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DEPARTMENT OF REAL ESTATE
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BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)	DRE No. H-37523 LA
MAZAR CORP., MUKHTAR A. PEERZAY,)	OAH No. L-2012010587
as officer of Mazar Corp., and)	
<u>ABDUL KARIM KABIR,</u>)	
Respondents.)	

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On September 13, 2011, an Accusation was filed in this matter against Respondent ABDUL KARIM KABIR.

On September 5, 2012, Respondent ABDUL KARIM KABIR petitioned the Commissioner to voluntarily surrender his real estate salesperson license pursuant to Section 10100.2 of the Business and Professions Code.

IT IS HEREBY ORDERED that Respondent ABDUL KARIM KABIR's petition for voluntary surrender of his real estate salesperson license is accepted as of the effective date of this Order as set forth below, based upon the understanding and agreement expressed in Respondent's Declaration dated

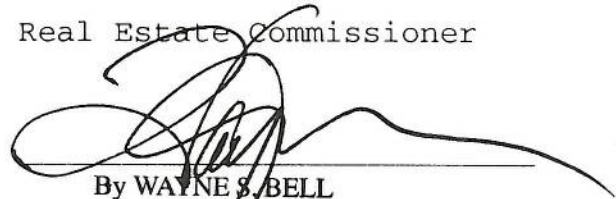
1 September 5, 2012 (attached as Exhibit "A" hereto).
2 Respondent's license certificate and pocket card shall be sent
3 to the below listed address so that they reach the Department
4 on or before the effective date of this Order:

5 Department of Real Estate
6 Attn: Licensing Flag Section
7 P.O. Box 187000
8 Sacramento, CA 95818-7000

9 This Order shall become effective at 12 o'clock noon
10 on January 2, 2013.

11 DATED: 11/14/2012

12 Real Estate Commissioner

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15 By WAYNE S. BELL
16 Chief Counsel

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BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)	DRE No. H-37523 LA
MAZIR CORP., MUKHTAR A. PEERZAY,)	OAH No. L-2012010587
as officer of Mazar Corp., and)	
<u>ABDUL KARIM KABIR,</u>)	
Respondents.)	

DECLARATION

My name is ABDUL KARIM KABIR, and I am currently licensed as a real estate salesperson and/or have license rights with respect to said license. I am represented by Frank M. Buda, Esq. in this matter.

In lieu of proceeding in this matter in accordance with the provisions of the Administrative Procedure Act (Sections 11400 et seq., of the Government Code), I wish to voluntarily surrender my real estate license, issued by the Department of Real Estate ("Department"), pursuant to Business and Professions Code Section 10100.2.

1 I understand that by so voluntarily surrendering my
2 license, I may be relicensed as a broker or as a salesperson, or
3 issued a mortgage loan originator endorsement, only by
4 petitioning for reinstatement pursuant to Section 11522 of the
5 Government Code. I also understand that by so voluntarily
6 surrendering my real estate salesperson license, I agree to the
7 following:

8 1. The filing of this Declaration shall be deemed as
9 my petition for voluntary surrender.

10 2. It shall also be deemed to be an understanding and
11 agreement by me that I waive all rights I have to require the
12 Commissioner to prove the allegations contained in the Accusation
13 filed in this matter at a hearing held in accordance with the
14 provisions of the Administrative Procedure Act (Government Code
15 Sections 11400 et seq.), and that I also waive other rights
16 afforded to me in connection with the hearing such as the right
17 to discovery, the right to present evidence in defense of the
18 allegations in the Accusation and the right to cross-examine
19 witnesses.

20 3. I further agree that upon acceptance by the
21 Commissioner, as evidenced by an appropriate order, all
22 affidavits and all relevant evidence obtained by the Department
23 in this matter prior to the Commissioner's acceptance, and all
24 allegations contained in the Accusation filed in the Department
25 Case No. H-37523 LA, may be considered by the Department to be
26 true and correct for the purpose of deciding whether to grant
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1 relicensure or reinstatement pursuant to Government Code Section
2 11522.

3 4. I freely and voluntarily surrender all my licenses
4 and license rights under the Real Estate Law.

5 5. A copy of the Commissioner's Criteria of
6 Rehabilitation is attached hereto. If and when a petition
7 application is made for reinstatement of a surrendered license or
8 endorsement, the Real Estate Commissioner will consider as one of
9 the criteria of rehabilitation, whether or not restitution has
10 been made to Ana Hernandez, Arnulfo Solares, Ofelia Hernandez,
11 Maria Maldonado and any person who has suffered monetary losses
12 through "substantially related" acts or omissions of Respondent,
13 whether or not such persons are named in the investigation file
14 in this case.

15 6. Respondent shall mail the restitution payments by
16 certified mail, return receipt requested, to the victims' last
17 address on file with or known to Respondent. If any of the
18 payments are returned by the Post Office marked "unable to
19 deliver," Respondent shall employ a locator service (that may be
20 limited to or include or be limited to the Internet or other
21 database retrieval search) to try and locate said persons. If
22 unable to effect repayment after using a locator service,
23 Respondent shall provide reasonable proof satisfactory to the
24 Commissioner of his efforts to comply with the provisions of this
25 paragraph. If the Commissioner determines that proof to be
26 unsatisfactory, the Commissioner shall so advise Respondent, and
27 indicate what additional reasonable efforts should be made to

1 make repayment to the victims. All proofs of payment shall be
2 submitted to the Department of Real Estate along with any
3 petition for reinstatement, if and when, Respondent files a
4 petition application for reinstatement of a surrendered license
5 or endorsement.

6 I declare under penalty of perjury under the laws of
7 the State of California that the above is true and correct and
8 that this declaration was executed Sp. 05, 2012,
9 at UPLAND, California.

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11 ABDUL KARIM KABIR

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