stipulation and
24 Agreement, it shall be void and of no effect, and Respondent shall
25 retain the right to a hearing and proceeding on the Accusation
26 under all the provisions of the APA and shall not be bound by any
27 stipulation or waiver made herein.



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6. The Order or any subsequent Order of the Real Estate Commissioner made pursuant to this Stipulation and Agreement shall not constitute an estoppel, merger or bar to any further administrative proceedings by the Department of Real Estate with respect to any matters which were not specifically alleged to be causes for accusation in this proceeding.

DETERMINATION OF ISSUES

By reason of the foregoing stipulations and waivers and solely for the purpose of settlement of the pending Accusation without a hearing, it is stipulated and agreed that the following Determination of Issues shall be made:

The conduct, acts and/or omissions of, as alleged in the Accusation, are grounds for the suspension or revocation of the real estate license and license rights of BOBBY ZARRIN under the provisions of Business and Professions Code (hereinafter "Code") Section 10177(d) for violation of Code Section 10145(c).

ORDER

WHEREFORE, THE FOLLOWING ORDER is hereby made:

The real estate license and license rights of Respondent BOBBY ZARRIN, under the Real Estate Law (Part 1 of Division 4 of the California Business and Professions Code) are hereby revoked; provided, however, a restricted real estate salesperson license shall be issued to Respondent pursuant to Code Section 10156.5, if Respondent first:

///
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1 (a) provides evidence satisfactory to the Real
2 Estate Commissioner that Three Thousand One Hundred and Twenty-
3 Five Dollars (\$3,125) has been paid to Mogale Sealanyane;

4 (b) makes application therefor and pays to the
5 Department of Real Estate the appropriate fee for the restricted
6 license within ninety (90) from the effective date of this
7 Decision.

8 The restricted license issued to shall be subject to all
9 of the provisions of Code Section 10156.7, and to the following
10 limitations, conditions and restrictions imposed under authority
11 of Code Section 10156.6:

12 1. Any restricted real estate license issued to
13 Respondent pursuant to this Decision shall be suspended for thirty
14 (30) days from the date of issuance of said restricted license,
15 provided however:

16 Said thirty (30) day (or a portion thereof) suspension
17 of Respondent's license shall be stayed if, prior to the effective
18 date of this Decision, Respondent pays a monetary penalty pursuant
19 to Code Section 10175.2, to the Department's Real Estate Recovery
20 Account, at the rate of fifty (\$50) dollars for each day of the
21 suspension, for a total monetary penalty of One Thousand Five
22 Hundred Dollars (\$1,500).

23 (a) Said payment shall be in the form of a
24 cashier's check or certified check made payable to the Recovery
25 Account of the Real Estate Fund. Said check must be delivered to
26 the Department prior to the effective date of this Decision.

27 ///



1 (b) The Commissioner, in exercising his discretion
2 under Code Section 10175.2, agrees by adopting this Order that it
3 would not be against the public interest to permit such
4 petitioning Respondent to pay the aforesaid monetary penalty.

5 2. The restricted license issued to Respondent shall
6 not confer any property right in the privileges to be exercised
7 thereunder. Said restricted license and any privileges granted
8 thereunder may be suspended prior to hearing, by Order of the
9 Real Estate Commissioner in the event of:

10 (a) Respondent's conviction (including a plea
11 of nolo contendere) to a crime which is substantially related
12 to Respondent's qualifications, functions, duties, fitness or
13 capacity as a real estate licensee.

14 (b) The receipt of evidence satisfactory to the
15 Real Estate Commissioner, which constitutes cause for the filing
16 of an Accusation, that Respondent has violated provisions of the
17 California Real Estate Law, the Subdivided Lands Law, Regulations
18 of the Real Estate Commissioner, or the conditions attaching to
19 this restricted license.

20 3. Respondent shall not be eligible to apply for the
21 issuance of an unrestricted real estate license nor for the
22 removal of any of the conditions, limitations or restrictions
23 attaching to the restricted license until one (1) year has elapsed
24 from the date of issuance of this Decision.

