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FILED
MAR 24, 2011
DEPARTMENT OF REAL ESTATE

By C. _____

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BEFORE THE DEPARTMENT OF REAL ESTATE

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STATE OF CALIFORNIA

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In the Matter of the Amended Accusation Against)	No. H-36274 LA
)	L-2009110400
BRIDGE CAPITAL CORPORATION,)	
a corporate real estate broker;)	
CENTRIX CAPITAL CORPORATION,)	
a corporate real estate broker; and)	
MIKE REZA AHMARI, individually and as)	
designated officer of Centrix Capital Corporation ¹ ,)	
)	
Respondents.)	

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DECISION AFTER REJECTION

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Administrative Law Judge (ALJ) Sophie C. Agopian, Office of Administrative Hearings, heard this matter on July 29, 2010, in Los Angeles, California.

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Lissete Garcia, Real Estate Counsel, represented Complainant, Robin Trujillo, Deputy Real Estate Commissioner of the California Department of Real Estate (Department). Noushin Dehnadi, Attorney at Law, represented Respondents BRIDGE CAPITAL CORPORATION (BRIDGE

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¹The original Accusation was amended on the day of the hearing to delete portions of the caption and allegations stating that MIKE REZA AHMARI is a "designated officer of Bridge Capital Corporation".

1 CAPITAL), CENTRIX CAPITAL CORPORATION (CENTRIX) and MIKE REZA AHMARI
2 (AHMARI), individually, and as the designated officer of Centrix.

3 Oral and documentary evidence was received. The matter was submitted for decision on
4 July 29, 2010, at the conclusion of the hearing.

5 Pursuant to Section 11517(c) of the Government Code of the State of California,
6 Respondents were served with notice of my determination not to adopt the Proposed Decision of the
7 ALJ along with a copy of said Proposed Decision. Respondents were notified that I would decide
8 the case upon the record, the transcript of proceedings held on July 29, 2010, and upon any written
9 argument offered by Respondents and Complainant. Respondent AHMARI and Complainant have
10 submitted arguments. I have given careful consideration to the record in this case, including the
11 transcript of proceedings of July 29, 2010. I have also considered the arguments submitted by
12 Respondent and by Complainant. The following shall constitute the Decision of the Real Estate
13 Commissioner ("Commissioner") in this proceeding:

14 FINDINGS OF FACT

15 1. The Complainant brought the Accusation in her official capacity.

16 2. Respondent BRIDGE CAPITAL has been licensed as a corporate real estate broker since
17 March 3, 1999. Its license expired on March 2, 2011, and it retains renewal rights pursuant to Business and
18 Professions Code ("Code") section 10201. The Department retains jurisdiction pursuant to Code Section
19 10103. Since April 19, 2007, Respondent BRIDGE CAPITAL has not been affiliated with a broker-officer
20 designated pursuant to Code Section 10159.2 to ensure the corporation's compliance with the Real Estate
21 Law. At all times relevant to the Accusation, Respondent AHMARI was and is the owner, Chief
22 Executive Officer (CEO) and Secretary of Respondent BRIDGE CAPITAL.

23 3. Respondent AHMARI has been licensed as real estate broker since August 21, 2008.

24 4. Respondent CENTRIX has been licensed as a corporate real estate broker since May 17,
25 2008. At all times relevant to the Accusation, Respondent CENTRIX has been authorized to act by and
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1 through Respondent AHMARI, who is its designated officer pursuant to Business and Professions Code
2 section 10159.2².

