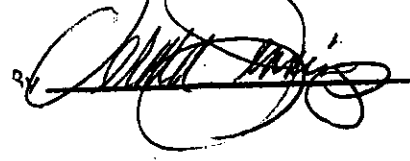


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FILED

APR 14 2011

DEPARTMENT OF REAL ESTATE



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BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Application of)	No. H- ³⁴ 38793 LA
)	
BRYAN RAY KAZARIAN,)	
)	
Respondent.)	

ORDER GRANTING UNRESTRICTED LICENSE

On August 17, 2008, a Decision was rendered herein denying the real estate broker license of Respondent, but granting Respondent the right to the issuance of a restricted real estate salesperson license. A restricted real estate salesperson license was issued to Respondent on October 8, 2008, and Respondent has operated as a restricted licensee without cause for disciplinary action against Respondent since that time.

On or about September 1, 2009, Respondent petitioned for removal of restrictions of said real estate salesperson license.

I have considered Respondent's petition and the evidence and arguments submitted in support thereof. Respondent has demonstrated to my satisfaction that Respondent meets the requirements of law for the issuance to Respondent of an unrestricted real estate

1 salesperson license and that it would not be against the public interest to issue said license to
2 Respondent.

3 NOW, THEREFORE, IT IS ORDERED that Respondent's petition for removal
4 of restrictions is granted and that a real estate salesperson license be issued to Respondent, if

5 Respondent satisfies the following conditions:

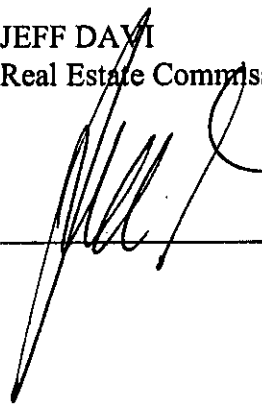
6 1. Submits a completed application and pays the fee for a real estate salesperson
7 license within the 12 month period following the date of this Order; and

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

12 This Order shall be effective immediately.

13
14 Dated: 2/16/2024

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16 JEFF DAVIS
17 Real Estate Commissioner

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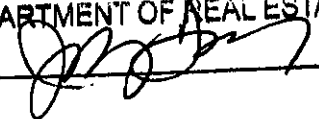
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Department of Real Estate
320 W. 4th Street, Suite 350
Los Angeles, CA 90013-1105
Telephone: (213) 576-6982

FILED

AUG 22 2008

DEPARTMENT OF REAL ESTATE
BY: 

DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Application of

BRYAN RAY KAZARIAN,

Respondent

) No. H- 34793 LA
) L-2008050070
)
) **STIPULATION AND**
) **WAIVER**
)
)
)

I, BRYAN RAY KAZARIAN, respondent herein, do hereby affirm that I have applied to the Department of Real Estate for a real estate broker license and that to the best of my knowledge I have satisfied all of the statutory requirements for the issuance of the license, including the payment of the fee therefor.

I acknowledge that I have received and read the Statement of Issues and the Statement to Respondent filed by the Department of Real Estate on April 4, 2008, in connection with my application for a real estate broker license. I understand that the Real Estate Commissioner may hold a hearing on this Statement of Issues for the purpose of requiring further proof of my honesty and truthfulness and to prove other allegations therein, or that he may in his discretion waive the hearing and grant me a restricted real estate salesperson license based upon this Stipulation and Waiver. I also understand that by filing the Statement of Issues in this matter the Real Estate Commissioner is shifting the burden to me to make a satisfactory showing that I meet all the requirements for issuance of a real estate broker license. I further understand that by entering into this stipulation and waiver I will be stipulating that the Real Estate Commissioner has

1 found that I have failed to make such a showing, thereby justifying the denial of the issuance to me of an
2 unrestricted real estate broker license.

3 I hereby admit that the allegations of the Statement of Issues filed against me are true and correct and
4 request that the Real Estate Commissioner in his discretion issue a restricted real estate salesperson license
5 to me under the authority of Section 10156.5 of the Business and Professions Code.

6 I am aware that by signing this Stipulation and Waiver, and if this Stipulation and Waiver is accepted
7 by the Real Estate Commissioner, I am waiving my right to a hearing and the opportunity to present
8 evidence at the hearing to establish my rehabilitation in order to obtain an unrestricted real estate broker
9 license. However, I am not waiving my right to a hearing and to further proceedings to obtain a restricted or
10 unrestricted license if this Stipulation and Waiver is not accepted by the Commissioner.

11 I further understand that the following conditions, limitations, and restrictions will attach to a
12 restricted salesperson license issued by the Department of Real Estate pursuant hereto:

- 13 1. The license shall not confer any property right in the privileges to be exercised including the
14 right of renewal, and the Real Estate Commissioner may by appropriate order suspend the right
15 to exercise any privileges granted under this restricted license in the event of:
 - 16 a. The conviction of respondent (including a plea of nolo contendere) to a crime which bears a
17 substantial relationship to respondent's fitness or capacity as a real estate licensee; or
 - 18 b. The receipt of evidence that respondent has violated provisions of the California Real
19 Estate Law, the Subdivided Lands Law, Regulations of the Real Estate Commissioner or
20 conditions attaching to this restricted license.
- 21 2. I shall not be eligible to apply for the issuance of an unrestricted real estate license nor the
22 removal of any of the conditions, limitations, or restrictions attaching to the restricted license
23 until one year has elapsed from the date of issuance of the restricted license to respondent.
- 24 3. With the application for license, or with the application for transfer to a new employing broker, I
25 shall submit a statement signed by the prospective employing broker on a form approved by the
26 Department of Real Estate wherein the employing broker shall certify as follows:
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- a. That broker has read the Statement of Issues which is the basis for the issuance of the restricted license; and
- b. That broker will carefully review all transaction documents prepared by the restricted licensee and otherwise exercise close supervision over the licensee's performance of acts for which a license is required.

