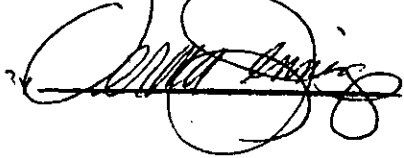


SAD.
HAN

FILED
SEP 16 2010
DEPARTMENT OF REAL ESTATE



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BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Accusation of
ZORIK PIRIJANIAN
Respondent.

No. H-29806 LA

ORDER DENYING REINSTATEMENT OF LICENSE

On August 13, 2003, a Decision was rendered revoking the real estate salesperson license of Respondent. It had been determined that there was cause to revoke Respondent's license pursuant to Business and Professions Code Section 490, 10177(b) and 10177(f), for conviction of a crime.

On or about February 24, 2009, 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 the petition of Respondent and the evidence submitted in support thereof. Respondent has failed to demonstrate to my satisfaction that Respondent has undergone sufficient rehabilitation to warrant the reinstatement of Respondent's real estate salesperson license at this time.

1 The burden of proving rehabilitation rests with the petitioner (*Feinstein v. State*
2 *Bar* (1952) 39 Cal. 2d 541). A petitioner is required to show greater proof of honesty and
3 integrity than an applicant for first time licensure. The proof must be sufficient to overcome the
4 prior adverse judgment on the applicant's character (*Tardiff v. State Bar* (1980) 27 Cal. 3d 395).

5 The Department has developed criteria in Section 2911 of Title 10, California
6 Code of Regulations (Regulations) to assist in evaluating the rehabilitation of an applicant for
7 reinstatement of a license. Among the criteria relevant in this proceeding are:

8 Regulation 2911(i)-Completion of, or sustained enrollment in, formal educational
9 or vocational training courses for economic self-improvement.

10 Respondent has not provided such proof.

11 Regulation 2911(j)-Discharge of, or bona fide efforts toward discharging
12 adjudicated debts or monetary obligations.

13 Respondent has not provided such proof for two (2) court judgments, a Federal
14 tax lien and a County tax lien.

15 Regulation 2911(n) Change in attitude from that which existed at the time of the
16 conduct in question as evidenced by:

17 (1) Testimony of applicant.

18 Respondent has failed to show a change in attitude.

19 (2) Evidence from others.

20 Respondent has failed to provide such evidence from others.

21 Given the violations found and the fact that Respondent has not established that
22 Respondent has complied with Regulations 2911 (i), (j) and (n), I am not satisfied that
23 Respondent is sufficiently rehabilitated to receive a real estate license.

24 ///

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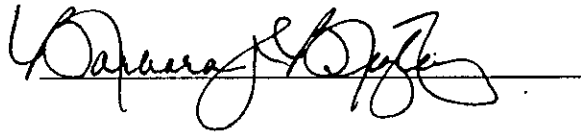
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NOW, THEREFORE, IT IS ORDERED that Respondent's petition for
reinstatement of Respondent's real estate license is denied.

This Order shall become effective at 12 o'clock noon on OCT - 6 2010

IT IS SO ORDERED 6/1/10

JEFF DAVI
Real Estate Commissioner

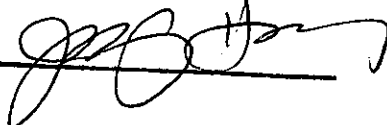


BY: Barbara J. Bigby
Chief Deputy Commissioner

SAC 10
YL 9/23

FILED
SEP 29 2003

DEPARTMENT OF REAL ESTATE

By 

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BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)	
ZORIK PIRIJANIAN,	NO. H-29806 LA
Respondent.	L-2002120747

ORDER DENYING RECONSIDERATION

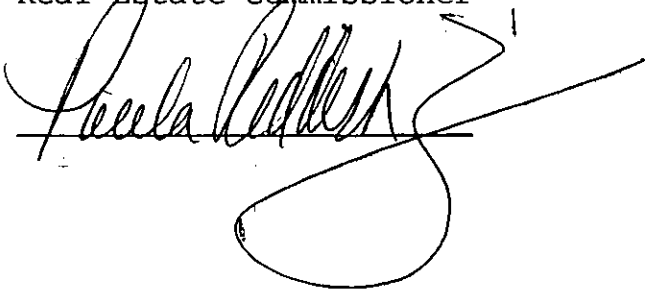
On August 13, 2003, a Decision was rendered in the above-entitled matter. The Decision was to become effective on September 3, 2003. Said Order was stayed by separate Order to October 3, 2003.

