

In the Matter of the Accusation of)

ARA LOUIE KEUSHGERIAN,

No. H-34931 LA

Respondent.

DECISION

This Decision is being issued in accordance with the provisions of Section 11520 of the Government Code, on evidence of compliance with Section 11505 of the Government Code and pursuant to the Order of Default filed on December 10, 2008, and the findings of fact set forth herein are based on one or more of the following: (1) Respondent's express admissions; (2) affidavits; and (3) other evidence.

FINDINGS OF FACT

I

On May 2, 2008, Maria Suarez made the Accusation in her official capacity as a Deputy Real Estate Commissioner of the State of California.

On December 10, 2008, Respondent having failed to appear at the hearing in this matter, Respondent's default was entered herein.

II

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 (hereinafter "Code") as a real estate broker.

III

On or about June 1, 2005, in the Superior Court for the County of Los Angeles, State of California, Case No. LC 068917, Jose Carrillo, Plaintiff vs. Sean Evazi aka Sean Banki, et al., Defendants, a final judgment was obtained in a civil action against Respondent upon grounds of fraud, misrepresentation, or deceit with reference to a transaction for which a real estate license is required.

DETERMINATION OF ISSUES

Ι.

Cause for disciplinary action against Respondent exists pursuant to Business and Professions Code Section 10177.5.

II

The standard of proof applied was clear and convincing proof to a reasonable certainty.

ORDER

All licenses and license rights of Respondent ARA LOUIE KEUSHGERIAN under the provisions of Part I of Division 4 of the Business and Professions Code are revoked.

This Decision shall become effective at 12 o'clock noon March 23, 2009

12.29.08 DATED:

JEFF DAVI Real Estate Commissioner

BY: Barbara J. Bigby Chief Deputy Commissioner

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	1	JAMES R. PEEL, Counsel (SBN 47055) Department of Real Estate
	2	Department of Real Estate 320 West Fourth Street, Suite 350 Los Angeles, CA 90013-1105 DEPARIMENT OF REAL ESTATE
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	. 4	Telephone: (213) 576-6982 -or- (213) 576-6913 (Direct)
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	8	BEFORE THE DEPARTMENT OF REAL ESTATE
	.9	STATE OF CALIFORNIA
	10	* * *
	11	In the Matter of the Accusation of) No. H-34931 LA
	12	$) \underline{A} \underline{C} \underline{C} \underline{U} \underline{S} \underline{A} \underline{T} \underline{I} \underline{O} \underline{N}$
	13	ARA LOUIE KEUSHGERIAN,)
	14	
	15	Respondent.)
	16	The Anticent Merrie Guerres & Deputy Pool Estate
	17	The Complainant, Maria Suarez, a Deputy Real Estate
	18	Commissioner of the State of California, for cause of Accusation
	- 19	against ARA LOUIE KEUSHGERIAN, alleges as follows:
	20	I The Completeret Maria Suarez acting in her official
	21	The Complainant, Maria Suarez, acting in her official capacity as a Deputy Real Estate Commissioner of the State of
	22	California, makes this Accusation against ARA LOUIE KEUSHGERIAN.
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ARA LOUIE KEUSHGERIAN (hereinafter referred to as Respondent") is presently licensed and/or has license rights under the Real Estate Law (Part 1 of Division 4 of the Business and Professions Code) (hereinafter Code).

III

At all times herein mentioned, Respondent was licensed
by the Department of Real Estate of the State of California as a
real estate broker.

IV.

On or about June 1, 2005, in the Superior Court for the County of Los Angeles, State of California, Case No. LC 068917, Jose Carrillo, Plaintiff vs. Sean Evazi aka Sean Banki, et al., Defendants, a final judgment was obtained in a civil action against Respondent upon grounds of fraud, misrepresentation, or deceit with reference to a transaction for which a real estate license is required.

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The conduct of Respondent, ARA LOUIE KEUSHGERIAN, as alleged above, subjects his real estate licenses and license rights to suspension or revocation pursuant to Section 10177.5 of the Code.

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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 licenses and license rights of Respondent ARA LOUIE KEUSHGERIAN 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 lav of Ά S Deputy Real Estate Commissioner Ara Louie Keushgerian cc: Maria Suarez Sacto