3 5. On February 14, 2000, Respondent BRIDGE CAPITAL was licensed by the State of
4 Washington's Department of Financial Institutions (WDFI) to conduct business as a consumer lender. On
5 April 14, 2009, after notice of charges and a hearing, a final decision and order was entered against
6 Respondents BRIDGE CAPITAL and AHMARI by the WDFI finding that they had violated several
7 provisions of Washington's Consumer Loan Act. The violations included Respondents' failing to properly
8 surrender BRIDGE CAPITAL's license, failing to notify the WDFI of the cancellation of its bond and
9 failing to secure a replacement bond, failing to timely respond to three WDFI directives, failing to respond
10 to a subpoena issued by WDFI, failing to notify WDFI of an enforcement action against it in another state,
11 failing to provide accurate and timely good faith estimates and truth in lending statements to borrowers, failing
12 to pay its annual assessment, and failing to maintain proper records. The violations occurred during the last year
13 of operation in 2007.

14 6. The WDFI's disciplinary order was based, in part, on the finding that Respondents
15 BRIDGE CAPITAL and AHMARI demonstrated a "reckless disregard" for the WDFI for over one year and
16 that such conduct was "inexcusable." As a result, BRIDGE CAPITAL's consumer lender license was
17 revoked and BRIDGE CAPITAL and AHMARI were held jointly and severally liable for payment of a fine
18 of \$15,000, restitution to borrowers in the total amount of \$27,832.12, investigation fees of \$1,104.15, a
19 delinquent annual assessment of \$5,691.28, and a late penalty of \$5,000 (collectively "fines"). The fines
20 were to be paid within 30 days of the issuance of the Order. The Order banned BRIDGE CAPITAL
21 from participating in any consumer lender activity in Washington for two years or until the fines, plus
22 post-judgment statutory fees and costs, were paid in full. It further banned Respondent AHMARI from
23 participating in any mortgage broker or consumer lender activity in Washington for two years or until the
24 fines and statutory fees and costs were paid in full. In addition, the grant of any future license rights to
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26 ² Business and Professions Code Section 10159.2(a) establishes that a corporation's designated officer, in this
27 case AHMARI, is responsible for ensuring that the corporation's officers and employees are fully compliant
with laws governing real estate transactions.

1 AHMARI or BRIDGE CAPITAL was conditioned upon compliance with the restitution Order. Finally,
2 the State reserved the right to pursue additional action against Respondents for failing to comply with that
3 Department's Order.

4 7. To date, the fines, statutory fees and costs imposed by WDFI have not been paid.
5 Respondent AHMARI testified that he has been negotiating with WDFI to establish a monthly payment
6 plan, but no other evidence documenting modification of the WDFI's Order, or any permission to be
7 relieved from the WDFI's final order was provided. In fact, as the ALJ noted, AHMARI's testimony
8 established that he does not perceive any urgency in paying the fines because he does not intend to seek
9 reinstatement of the Washington license.

10 8. Respondent AHMARI does not dispute the findings in support of the order, and accepts
11 responsibility as an officer of BRIDGE CAPITAL for the inaccurate and untimely disclosures to consumers
12 that resulted in complaints and the restitution order. As mitigation against his failure to comply with
13 WDFI's investigation of the complaints and his failure to pay the assessment and maintain records,
14 AHMARI testified that he neglected his duties as an officer because he was caring for his ill father
15 while the business was also falling to ruin. He further testified that he relied upon corporate counsel to
16 handle compliance matters, although he admitted that such matters were also his responsibility.

17 9. Respondent AHMARI submitted letters from friends and colleagues generally
18 vouching for his business ethics, the quality of his work, his professionalism, his charitable contributions,
19 and his loyalty to his family. However, the ALJ found that this hearsay evidence does not militate against
20 the violations that were the basis of the 2009 disciplinary Order and AHMARI's subsequent failure to
21 comply with the Order.

22 LEGAL CONCLUSIONS

23 1. Business and Professions Code³ section 10177, subdivision (f) allows the
24 Commissioner to suspend or revoked the licenses of an individual or corporation, when the individual or
25 an officer, director, or person owning or controlling 10 percent or more of the corporation's stock has:
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27 ³ All subsequent statutory citations are to the Business and Professions Code unless otherwise indicated.