On September 9, 2003, Respondent petitioned for reconsideration of the Decision of August 13, 2003.

I have given due consideration to the petition of Respondent. I find no good cause to reconsider the Decision of August 13, 2003, and reconsideration is hereby denied.

IT IS SO ORDERED September 23, 2003.


PAULA REDDISH ZINNEMANN
Real Estate Commissioner



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FILED
AUG 29 2003
DEPARTMENT OF REAL ESTATE

By 

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * * *

In the Matter of the Accusation of)	NO. H-29806 LA
ZORIK PIRIJANIAN,	L-2002120747
Respondent.	

ORDER STAYING EFFECTIVE DATE

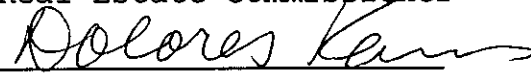
On August 13, 2003, a Decision was rendered in the above-entitled matter to become effective September 3, 2003.

IT IS HEREBY ORDERED that the effective date of the Decision of August 13, 2003, is stayed for a period of thirty (30) days.

The Decision of August 13, 2003, shall become effective at 12 o'clock noon on October 3, 2003.

DATED: August 29, 2003.

PAULA REDDISH ZINNEMANN
Real Estate Commissioner

By: 
DOLORES RAMOS
Regional Manager

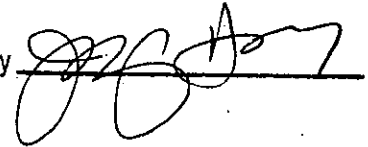
FILED
AUG 14 2003

DEPARTMENT OF REAL ESTATE

DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

By



* * * * *

In the Matter of the Accusation of)	No. H-29806 LA
)	
ZORIK PIRIJANIAN,)
)	L-2002120747
)	
Respondent.)
)	
_____)

DECISION

The Proposed Decision dated July 9, 2003, 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.

Pursuant to Section 11517(b) (3) of the Government Code of the State of California, the following corrections are made:

Factual Findings, page 2, paragraph No. 5, line 3, in reference to "A copy of the decision is attached as attachment A." However, said attachment was not provided. A copy of attachment "A" is now provided herein.

Legal Conclusions, Criteria of rehabilitation sections are outlined in the Proposed Decision Beginning on page 4 at paragraph No. 5, the following amendments are made to subparagraphs found beginning at the eighth paragraph of page 4: Subparagraph (d) is amended to read "e", subparagraph "e" is amended to read "f", subparagraph "f" is amended to read "g", subparagraph "g" is amended to read "h", subparagraph "h" is amended to read "i", subparagraph "i" is amended to read "j", subparagraph "j" is amended to read "k", subparagraph "k" is amended to read "l", subparagraph "l" is amended to read "m." (see attached)

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

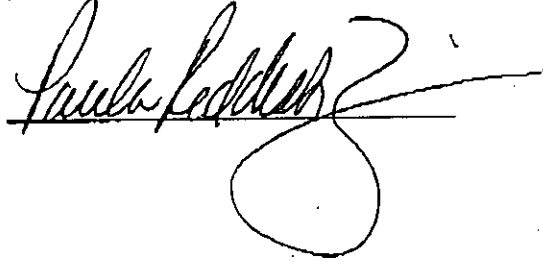
The right to reinstatement of a revoked real estate license or to the reduction of a suspension is controlled by Section 11522 of the Government Code. A copy of Section 11522 and a copy of the Commissioner's Criteria of Rehabilitation are attached hereto for the information of respondent.

This Decision shall become effective at 12 o'clock noon on September 3, 2003.