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1 4. Respondent shall submit with any application for
2 license under an employing broker, or any application for transfer
3 to a new employing broker, a statement signed by the prospective
4 employing broker on a form approved by the Department of Real
5 Estate which shall certify:

6 (a) That the employing broker has read the
7 Decision of the Commissioner which granted the right to a
8 restricted license; and

9 (b) That the employing broker will exercise close
10 supervision over the performance by the restricted licensee
11 relating to activities for which a real estate license is
12 required.

13 5. Respondent shall, within nine (9) months from the
14 effective date of this Decision, present evidence satisfactory
15 to the Real Estate Commissioner that he has, since the most recent
16 issuance of an original or renewal real estate license, taken and
17 successfully completed the continuing education requirements of
18 Article 2.5 of Chapter 3 of the Real Estate Law for renewal of
19 a real estate license. If Respondent fails to satisfy this
20 condition, the Commissioner may order the suspension of the
21 restricted license until Respondent presents such evidence. The
22 Commissioner shall afford Respondent the opportunity for a hearing
23 pursuant to the Administrative Procedure Act to present such
24 evidence.

25 ///

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27 ///



1 6. Respondent shall, within six (6) months from
2 the effective date of the restricted license, take and pass the
3 Professional Responsibility Examination administered by the
4 Department including the payment of the appropriate examination
5 fee. If Respondent fails to satisfy this condition, the
6 Commissioner may order suspension of the restricted license until
7 Respondent passes the examination.

8 DATED: September 30, 1997

Darlene Averetta

DARLENE AVERETTA
Counsel for Complainant

* * *

11 I have read the Stipulation and Agreement, have
12 discussed it with my counsel, and its terms are understood by
13 me and are agreeable and acceptable to me. I understand that
14 I am waiving rights given to me by the California Administrative
15 Procedure Act (including but not limited to Sections 11506,
16 11508, 11509 and 11513 of the Government Code) and I willingly,
17 intelligently and voluntarily waive those rights, including the
18 right of requiring the Commissioner to prove the allegations in
19 the Accusation at a hearing at which I would have the right to
20 cross-examine witnesses against me and to present evidence in
21 defense and mitigation of the charges.

22 DATED: 9/24/97

Bobby Zarin

BOBBY ZARIN
Respondent

25 DATED: Sept. 25, 1997

Robert S. Manns

ROBERT S. MANN, ESQ.
Counsel for Respondent
Approved as to Form



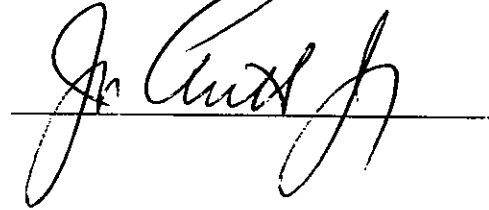
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* * *

The foregoing Stipulation and Agreement is hereby
adopted as my Decision in this matter and shall become effective
at 12 o'clock noon on January 2, 1998 .

IT IS SO ORDERED 11/11, 1997.

JIM ANTT, JR.
Real Estate Commissioner



A handwritten signature in cursive script, appearing to read "Jim Antt, Jr.", is written over a horizontal line.



SAC

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Accusation of)

Case No. H-26817 LA

BOBBY ZARRIN,)

OAH No. L-9609193)

Respondent(s)

FILED
OCT - 2 1996
DEPARTMENT OF REAL ESTATE

NOTICE OF HEARING ON ACCUSATION

To the above-named Respondent(s):

By C. B. [Signature]

You are hereby notified that a hearing will be held before the Department of Real Estate at the Office of Administrative Hearings, 314 W. First Street, Los Angeles, CA 90012 on SEPTEMBER 17 and 18, 1997, at the hour of 9:00 A.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.