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2 (f) Acted or conducted himself or herself in a manner that would have
3 warranted the denial of his or her application for a real estate license, or has
4 either had a license denied or had a license issued by another agency of
5 this state, another state, or the federal government revoked or suspended
6 for acts that, if done by a real estate licensee, would be grounds for the
7 suspension or revocation of a California real estate license, if the action or
8 denial, revocation, or suspension by the other agency or entity was taken
9 only after giving the licensee or applicant fair notice of the charges, an
10 opportunity for a hearing, and other due process protections comparable to
11 the Administrative Procedure Act [citations omitted] and only upon an
12 express finding of a violation of law by the agency or entity. (Code section
13 10177(f).)

14
15 2. Cause exists to discipline the licensing rights of Respondent BRIDGE CAPITAL
16 pursuant to Code section 10177, subdivision (f), because the consumer lender license of BRIDGE
17 CAPITAL was revoked by the 2009 disciplinary order, after notice and a hearing, for acts that, if done
18 by a California licensee, would constitute grounds for suspension or revocation of a license. Such acts
19 include, but are not limited to, failing to provide timely and accurate written disclosures to
20 borrowers, which would be a violation of the Real Estate Law, including Code section 10240,
21 subdivision (c), failing to file annual reports pursuant to Code section 10232.2, and failing to notify
22 the Department of an enforcement action in another state. (Factual Findings 5 and 6)

23
24 3. Cause exists to discipline the licensing rights of Respondent AHMARI pursuant to
25 Code section 10177, subdivision (f), because Respondent AHMARI, as the owner, CEO and
26 Secretary of BRIDGE CAPITAL, was also subject to the 2009 disciplinary Order issued against
27 BRIDGE CAPITAL. Respondent AHMARI, although himself not a licensee in the State of
Washington, was determined to be jointly and severally liable for BRIDGE CAPITAL's
noncompliance with the Consumer Loan Act, and subsequent noncompliance with the WDFI's
investigation. As a result of his conduct, Respondent AHMARI was prohibited from engaging in
any consumer lender activities in Washington. (Factual Findings 2, 5 and 6) Respondent
AHMARI's lack of compliance with applicable laws and "reckless disregard" for the WDFI's

1 investigation is grounds for discipline of his California real estate broker license because if such acts
2 were conducted in California, they would be grounds for a license denial, suspension or revocation.

3 4. Cause exists to discipline the licensing rights of Respondent CENTRIX pursuant
4 to Code section 10177, subdivision (f), because its designated officer, AHMARI, was determined
5 by an administrative law judge, after notice and a hearing, to be jointly and severally liable for
6 violations of the Consumer Lender Act in the State of Washington, and was banned from licensure in
7 that State. The same violations occurring in California would have warranted the denial, suspension
8 or revocation of a California real estate license. (Factual Findings 3, 4, 5 and 6)

9 5. The Real Estate Law and the disciplinary procedures provided for in the Real
10 Estate Law are designed to protect the public and to achieve the maximum protection for the
11 purchasers of real property and those dealing with real estate licensees. Real estate licensees act as
12 fiduciaries in their dealings with the public. Real estate brokers hold money and other personal
13 property on behalf of clients, and supervise the conduct of salespersons and others under their
14 employ. Clients rely on the licensee's integrity in representing them. (*Ring v. Smith* (1970) 5
15 Cal.App.3d 197, 205; *Golde v. Fox* (1976) 98 Cal.App.3d 167, 177; *Harrington v. Department of*
16 *Real Estate* (1989) 214 Cal.App.3d 394, 402) Respondent AHMARI was responsible for
17 supervising the activities of BRIDGE CAPITAL, the corporation he owned that was licensed to
18 conduct consumer lending activities in Washington. Having been found to be in violation of
19 consumer protection laws, including laws requiring disclosures to consumers, Respondents
20 AHMARI and BRIDGE CAPITAL were ordered to make restitution to specific borrowers harmed,
21 along with payment of fines and costs to the state. He has not done so, but rather has remained non-
22 compliant. As a result, Respondents AHMARI and BRIDGE CAPITAL are prohibited from
23 engaging in consumer lending activities in Washington State.