IT IS SO ORDERED

August 13, 2003

PAULA REDDISH ZINNEMANN
Real Estate Commissioner

A handwritten signature in black ink, appearing to read "Paula Reddish Zinnemann", written over a horizontal line. The signature is stylized and includes a large loop at the end.

BEFORE THE
DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Accusation Against:

ZORIK PIRIJANIAN,

Respondent.

Case No. H-29806 LA

OAH No. L2002120747

PROPOSED DECISION

This matter was heard by Karl S. Engeman, Administrative Law Judge, Office of Administrative Hearings, State of California, in Los Angeles, California, on May 13, 2003.

Mary E. Work, Counsel, Department of Real Estate, represented the complainant.

Respondent Zorik Pirijanian ("respondent") appeared and was represented by Neil C. Newson, Attorney at Law.

Evidence was received and the record left open until May 22, 2003, to allow respondent to attempt to obtain a Penal Code section 1203.4 expungement of his most recent conviction. On May 22, 2003, respondent's counsel sent a letter to the Administrative Law Judge relating that the hearing on the expungement petition had been put over to June 6, 2003. On June 10, 2003, respondent's counsel sent a second letter relating that the matter had been put over to June 27, 2003, by the court. On June 27, 2003, respondent's counsel sent a letter enclosing the expungement order which was made respondent's exhibit F and official notice taken thereof. The matter was submitted on June 27, 2003.

FACTUAL FINDINGS

1. Maria Suarez, Deputy Real Estate Commissioner, Department of Real Estate, State of California, filed the Accusation against respondent in her official capacity.
2. Respondent is presently licensed and has license rights under the Real Estate Law (Part 1 of Division 4 of the Business and Professions Code) as a real estate salesperson.

3. On or about January 14, 2002, in the Superior Court of the Northeast Judicial District, County of Los Angeles, respondent was convicted upon his plea of nolo contendere of violating Penal Code section 530.5(a) (Identity Theft), a felony. The offense involved moral turpitude and because respondent fraudulently took funds of another and did unlawful acts with the intent to confer a financial and economic benefit upon himself, the offense is substantially related to the qualifications, functions and duties of a real estate salesperson.¹ As a result of respondent's conviction, imposition of sentence was suspended and respondent was placed on formal probation for three years the terms of which included one day in jail with credit for time served, payment of a restitution fine of \$200, restitution to the victim in the amount of \$19,467.97 and payment of \$2,237 for probation costs. On June 27, 2003, the court granted respondent's motion pursuant to Penal Code section 1203.4 reducing the conviction to a misdemeanor and changing the formal probation to summary probation on the same terms.

4. The facts and circumstances of the conviction were that on March 23, 2001, respondent, using the name Rick Telemi, entered a bank and used personal identifying information from Dr. Zhi Zeng to open a bank account in Dr. Zheng's name with respondent as a co-signatory.² Respondent then deposited a \$50,000 check made out to Dr. Zheng. Respondent later withdrew from the account \$10,000 in cash and issued three checks totaling \$5,299. Respondent did not have the permission or authority of Dr. Zheng to either open the account or withdraw the funds.

5. On or about November 4, 2002, the Department of Motor Vehicles revoked respondent's vehicle salesperson's license in Case No. S-02-0375. The basis for the discipline was the conviction described in Factual Finding 4 above. A copy of the decision is attached as Attachment A.

6. Respondent was previously disciplined by the Department. On November 10, 1992, in Case No. H-25033, the Department revoked respondent's real estate salesperson license. The revocation was based upon respondent's June 26, 1991, conviction for presenting a fraudulent insurance claim. The license was reinstated by the Department upon respondent's petition on or about June 10, 1998.

LEGAL CONCLUSIONS

1. Business and Professions Code section 490 reads:

¹ Title 10 California Code of Regulations section 2910 (1), (4) and (8).

² The facts are taken from the Department of Motor Vehicle Decision revoking respondent's vehicle salesperson's license referred to below as well as a police report related to the conduct which led to the conviction. Respondent did not testify in this proceeding but did so in the Department of Motor Vehicles matter.

