

1 On or about January 19, 2007, Respondent petitioned
2 for the removal of restrictions attaching to Respondent's real
3 estate salesperson license.

4 I have considered the petition of Respondent and the
5 evidence submitted in support thereof. Respondent has
6 demonstrated to my satisfaction that Respondent meets the
7 requirements of law for the issuance to Respondent of an
8 unrestricted real estate salesperson license and that it would
9 not be against the public interest to issue said license to
10 Respondent.
11

12 NOW, THEREFORE, IT IS ORDERED that Respondent's
13 petition for removal of restrictions is granted and that a
14 real estate salesperson license be issued to him subject to
15 the following understanding and conditions:
16

17 1. The license issued pursuant to this order shall
18 be deemed to be the first renewal of Respondent's real estate
19 salesperson license for the purpose of applying the provisions
20 of Section 10153.4.
21

22 2. Within nine (9) months from the date of this
23 order Respondent shall:

24 (a) Submit a completed application and pay the
25 appropriate fee for a real estate salesperson license, and

26 (b) Submit evidence of having taken and successfully
27 completed the courses specified in subdivisions (a) (1),

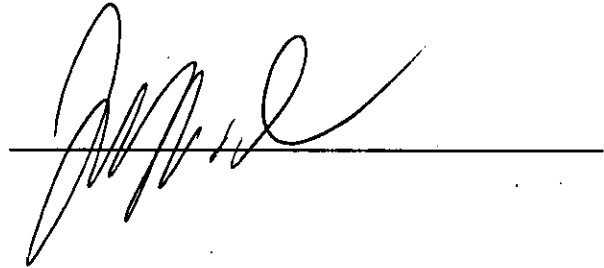
1 (2), (3) and (4) of Section 10170.5 of the Real Estate
2 Law for renewal of a real estate license.

3 3. Upon renewal of the license issued pursuant to
4 this Order, Respondent shall submit evidence of having taken
5 and successfully completed the continuing education
6 requirements of Article 2.5 of Chapter 3 of the Real Estate Law
7 for renewal of a real estate license.
8

9 This Order shall be effective immediately.

10 Dated: 6.6.07
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12 JEFF DAVI
13 Real Estate Commissioner
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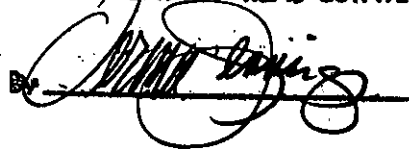
A handwritten signature in cursive script, appearing to read 'Jeff Davi', is written over a horizontal line.

26 cc: Afsaneh Razavian
27 575 S. Barrington Avenue, # 402
Los Angeles, CA 90049

1 Department of Real Estate
2 320 W. 4th Street, Suite 350
3 Los Angeles, CA 90013-1105

4 Telephone: (213) 576-6982

FILED
OCT - 1 2004
DEPARTMENT OF REAL ESTATE



7 DEPARTMENT OF REAL ESTATE

8 STATE OF CALIFORNIA

9
10 *In the Matter of the Application of*

) No. H- 31224 LA
)
)

11
12 AFSANEH RAZAVIAN,

) **STIPULATION AND**
) **WAIVER**
)

13 Respondent)
14)

15 I, AFSANEH RAZAVIAN, respondent herein, do hereby affirm that I have applied to the Department
16 of Real Estate for a real estate salesperson license and that to the best of my knowledge I have satisfied all
17 of the statutory requirements for the issuance of the license, including the payment of the fee therefor.

18 I acknowledge that I have received and read the Statement of Issues and the Statement to Respondent
19 filed by the Department of Real Estate on August 25, 2004, in connection with my application for a real
20 estate salesperson license. I understand that the Real Estate Commissioner may hold a hearing on this
21 Statement of Issues for the purpose of requiring further proof of my honesty and truthfulness and to prove
22 other allegations therein, or that he may in his discretion waive the hearing and grant me a restricted real
23 estate salesperson license based upon this Stipulation and Waiver. I also understand that by filing the
24 Statement of Issues in this matter the Real Estate Commissioner is shifting the burden to me to make a
25 satisfactory showing that I meet all the requirements for issuance of a real estate salesperson license. I
26 further understand that by entering into this stipulation and waiver I will be stipulating that the Real Estate
27

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

3 I hereby admit that the allegations of the Statement of Issues filed against me are true and correct and
4 requests 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. I understand that any
6 such restricted license will be issued subject to and be limited by Section 10153.4 of the Business and
7 Professions Code.

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

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

- 15 1. The license shall not confer any property right in the privileges to be exercised including the
16 right of renewal, and the Real Estate Commissioner may by appropriate order suspend the right
17 to exercise any privileges granted under this restricted license in the event of:
- 18 a. The conviction of respondent (including a plea of nolo contendere) to a crime which bears a
19 substantial relationship to respondent's fitness or capacity as a real estate licensee; or
- 20 b. The receipt of evidence that respondent has violated provisions of the California Real
21 Estate Law, the Subdivided Lands Law, Regulations of the Real Estate Commissioner, or
22 conditions attaching to this restricted license.
- 23 2. I shall not be eligible to apply for the issuance of an unrestricted real estate license nor the
24 removal of any of the conditions, limitations or restrictions attaching to the restricted license
25 until two years have elapsed from the date of issuance of the restricted license to respondent.
26
27

1 3. With the application for license, or with the application for transfer to a new employing broker, I
2 shall submit a statement signed by the prospective employing broker on a form approved by the
3 Department of Real Estate wherein the employing broker shall certify as follows:

4 a. That broker has read the Statement of Issues which is the basis for the issuance of the
5 restricted license; and

6 b. That broker will carefully review all transaction documents prepared by the restricted
7 licensee and otherwise exercise close supervision over the licensee's performance of acts
8 for which a license is required.