24 6. Evidence of mitigation was considered, but is insufficient to allow Respondent
25 AHMARI, and his corporations BRIDGE CAPITAL and CENTRIX, to maintain real estate licenses.
26 Respondent AHMARI's inadequate effort to comply with the 2009 disciplinary Order, pay the restitution
27 he owes the complainants, and discharge the remaining debt is a concern. Although he offered an

1 excuse for neglecting his responsibilities in 2007, he has not established a reasonable justification for failing
2 to pay any amount toward his debt as of the date of the hearing. More importantly, no evidence was
3 provided to suggest that Respondents may be relied upon to adhere to this state's laws and comply with
4 rules and regulations designed to protect the public. The following Order is consistent with protection of
5 the public interest.

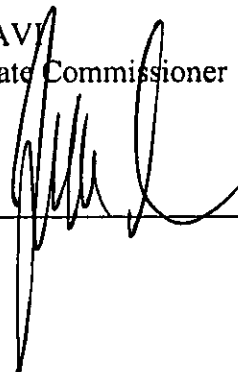
6 ORDER

7 All licenses and licensing rights of Respondents MIKE REZA AHMARI, BRIDGE
8 CAPITAL CORPORATION and CENTRIX CORPORATION under the Real Estate Law are
9 revoked.

10 This Decision shall become effective at 12 o'clock noon on April 13, 2011.

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12 IT IS SO ORDERED 3/22, 2011.

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14 JEFF DAVIS
15 Real Estate Commissioner

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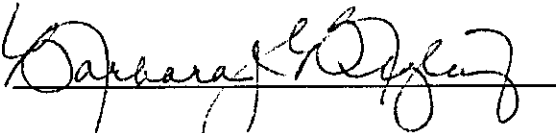
1 herein including the transcript of the proceedings held on July 29, 2010, any written argument
2 hereafter submitted on behalf of Respondents and Complainant.

3 Written argument of Respondents to be considered by me must be submitted
4 within 15 days after receipt of the transcript of the proceedings of July 29, 2010, at the
5 Los Angeles office of the Department of Real Estate unless an extension of the time is granted
6 for good cause shown.

7 Written argument of Complainant to be considered by me must be submitted
8 within 15 days after receipt of the argument of Respondents at the Los Angeles office of the
9 Department of Real Estate unless an extension of the time is granted for good cause shown.

10 DATED: 9/29/2010

11
12 JEFF DAVI
13 Real Estate Commissioner

14 

15 BY: Barbara J. Bigby
16 Chief Deputy Commissioner

BEFORE THE
DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Amended
Accusation Against:

BRIDGE CAPITAL CORPORATION,
a corporate real estate broker;
CENTRIX CAPITAL CORPORATION,
a corporate real estate broker; and
MIKE REZA AHMARI, individually,
and as a designated officer of Centrix
Capital Corporation,¹

Respondents.

Case No. H-36274 LA

OAH No. 2009110400

PROPOSED DECISION

Administrative Law Judge Sophie C. Agopian, Office of Administrative Hearings, heard this matter on July 29, 2010, in Los Angeles, California.

Lisette Garcia, Real Estate Counsel, represented Complainant, Robin L. Trujillo, Deputy Real Estate Commissioner of the California Department of Real Estate (Department). Noushin Dehnadi, Attorney at Law, represented Respondents, Bridge Capital Corporation (Bridge Capital), Centrix Capital Corporation (Centrix) and Mike Reza Ahmari (Ahmari), individually, and as the designated officer of Centrix.

Oral and documentary evidence was received. The matter was submitted for decision on July 29, 2010, at the conclusion of the hearing.

¹ The original Accusation was amended on the day of the hearing to delete portions of the caption and allegations stating that Mike Reza Ahmari is a "designated officer of Bridge Capital Corporation." As subsequently set forth in Factual Finding 3, Ahmari was and is an owner and officer of Bridge Capital Corporation, but not the "designated officer" pursuant to Business and Professions Code section 10159.2, subdivision (a).