A board may suspend or revoke a license on the ground that the licensee has been convicted of a crime, if the crime is substantially related to the qualifications, functions, or duties of the business or profession for which the license was issued. A conviction within the meaning of this section means a plea or verdict of guilty or a conviction following a plea of nolo contendere. Any action which a board is permitted to take following the establishment of a conviction may be taken when the time for appeal has elapsed, or the judgment of conviction has been affirmed on appeal, or when an order granting probation is made suspending the imposition of sentence, irrespective of a subsequent order under the provisions of Section 1203.4 of the Penal Code.

2. California Business and Professions Code section 10177(b) and (f) provide:

The commissioner may suspend or revoke the license of a real estate licensee, or may deny the issuance of a license to an applicant, who has done any of the following, or may suspend or revoke the license of a corporation, or deny the issuance of a license to a corporation, if an officer, director, or person owning or controlling 10 percent or more of the corporation's stock has done any of the following:

(b) Entered a plea of guilty or nolo contendere to, or been found guilty of, or been convicted of, a felony or a crime involving moral turpitude, and the time for appeal has elapsed or the judgment of conviction has been affirmed on appeal, irrespective of an order granting probation following that conviction, suspending the imposition of sentence, or of a subsequent order under Section 1203.4 of the Penal Code allowing that licensee to withdraw his or her plea of guilty and to enter a plea of not guilty, or dismissing the accusation or information.

(f) Acted or conducted himself or herself in a manner that would have warranted the denial of his or her application for a real estate license, or has either had a license denied or had a license issued by another agency of this state, another state, or the federal government revoked or suspended for acts that, if done by a real estate licensee, would be grounds for the suspension or revocation of a California real estate license, if the action of denial, revocation, or suspension by the other agency or entity was taken only after giving the licensee or applicant fair notice of the charges, an opportunity for a hearing, and other due process protections comparable to the Administrative Procedure Act (Chapter 3.5 (commencing with Section 11340), Chapter 4 (commencing with Section 11370), and Chapter 5 (commencing with Section 11500) of Part 1 of Division 3 of Title 2 of the Government

Code), and only upon an express finding of a violation of law by the agency or entity.

3. Cause for discipline of respondent's Real Estate Salesperson's license was established for violation of Business and Professions Code sections 490 and 10177 (b) based on Factual Findings 3 and 4.

4. Cause for discipline of respondent's Real Estate Salesperson's license was established for violation of Business and Professions Code section 10177 (f) based on Factual Finding 5.

5. The criteria for rehabilitation are found in Title 10, California Code of Regulations section 2912:

"The following criteria have been developed by the department pursuant to Section 482(b) of the Business and Professions Code for the purpose of evaluating the rehabilitation of a licensee against whom an administrative disciplinary proceeding for revocation or suspension of the license has been initiated on account of a crime committed by the licensee.

"(a) The passage of not less than two years from the most recent criminal conviction that is "substantially related" to the qualifications, functions or duties of a licensee of the department. (A longer period will be required if there is a history of criminal convictions or acts substantially related to the qualifications, functions or duties of a licensee of the department.)

"(b) Restitution to any person who has suffered monetary losses through "substantially related" acts or omissions of the licensee.

"(c) Expungement of the conviction or convictions which culminated in the administrative proceeding to take disciplinary action.

"(d) Successful completion or early discharge from probation or parole.

"(e) Abstinence from the use of controlled substances or alcohol for not less than two years if the criminal conviction was attributable in part to the use of a controlled substance or alcohol.

"(f) Payment of any fine imposed in connection with the criminal conviction that is the basis for revocation or suspension of the license.

"(g) Correction of business practices responsible in some degree for the crime or crimes of which the licensee was convicted.

“(h) New and different social and business relationships from those which existed at the time of the commission of the acts that led to the criminal conviction or convictions in question.

“(i) Stability of family life and fulfillment of parental and familial responsibilities subsequent to the criminal conviction.

“(j) Completion of, or sustained enrollment in, formal educational or vocational training courses for economic self-improvement.