9 4. My restricted real estate salesperson license is issued subject to the requirements of Section
10 10153.4 of the Business and Professions Code, to wit: I am required, within eighteen (18)
11 months of the issuance of the restricted license, to submit evidence satisfactory to the
12 Commissioner of successful completion, at an accredited institution, of
13 a course in real estate practices and one of the courses listed in Section 10153.2, other than real
14 estate principles, advanced legal aspects of real estate, advanced real estate finance, or advanced
15 real estate appraisal. If I fail to timely present to the Department satisfactory evidence of
16 successful completion of the two required courses, the restricted license shall be automatically
17 suspended effective eighteen (18) months after the date of its issuance. Said suspension shall not
18 be lifted unless, prior to the expiration of the restricted license, I have submitted the required
19 evidence of course completion and the Commissioner has given written notice to Respondent of
20 the lifting of the suspension.

21 5. Pursuant to Section 10154, if I have not satisfied the requirements for an unqualified license
22 under Section 10153.4, Respondent shall not be entitled to renew the restricted license, and shall
23 not be entitled to the issuance of another license which is subject to Section 10153.4 until four
24 years after the date of the issuance of the preceding restricted license.

25 Respondent can signify acceptance and approval of the terms and conditions of this Stipulation and
26 Waiver by faxing a copy of the signature page, as actually signed by respondent, to the Department at fax
27 number (213) 576-6917. Respondent agrees, acknowledges and understands that by electronically sending

1 to the Department a fax copy of her actual signature as it appears on the Stipulation and Waiver, that receipt
 2 of the faxed copy by the Department shall be as binding on respondent as if the Department had received
 3 the original signed Stipulation and Waiver.

4 9/02/2004
 5 Date

6 A. Rami
 7 AFSANEH RAZAVIAN, Respondent

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

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

16 This Order is effective immediately

17 IT IS SO ORDERED _____

18 JOHN R. LIBERATOR
 19 Acting Real Estate Commissioner

1 to the Department a fax copy of her actual signature as it appears on the Stipulation and Waiver, that receipt
2 of the faxed copy by the Department shall be as binding on respondent as if the Department had received
3 the original signed Stipulation and Waiver.

4 _____
5 Dated AFSANEH RAZAVIAN, Respondent

6 ***

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

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

15 This Order is effective immediately.

16 IT IS SO ORDERED Sept. 24, 2004

17 John R. Liberator
18 JOHN R. LIBERATOR
19 Acting Real Estate Commissioner

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JAMES R. PEEL, Counsel (SBN 47055)
Department of Real Estate
320 West Fourth Street, Ste. 350
Los Angeles, California 90013-1105

Telephone: (213) 576-6982
-or- (213) 576-6913 (Direct)

FILED
AUG 25 2004
DEPARTMENT OF REAL ESTATE
Signature

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Application of) No. H-31224 LA
AFSANEH RAZAVIAN,) STATEMENT OF ISSUES
Respondent.)

The Complainant, Maria Suarez, a Deputy Real Estate Commissioner of the State of California, for Statement of Issues against AFSANEH RAZAVIAN (Respondent) is informed and alleges in her official capacity as follows:

I

On or about September 5, 2003, Respondent applied to the Department of Real Estate of the State of California for a real estate salesperson license with the knowledge and understanding that any license issued as a result of that application would be subject to the conditions of Section 10153.4 of the Business and Professions Code.

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II

In response to Question 25 of said application, to wit, "Have you ever been convicted of any violation of law?", Respondent answered "No".

III

On or about September 10, 1987, in the Municipal Court of California, County of Los Angeles, Respondent was convicted of violating Penal Code Section 484 (petty theft), a crime involving moral turpitude.

IV

The matter referred to in Paragraph III is substantially related to the duties, functions, and qualifications of a real estate licensee.

V

The matter referred to in Paragraph III is grounds to deny Respondent's application for a real estate license under Sections 480(a)(1) and 10177(b) of the Business and Professions Code.

VI

Respondent's failure to reveal the matter set forth in Paragraph III in said application constitutes the attempted procurement of a real estate license by fraud, misrepresentation, and deceit, or by making a material misstatement of fact in the application or by knowingly making a false statement of fact required to be revealed in said application, which failure is cause for denying Respondent's application for a real estate


1 license under Sections 480(c) and 10177(a) of the Business and
2 Professions Code of the State of California.

3 The Statement of Issues is brought under the provisions
4 of Section 10100, Division 4 of the Business and Professions Code
5 of the State of California and Sections 11500 through 11528 of
6 the Government Code.

7 WHEREFORE, the Complainant prays that the above-
8 entitled matter be set for hearing and, upon proof of the charges
9 contained herein, that the Commissioner refuse to authorize the
10 issuance of, and deny the issuance of, a real estate salesperson
11 license to Respondent, AFSANEH RAZAVIAN, and for such other and
12 further relief as may be proper in the premises.

13 Dated at Los Angeles, California,

14 this 8th day of July 2004.

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16 
17 Deputy Real Estate Commissioner

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19 cc: Afsaneh Razavian
20 Maria Suarez
21 Sacto.
22 LF
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