FACTUAL FINDINGS

1. On October 20, 2008, Complainant brought the Accusation in her official capacity. Respondents timely filed a joint Notice of Defense on Accusation, and this hearing ensued.

2. Respondent Bridge Capital has been licensed as a corporate real estate broker since March 3, 1999. At all times relevant to the Accusation, Respondent Ahmari was and is the owner, Chief Executive Officer (CEO) and Secretary of Respondent Bridge Capital.

3. Respondent Ahmari has been licensed as real estate broker since August 21, 2008.

4. Respondent Centrix has been licensed as a corporate real estate broker since May 17, 2008. At all times relevant to the Accusation, Respondent Centrix has been authorized to act by and through Respondent Ahmari, who is its designated officer pursuant to Business and Professions Code section 10159.2.²

5. On February 14, 2000, Respondent Bridge Capital was licensed by the State of Washington's Department of Financial Institutions (DFI) to conduct business as a consumer lender. The license is due to expire on March 2, 2011; however, Bridge Capital ceased operating in 2007.

6. On April 14, 2009, after notice of charges and a hearing, a final decision and order (order) was entered against Respondents Bridge Capital and Ahmari by the DFI finding that they were responsible for various violations of the Consumer Loan Act. The violations included failing to properly surrender its license, failing to notify the DFI of the cancellation of its bond and failing to secure a replacement bond, failing to timely respond to three DFI directives, failing to respond to a subpoena issued by DFI, failing to notify DFI of an enforcement action against it in another state, failing to provide accurate and timely good faith estimates and truth in lending statements to borrowers, failing to pay its annual assessment, and failing to maintain proper records. The violations occurred during the last year of operation in 2007.

7. The order was based, in part, on the finding that Respondents Bridge Capital and Ahmari demonstrated a "reckless disregard" for the DFI for over one year and that such conduct was "inexcusable." As a result, Bridge Capital's consumer

² Business and Professions Code section 10159.2, subdivision (a), establishes that a corporation's designated officer, in this case Ahmari, is responsible for ensuring that the corporation's officers and employees are fully compliant with laws governing real estate transactions

lender license was revoked and Bridge Capital and Ahmari were held jointly and severally liable for payment of a fine of \$15,000, restitution to borrowers in the total amount of \$27,832.12, investigation fees of \$1,104.15, a delinquent annual assessment of \$5,691.28, and a late penalty of \$5,000 (collectively "fines"). The fines were to be paid within 30 days of the issuance of the order. The order banned Bridge Capital from participating in any consumer lender activity for two years or until the fines, plus post-judgment statutory fees and costs, were paid in full. It further banned Respondent Ahmari from participating in any mortgage broker or consumer lender activity for two years or until the fines and statutory fees and costs were paid in full.

8. As of the date of the hearing, the fines, statutory fees and costs have not been paid. Respondent Ahmari testified that he has been negotiating with DFI to establish a monthly payment plan. He has offered to pay \$2,500 each month to fulfill the debt but has not received a response. He admits that at the present time it would be difficult to pay such amount. Ahmari's testimony established that he does not perceive any urgency in paying the fines because he does not intend to seek reinstatement of the Washington license.

9. Respondent Ahmari does not dispute the findings in support of the order, and accepts responsibility as an officer of Bridge Capital for the inaccurate and untimely disclosures to consumers that resulted in complaints and the restitution order. As mitigation against his failure to comply with DFI's investigation of the complaints and his failure to pay the assessment and maintain records, Ahmari testified that he neglected his duties as an officer because he was caring for his ill father while the business was also falling to ruin. He further testified that he relied upon corporate counsel to handle compliance matters, although he admitted that such matters were also his responsibility.

10. Respondent Ahmari established that he has experienced success in the mortgage industry. He submitted letters from friends and colleagues generally vouching for his business ethics, the quality of his work, his professionalism, his charitable contributions, and his loyalty to his family; however, the hearsay evidence does not mitigate against the violations that were the basis of the 2009 disciplinary order and his subsequent failure to comply with the order.