“(k) Significant and conscientious involvement in community, church or privately-sponsored programs designed to provide social benefits or to ameliorate social problems.

“(l) Change in attitude from that which existed at the time of the commission of the criminal acts in question as evidenced by any or all of the following:

“(1) Testimony of applicant.

“(2) Evidence from family members, friends or other persons familiar with the licensee’s previous conduct and with subsequent attitudes and behavioral patterns.

“(3) Evidence from probation or parole officers or law enforcement officials competent to testify as to applicant’s social adjustments.

“(4) Evidence from psychiatrists, clinical psychologists, sociologists or other persons competent to testify with regard to neuropsychiatric or emotional disturbances.”

5. Applying the relevant criteria for rehabilitation, respondent is not a fit person to continue to be licensed as a real estate salesperson, even with restrictions. Respondent has been twice convicted of felonies involving fraudulent and dishonest conduct. The first conviction led to the revocation of his real estate salesperson’s license. The most recent resulted in the revocation of his Department of Motor Vehicles salesperson’s license. That decision recites that respondent does not acknowledge culpability for either of the felony convictions. It has been less than two years since the most recent conviction and respondent remains on probation. He has paid all of the required restitution and is otherwise in compliance with the terms and conditions of probation. The court has expunged the most recent conviction. Respondent did not testify at the administrative hearing.

“Honesty and truthfulness are two qualities deemed by the Legislature to bear on one’s fitness and qualification to be a real estate licensee.” *Harrington v. Department of Real Estate* (1989) 214 Cal.App.3d 394, 402. “If (the) offenses reflect unfavorably on his honesty, it may be said he lacks the necessary qualifications to become a real estate

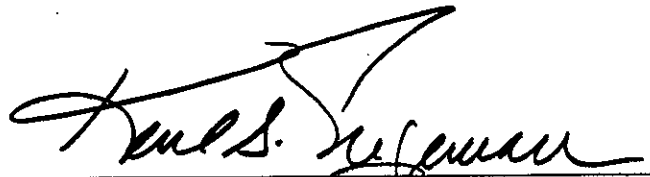
salesperson." *Harrington*, supra, 402. "The Legislature intended to insure that real estate brokers and salespersons will be honest, truthful and worthy of the fiduciary responsibilities which they will bear." *Harrington*, supra, 402, *Ring v. Smith* (1970) 5 Cal.App.3d 197, 205.

ORDER

Respondent Zorik Pirijanian's real estate salesperson license is revoked as are his license rights under the Real Estate Law.

Dated:

July 9, 2003



KARL S. ENGEMAN
Administrative Law Judge
Office of Administrative Hearings

SACTO

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

In the Matter of the Accusation of)

Case No. H-29806 LA

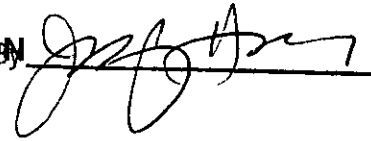
ZORIK PIRIJANIAN,)

OAH No. L-2002120747

Respondent

FILED
JAN 30 2003
DEPARTMENT OF REAL ESTATE

NOTICE OF CONTINUED HEARING ON ACCUSATION



To the above-named Respondent(s):

You are hereby notified that a hearing will be held before the Department of Real Estate at the Office of Administrative Hearings, 320 West Fourth Street, Suite 630, Los Angeles, CA 90013-1105 on TUESDAY, MAY 13, 2003, at the hour of 10:00 A.M., or as soon thereafter as the matter can be heard, upon the Accusation served upon you. If you object to the place of hearing, you must notify the presiding administrative law judge of the Office of Administrative Hearings within ten (10) days after this notice is served on you. Failure to notify the presiding administrative law judge within ten days will deprive you of a change in the place of the hearing.

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 and pay his or her costs. The interpreter must be certified in accordance with Sections 11435.30 and 11435.55 of the Government Code.

