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MAR 30 2011  
DEPARTMENT OF REAL ESTATE  
*[Signature]*

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BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

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In the Matter of the Accusation of	)	No. H-33521 LA
	)	
JULIUS LASZLO NAGY,	)	
	)	
Respondent.	)	
	)	

ORDER GRANTING REINSTATEMENT OF LICENSE

On March 28, 2007, 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 broker license was issued to Respondent on April 25, 2007, and Respondent has operated as a restricted licensee since that time.

On or about May 1, 2009, Respondent petitioned for reinstatement of said real estate broker license. The Attorney General of the State of California has been given notice of the filing of Respondent's petition.

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1 I have considered Respondent's petition and the evidence and arguments  
2 submitted in support thereof. Respondent has demonstrated to my satisfaction that Respondent  
3 meets the requirements of law for the issuance to Respondent of an unrestricted real estate broker  
4 license and that it would not be against the public interest to issue said license to Respondent.

5 NOW, THEREFORE, IT IS ORDERED that Respondent's petition for  
6 reinstatement is granted and that an unrestricted real estate broker license be issued to  
7 Respondent, if Respondent satisfies the following conditions:

9 1. Submits a completed application and pays the fee for a real estate broker  
10 license.

11 2. Submits proof that Respondent has completed the continuing education  
12 requirements for renewal of the license sought. The continuing education courses must be  
13 completed either (i) within the 12 month period preceding the filing of the completed  
14 application, or (ii) within the 12 month period following the date of this Order.

15 This Order shall be effective immediately.

16 Dated: 2/1/2011

17  
18 JEFF DAVI  
19 Real Estate Commissioner

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1 Department of Real Estate  
320 West Fourth Street, #350  
2 Los Angeles, California 90013

3 (213) 576-6982  
4 (213) 576-6910

**FILED**

APR 05 2007

DEPARTMENT OF REAL ESTATE  
BY: James B. Olson

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \*

11 In the Matter of the Accusation of )  
12 JULIUS LASZLO NAGY, )  
13 Respondent. )

NO. H-33521 LA  
L -2006120808

14 STIPULATION AND AGREEMENT

15  
16 It is hereby stipulated by and between  
17 JULIUS LASZLO NAGY (hereinafter "Respondent"), and the  
18 Complainant, acting by and through James Demus, Counsel for the  
19 Department of Real Estate, as follows for the purpose of  
20 settling and disposing of the Accusation filed on December 8,  
21 2006 in this matter:

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

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

7           3. Respondent, pursuant to the limitations set forth  
8 below, hereby admits that the factual allegations of the  
9 Accusation filed in this proceeding are true and correct and the  
10 Real Estate Commissioner shall not be required to provide  
11 further evidence of such allegations.

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

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

1 proceeding.

2 DETERMINATION OF ISSUES

3 By reason of the foregoing stipulations, admissions  
4 and waivers and solely for the purpose of settlement of the  
5 pending Accusation without a hearing, it is stipulated and  
6 agreed that the following determination of issues shall be made:

7 The conduct of Respondent, as set forth in the  
8 Accusation constitutes grounds for suspension or revocation of  
9 Respondent's real estate broker license under the provisions of  
10 Sections 490 and 10177(b) of the Business and Professions Code.

11 ORDER

12 WHEREFORE, THE FOLLOWING ORDER is hereby made:

13 All licenses and licensing rights of Respondent JULIUS  
14 LASZLO NAGY, under the Real Estate Law are revoked; provided,  
15 however, a restricted real estate broker license shall be issued  
16 to Respondent pursuant to Section 10156.5 of the Business and  
17 Professions Code, if Respondent makes application therefor and  
18 pays to the Department the appropriate fee within 90 days from  
19 the effective date of this Decision. The restricted license  
20 issued to Respondent shall be subject to all of the provisions  
21 of Section 10156.7 of the Business and Professions Code and to  
22 the following limitations, conditions and restrictions imposed  
23 under authority of Section 10156.6 of that code:

24 1. The restricted license issued to Respondent may be  
25 suspended prior to hearing by Order of the Real Estate  
26 Commissioner in the event of Respondent's conviction or plea of  
27

1 nolo contendere to a crime which is substantially related to  
2 Respondent's fitness or capacity as a real estate licensee.

3           2. The restricted license issued to Respondent may be  
4 suspended prior to hearing by Order of the Real Estate  
5 Commissioner on evidence satisfactory to the Commissioner that  
6 Respondent has violated provisions of the California Real Estate  
7 Law, the Subdivided Lands Law, Regulations of the Real Estate  
8 Commissioner, or conditions attaching to this restricted  
9 license.

10           3. Respondent shall not be eligible to apply for the  
11 issuance of an unrestricted real estate license nor for the  
12 removal of any of the conditions, limitations or restrictions  
13 of a restricted license until two (2) years have elapsed from  
14 the date of issuance of the restricted license to Respondent.

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

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DATED: 3/12/07 James D. Rowe  
JAMES DEMUS Counsel for Complainant

\* \* \*

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

Respondent can signify acceptance and approval of the terms and conditions of this Stipulation and Agreement by faxing a copy of the signature page, as actually signed by Respondent, to the Department at fax number (213) 576-6917. Respondent agrees, acknowledges and understands that by electronically sending to the Department a fax copy of his actual signature as it appears on the Stipulation and Agreement, that receipt of the faxed copy by the Department shall be as binding on Respondent as if the Department had received the original signed Stipulation and Agreement.

DATED: 03/04/2007 [Signature]  
JULIUS LASZLO NAGY, Respondent

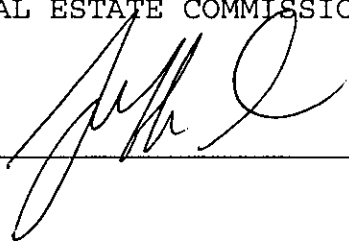
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The foregoing Stipulation and Agreement is hereby  
adopted as my Decision in this matter and shall become effective  
at 12 o'clock noon on APR 25 2007.

IT IS SO ORDERED

3/28/07

JEFF DAVI  
REAL ESTATE COMMISSIONER

  
\_\_\_\_\_



*Sacks*

**FILED**

DEC - 8 2006

JAMES DEMUS, Counsel (SBN 225005)  
Department of Real Estate  
320 West 4th Street, Suite 350  
Los Angeles, California 90013-1105

Telephone: (213) 576-6982  
(Direct) (213) 576-6910

DEPARTMENT OF REAL ESTATE  
BY: Jane B. Brown

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BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation of )	No. H-33521 LA
)	
JULIUS LASZLO NAGY, )	<u>A C C U S A T I O N</u>
)	
Respondent. )	
)	

The Complainant, Maria Suarez, a Deputy Real Estate Commissioner of the State of California, for cause of Accusation against JULIUS LASZLO NAGY, a.k.a Gyula Laszlo Nagy, ("Respondent") alleges as follows:

1.

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

2.


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



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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 the licenses and license rights of Respondent, JULIUS LASZLO NAGY, 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 29th day of November, 2006.

  
\_\_\_\_\_  
Maria Suarez  
Deputy Real Estate Commissioner

cc: JULIUS LASZLO NAGY  
Maria Suarez  
Sacto.