DEPARTMENT OF REAL ESTATE

Dated: October 2, 1996

By

[Signature]
DARLENE AVERETTA, Counsel

cc: Bobby Zarrin
Midlink International Corp.
Sacto.
OAH

CEB

RE 501 (La Mac 11/92)

SAC

1 DARLENE AVERETTA, Counsel
2 Department of Real Estate
3 107 South Broadway, Room 8107
4 Los Angeles, California 90012
5
6 (213) 897-3937

FILED
SEP 23 1996
DEPARTMENT OF REAL ESTATE

By C. Bay

7 DEPARTMENT OF REAL ESTATE
8 STATE OF CALIFORNIA

9 * * * * *

10 In the Matter of the Accusation of) No. H-26817 LA
11 BOBBY ZARRIN,) ACCUSATION
12 Respondent.)
13 _____)

14 The Complainant, Thomas McCrady, a Deputy Real Estate
15 Commissioner of the State of California, for cause of Accusation
16 against BOBBY ZARRIN, is informed and alleges in his official
17 capacity as follows:

18 1.

19 BOBBY ZARRIN ("Respondent") is presently licensed
20 and/or has license rights under the Real Estate Law, Part 1 of
21 Division 4 of the California Business and Professions Code
22 ("Code").

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2.

At all times material herein, Respondent was licensed by the Department of Real Estate of the State of California ("Department") as a real estate salesperson. From approximately November 22, 1991 to May 13, 1996, Respondent was employed by Concord Business Investments, Inc. ("CBII"), a licensed real estate corporation.

3.

In or about January, 1996, one Mogale Sealanyane ("Buyer") read an advertisement in the Los Angeles Times Newspaper that the Pizza and Roma Restaurant ("Restaurant") was available for purchase. Buyer called the telephone number listed in the advertisement for CBII, and spoke with Respondent.

4.

Thereafter, Respondent met with Buyer at the CBII office, located at 4929 Wilshire Boulevard, Suite 800, Los Angeles, California, to discuss the Restaurant. Respondent sent Buyer out to meet the owner of the Restaurant, one Sudiga "Mike" Kakar ("Seller"), to review books and records, and to learn something about the business.

5.

On or about February 20, 1996, Respondent told Buyer to have a cashier's check, in the amount of Three Thousand One Hundred Twenty-Five Dollars (\$3,125) prepared and made out to cash. Respondent stated that the check was needed payable to cash because it was going directly to the landlord and to pay taxes on the equipment included with the business, which was a different account.

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6.

Thereafter, Buyer purchased cashier's check number 4310523873 in the amount of Three Thousand One Hundred Twenty-Five Dollars (\$3,125) from Great Western Bank located on Washington Boulevard in Culver City, California. The bank would not make the cashier's check made payable to cash. Buyer contacted Respondent, who instructed Buyer to make the check payable to Respondent.

7.

Buyer had the check made payable to Respondent, and thereafter delivered the check to Respondent.

8.

On or about, February 21, 1996, instead of delivering said check to his employing broker, Respondent deposited the Three Thousand One Hundred Twenty-Five Dollars (\$3,125) cashier's check into his personal account at Bank of America in Beverly Hills, California.

9.

On or about February 22, 1996, Respondent called Buyer and told him that Buyer's money held in escrow by CBII had been taken by the owner, Harry Arjad, and was no longer available for the purchase of the Restaurant. Thereafter, Buyer was unable to contact anyone associated with CBII. Buyer had borrowed all of the down payment for the Restaurant and as a result of his monies being lost, was in serious financial trouble and contemplating bankruptcy.

///

10.

2 The conduct, acts and/or omissions of Respondent, as
3 described in Paragraph 8, above, constitutes commingling, and is
4 cause for the suspension or revocation of all real estate
5 licenses and license rights of Respondent, pursuant to the
6 provisions of Code Section 10176(e).

7 11.

8 The conduct, acts and/or omissions of Respondent, as
9 described in Paragraph 8, above, is in violation of Code Section
10 10145(c), and constitutes cause for the suspension or revocation
11 of all real estate licenses and license rights of Respondent,
12 pursuant to the provisions of Code Section 10176(d).

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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 BOBBY ZARRIN, 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 23rd day of September, 1996.

THOMAS MCCRADY
Deputy Real Estate Commissioner

cc: Bobby Zarrin
Midlink International Corporation
Sacto.
PI