DEPARTMENT OF REAL ESTATE

Dated: January 30, 2003

By



MARY E. WORK, Counsel

cc: Zorik Pirijanian
Classic Mortgage Exchange Group
Neil C. Newson, Esq.
Sacto.
OAH

RE 501 (Rev. 8/97)

SACTO

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

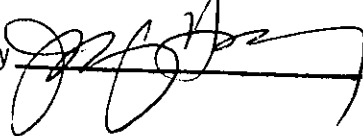
In the Matter of the Accusation of)
)
ZORIK PIRIJANIAN,)
)
_____)
Respondent.

Case No. H-29806 LA

OAH No. L-2002120747

FILED
JAN 17 2003
DEPARTMENT OF REAL ESTATE

NOTICE OF HEARING ON ACCUSATION

By 

To the above-named Respondent(s):

You are hereby notified that a hearing will be held before the Department of Real Estate at the Office of Administrative Hearings, 320 West Fourth Street, Suite 630, Los Angeles, CA 90013-1105 on MONDAY, February 10, 2003, at the hour of 9:00 A.M., or as soon thereafter as the matter can be heard, upon the Accusation served upon you. If you object to the place of hearing, you must notify the presiding administrative law judge of the Office of Administrative Hearings within ten (10) days after this notice is served on you. Failure to notify the presiding administrative law judge within ten days will deprive you of a change in the place of the hearing.

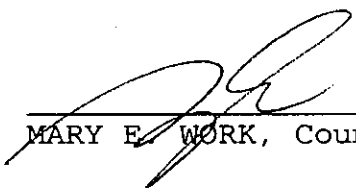
You may be present at the hearing. You have the right to be represented by an attorney at your own expense. You are not entitled to the appointment of an attorney to represent you at public expense. You are entitled to represent yourself without legal counsel. If you are not present in person nor represented 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 and pay his or her costs. The interpreter must be certified in accordance with Sections 11435.30 and 11435.55 of the Government Code.

DEPARTMENT OF REAL ESTATE

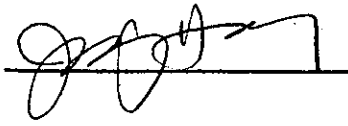
Dated: January 17, 2003

By 
MARY E. WORK, Counsel

cc: Zorik Pirijanian
Classic Mortgage Exchange Group
Sacto.
OAH

59270

1 MARY E. WORK, Counsel
SBN 175887
2 Department of Real Estate
320 West 4th Street, Suite 350
3 Los Angeles, CA 90013-1105
4 Telephone (213) 576-6982
-Direct- (213) 576-6916
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7

FILED
DEC 18 2002
DEPARTMENT OF REAL ESTATE
By 

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

10	In the Matter of the Accusation of)	No. H-29806 LA
11	ZORIK PIRIJANIAN,)	<u>FIRST AMENDED</u>
12)	<u>ACCUSATION</u>
13	Respondent.)	

14 The Complainant, Maria Suarez, a Deputy Real Estate
15 Commissioner of the State of California, for cause of First
16 Amended Accusation against ZORIK PIRIJANIAN (hereinafter
17 "Respondent"), is informed and alleges as follows:

I

18
19 The Complainant, Maria Suarez, a Deputy Real Estate
20 Commissioner of the State of California, makes this Accusation
21 against Respondent in her official capacity.

II

22
23 Respondent is presently licensed and/or has license
24 rights under the Real Estate Law, Part 1 of Division 4 of the
25 Business and Professions Code (hereinafter "Code") as a real
26 estate salesperson.
27

VI

1 The facts set forth above in Paragraph V constitute
2 grounds for the suspension or revocation of Respondent's real
3 estate license under Section 10177(f) of the Code.
4

5 PRIOR LICENSE DISCIPLINE

6 On or about November 10, 1992, in Case No. H-25033, the
7 Department of Real Estate revoked Respondent's real estate
8 salesperson license. The revocation was based on Respondent's
9 conviction on June 26, 1991 for presenting a fraudulent insurance
10 claim. Said license was reinstated by the Department upon
11 Respondent's petition on or about June 10, 1998.