Respondent can signify acceptance and approval of the terms and conditions of this Stipulation and Waiver 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 Waiver, 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 Waiver.

6/23/08
Dated

Bryan Ray Kazarian
BRYAN RAY KAZARIAN, Respondent

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I have read the Statement of Issues filed herein and the foregoing Stipulation and Waiver signed by respondent. I am satisfied that the hearing for the purpose of requiring further proof as to the honesty and truthfulness of respondent need not be called and that it will not be inimical to the public interest to issue a restricted real estate salesperson license to respondent.

Therefore, IT IS HEREBY ORDERED that a restricted real estate salesperson license be issued to respondent BRYAN RAY KAZARIAN if respondent has otherwise fulfilled all of the statutory requirements for licensure. The restricted license shall be limited, conditioned, and restricted as specified in the foregoing Stipulation and Waiver.

This Order is effective immediately.

IT IS SO ORDERED 8/17/08

Jeff Davi
Real Estate Commissioner



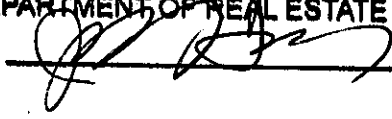
BY: Barbara J. Bigby
Chief Deputy Commissioner

1 CHERYL D. KEILY, Counsel (SBN 94008)
2 Department of Real Estate
3 320 West 4th Street, Suite 350
4 Los Angeles, California 90013-1105

5 Telephone: (213) 576-6982
6 (Direct) (213) 576-5770

FILED

APR - 4 2008

DEPARTMENT OF REAL ESTATE
BY: 

9 BEFORE THE DEPARTMENT OF REAL ESTATE

10 STATE OF CALIFORNIA

11 * * *

12	In the Matter of the Application of)	NO. H-34793 LA
13)	
14	BRYAN RAY KAZARIAN,)	
15)	<u>STATEMENT OF ISSUES</u>
16	Respondent)	

17 The Complainant, Maria Suarez, a Deputy Real Estate
18 Commissioner of the State of California, for cause of Statement
19 of Issues against BRYAN RAY KAZARIAN, aka Bryan R. Kazarian,
20 ("Respondent"), is informed and alleges as follows:

21 1.

22 The Complainant, Maria Suarez, a Deputy Real Estate
23 Commissioner of the State of California, makes this Statement of
24 Issues against Respondent in her official capacity.

25 ///

26 ///

2.

1 Respondent made application to the Department of Real
2 Estate of the State of California for a real estate broker
3 license on or about July 31, 2007.
4

5 (CRIMINAL CONVICTION)

6 3.

7 On or about March 18, 2002, in the United States
8 District Court, Central District of California, in Case No.
9 SACR99-77, Respondent was convicted of violating 21 U.S.C. 846,
10 841(a)(1) (Conspiracy to Manufacture and Distribute
11 Methamphetamine and to Distribute Cocaine), a felony. The
12 underlying facts of this criminal conviction involve moral
13 turpitude, which bear a substantial relationship under Title 10,
14 Chapter 6, Section 2910, California Code of Regulations, to the
15 qualifications, functions or duties of a real estate licensee.
16

17 4.

18 The crime of which Respondent was convicted, as
19 alleged herein above in Paragraph 3, constitutes cause for
20 denial of Respondent's application for a real estate license
21 under Business and Professions Code Sections 475(a)(2);
22 480(a)(1); and/or 10177(b).

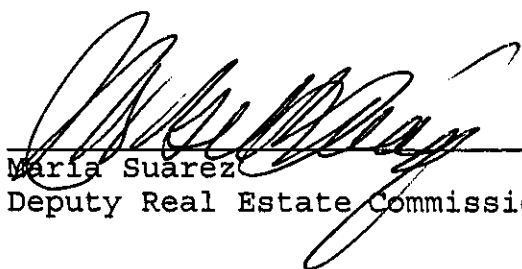
23 The Statement of Issues is brought under the
24 provisions of Section 10100, Division 4 of the Business and
25 Professions Code of the State of California and Sections 11500
26 through 11528 of the Government Code.

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WHEREFORE, Complainant prays that the above entitled matter be set for hearing and, upon proof of the charges contained herein, that the Commissioner refuse to authorize the issuance of, and deny the issuance of, a real estate broker license to Respondent, BRYAN RAY KAZARIAN, and for such other and further relief as may be proper under other provisions of law.

Dated at Los Angeles, California
this 27th day of March, 2008.



Maria Suarez
Deputy Real Estate Commissioner

cc: BRYAN RAY KAZARIAN
Maria Suarez
Sacto.