LEGAL CONCLUSIONS

1. Business and Professions Code³ section 10177, subdivision (f) allows the commissioner to suspend or revoke the licenses of an individual or corporation, when the individual or an officer, director, or person owning or controlling 10 percent or more of the corporation's stock has:

³ All subsequent statutory citations are to the Business and Professions Code unless otherwise indicated.

(f) Acted or conducted himself or herself in a manner that would have warranted the denial of his or her application for a real estate license, or has either had a license denied or had a license issued by another agency of this state, another state, or the federal government revoked or suspended for acts that, if done by a real estate licensee, would be grounds for the suspension or revocation of a California real estate license, if the action or denial, revocation, or suspension by the other agency or entity was taken only after giving the licensee or applicant fair notice of the charges, an opportunity for a hearing, and other due process protections comparable to the Administrative Procedure Act [citations omitted] and only upon an express finding of a violation of law by the agency or entity. (§ 10177, subd. (f).)

2. Cause exists to discipline the licensing rights of Respondent Bridge Capital pursuant to section 10177, subdivision (f), because the consumer lender license of Bridge Capital was revoked by the 2009 disciplinary order, after notice and a hearing, for acts that, if done by a California licensee, would constitute grounds for suspension or revocation of a license. Such acts include, but are not limited to, failing to provide timely and accurate written disclosures to borrowers, which is a violation of section 10240, subdivision (c), failing to file annual reports pursuant to section 10232.2, and failing to notify the Department of an enforcement action in another state. (Factual Findings 6 and 7.)

3. Cause exists to discipline the licensing rights of Respondent Ahmari pursuant to section 10177, subdivision (f), because Respondent Ahmari, as the owner, CEO and Secretary of Bridge Capital, was also subject to the 2009 disciplinary order issued against Bridge Capital. Respondent Ahmari, although himself not a licensee in the State of Washington, was determined to be jointly and severally liable for Bridge Capital's noncompliance with the Consumer Loan Act, and subsequent noncompliance with the DFI's investigation. As a result of his conduct, Respondent Ahmari was prohibited from engaging in any consumer lender activities in Washington. (Factual Findings 2, 6 and 7.) Respondent Ahmari's lack of compliance with applicable laws and "reckless disregard" for the DFI's investigation is grounds for discipline of his California real estate broker license because if such acts were conducted in California, they would be grounds for a license denial, suspension or revocation.

4. Cause exists to discipline the licensing rights of Respondent Centrix pursuant to section 10177, subdivision (f), because its designated officer, Ahmari, was determined by an administrative law judge, after notice and a hearing, to be jointly and severally liable for violations of the Consumer Lender Act in the State of Washington. The same violations occurring in California would have warranted the denial, suspension or revocation of a California real estate license. (Factual Findings 3, 4, 6 and 7.)

5. Evidence of mitigation was considered, but is insufficient to allow Respondents to maintain unrestricted licenses. Respondent Ahmari's inadequate effort to comply with the 2009 disciplinary order, pay the restitution he owes the complainants, and discharge the remaining debt is a concern because it has been over one year since the order was issued. Although he offered an excuse for neglecting his responsibilities in 2007, he has not established a reasonable justification for failing to pay any amount toward his debt as of the date of the hearing. Accordingly, the individual and corporate broker licenses shall be restricted for no less than two years to allow Respondents to establish compliance with the laws of California and to allow them to submit adequate proof to the Commissioner that Respondents Bridge Capital and Ahmari have fully satisfied their debt to the Department of Financial Institutions in the State of Washington. (See Condition No. 3 of Order below.)