12 WHEREFORE Complainant prays that a hearing be conducted
13 on the allegations of this Accusation and that upon proof thereof
14 a decision be rendered imposing disciplinary action against all
15 licenses and license rights of Respondent ZORIK PIRIJANIAN under
16 the Real Estate Law (Part 1 of Division 4 of the Business and
17 Professions Code) and for such other and further relief as may be
18 proper under other provisions of law.

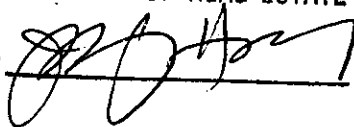
19
20 
21 MARIA SUAREZ
Deputy Real Estate Commissioner

22 Dated at Los Angeles, California,
23 this 18th day of December, 2002.

24 cc: Zorik Pirijanian
25 Classic Mortgage Exchange Group
26 Maria Suarez
27 ✓ SACTO
OA

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1 MARY E. WORK, Counsel
SBN 175887
2 Department of Real Estate
320 West 4th Street, Suite 350
3 Los Angeles, CA 90013-1105
4 Telephone (213) 576-6982
-Direct- (213) 576-6916
5
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7

FILED
DEC - 2 2002
DEPARTMENT OF REAL ESTATE
By 

8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

* * *

10 In the Matter of the Accusation of) No. H-29806LA
11 ZORIK PIRIJANIAN,) ACCUSATION
12 Respondent.)
13)

14 The Complainant, Maria Suarez, a Deputy Real Estate
15 Commissioner of the State of California, for cause of Accusation
16 against ZORIK PIRIJANIAN (hereinafter "Respondent"), is informed
17 and alleges as follows:

18 I

19 The Complainant, Maria Suarez, a Deputy Real Estate
20 Commissioner of the State of California, makes this Accusation
21 against Respondent in her official capacity.

22 II

23 Respondent is presently licensed and/or has license
24 rights under the Real Estate Law, Part 1 of Division 4 of the
25 Business and Professions Code (hereinafter "Code") as a real
26 estate salesperson.

27 ////

1 III

2 On or about January 14, 2002, in the Superior Court of
3 Northeast Judicial District, County of Los Angeles, State of
4 California, in Case No. GA046259, Respondent was convicted upon
5 his plea of nolo contendere, to violating Section 530.5(a) of the
6 Penal Code (Unlawful Use of Personal Identity), a felony crime
7 involving moral turpitude which bears a substantial relationship
8 under Section 2910, Title 10, California Code of Regulations to
9 the qualifications, functions or duties of a real estate
10 licensee.

11 IV

12 The facts, as set forth in Paragraph III above,
13 constitute cause under Sections 490 and 10177(b) of the Code for
14 the suspension or revocation of all licenses and license rights
15 of Respondent under the Real Estate Law.

16 PRIOR DISCIPLINE

17 On or about November 10, 1992, in Case No. H-25033, the
18 Department of Real Estate (hereinafter "Department") revoked
19 Respondent's real estate salesperson license. Said license was
20 reinstated by the Department upon Respondent's petition on or
21 about June 10, 1998.

22 ////

23 ////

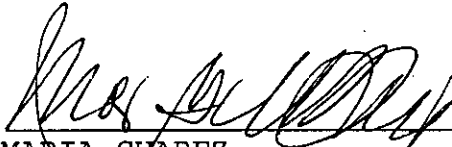
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1 WHEREFORE Complainant prays that a hearing be conducted
2 on the allegations of this Accusation and that upon proof thereof
3 a decision be rendered imposing disciplinary action against all
4 licenses and license rights of Respondent ZORIK PIRIJANIAN under
5 the Real Estate Law (Part 1 of Division 4 of the Business and
6 Professions Code) and for such other and further relief as may be
7 proper under other provisions of law.

8
9 
10 MARIA SUAREZ
Deputy Real Estate Commissioner

11 Dated at Los Angeles, California,
12 this *26th* day of *November* 2002.

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17
18 cc: Zorik Pirijanian
19 Classic Mortgage Exchange Group
20 Maria Suarez
 ✓ SACTO
 OA