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2 During a period of time from approximately March 16,
3 1999 to July 28, 1999, for or in expectation of compensation,
4 you acted on behalf of a prospective buyer, Kamran D.
5 Fouladbakhsh, making an offer on his behalf to purchase real
6 property located at 1427 Camden Avenue, Los Angeles, California.
7 During the same period and regarding the same property, you
8 represented yourself as a licensed real estate salesperson to
9 Michael Mavadat and Southland Realty, the listing agent and the
10 listing broker respectively for said property; to Margarita
11 Billings, of Encino Escrow Company; and to the owners of said
12 property.

III

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14 Your acts as described in Paragraph II, above, are
15 acts requiring a real estate license under the provision of
16 Code Section 10131(a).

IV

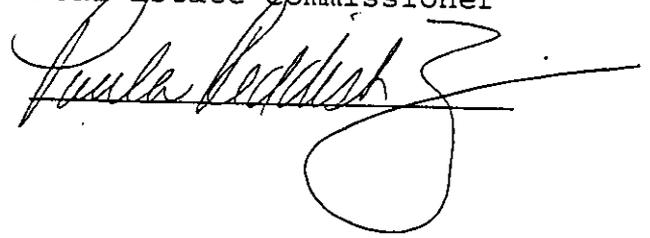
17
18 You violated Code Section 10130 by engaging in the
19 activities described in Paragraph II, above, without first
20 obtaining a real estate license from the Department.

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1 THEREFORE, YOU ARE ORDERED TO DESIST AND REFRAIN
2 from performing any and all acts requiring a real estate
3 license in the State of California, until you obtain the
4 required license from the Department.

5 DATED: January 4, 2000.

6 PAULA REDDISH ZINNEMAN
7 Real Estate Commissioner

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17 cc: Azarmehr Villa
18 914 Westwood Blvd., Ste. 298
19 Los Angeles, CA 90024
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