ORDER

All licenses and licensing rights of Respondents Bridge Capital Corporation, Centrix Capital Corporation and Mike Reza Ahmari under the Real Estate Law are revoked; provided, however, a restricted real estate broker license shall be issued to Respondents pursuant to Section 10156.5 of the Business and Professions Code if Respondents make application therefore and pay to the Department of Real Estate the appropriate fee for the restricted licenses within 90 days from the effective date of this Decision. The restricted licenses issued to Respondents shall be subject to all of the provisions of Section 10154.7 of the Business and Professions Code and to the following limitations, conditions and restrictions imposed under authority of Section 10156.6 of the Code:

1. The restricted licenses issued to Respondents may be suspended prior to hearing by Order of the Real Estate Commissioner in the event of a conviction or plea of nolo contendere to a crime which is substantially related to Respondents' fitness or capacity as real estate licensees.

2. The restricted licenses issued to Respondents may be suspended prior to hearing by Order of the Real Estate Commissioner on evidence satisfactory to the Commissioner that Respondents have violated the provisions of the California Real Estate Law, the Subdivided Lands Law, Regulations of the Real Estate Commissioner or conditions attaching to the restricted license.

3. Respondents shall not be eligible to apply for the issuance of an unrestricted real estate license nor for the removal of any of the conditions, limitations or restrictions of a restricted license until two years have elapsed from the effective date of this Decision, and until Respondents Bridge Capital Corporation and Mike Reza Ahmari


*not
adopted*

have jointly and severally paid all fines, restitution, fees, annual assessments, late penalties, plus post-judgment statutory fees and costs to the Department of Financial Institutions in the State of Washington pursuant to the 2009 disciplinary order set forth in Factual Findings 6 and 7 herein. Proof of such payment shall be submitted, and shall be satisfactory, to the Real Estate Commissioner.

4. Respondents shall, within nine months from the effective date of this Decision, present evidence satisfactory to the Real Estate Commissioner that Respondents have, since the most recent issuance of an original or renewal real estate license, taken and successfully completed the continuing education requirements of Article 2.5 of Chapter 3 of the Real Estate Law for renewal of a real estate license. If Respondents fail to satisfy this condition, the Commissioner may order the suspension of the restricted license until the Respondents present such evidence. The Commissioner shall afford Respondents the opportunity for a hearing pursuant to the Administrative Procedure Act to present such evidence.

*not
adepated*

DATED: August 26, 2010


SOPHIE C. AGOPIAN
Administrative Law Judge
Office of Administrative Hearings

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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) 576-6914

FILED
SEP 28 2009
DEPARTMENT OF REAL ESTATE

By CS

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8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

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11 In the Matter of the Accusation of) NO. H-36274 LA
12 BRIDGE CAPITAL CORPORATION, a) A C C U S A T I O N
13 corporate real estate broker;)
14 CENTRIX CAPITAL CORPORATION, a)
15 corporate real estate broker; and)
16 MIKE REZA AHMARI, individually,)
17 and as designated officer of)
18 Bridge Capital Corporation and)
19 Centrix Capital Corporation,)
20 Respondents.)

21 The Complainant, Robin Trujillo, a Deputy Real Estate
22 Commissioner of the State of California, for cause of Accusation
23 against BRIDGE CAPITAL CORPORATION, a corporate real estate
24 broker, CENTRIX CAPITAL CORPORATION, a corporate real estate
25 broker, and MIKE REZA AHMARI, individually, and as designated
26 officer of Bridge Capital Corporation and Centrix Capital
27 Corporation, is informed and alleges as follows:

28 I

The Complainant, Robin Trujillo, a Deputy Real Estate

1 Commissioner of the State of California, makes this Accusation
2 in her official capacity.

3 II

4 At all times herein mentioned, Respondent BRIDGE
5 CAPITAL CORPORATION ("Respondent BRIDGE") was and is licensed
6 and/or has license rights under the Real Estate Law (Part 1 of
7 Division 4 of the California Business and Professions Code
8 ("Code") as a corporate real estate broker. Respondent BRIDGE
9 was originally licensed as a corporate real estate broker on
10 March 3, 1999. At all times relevant herein, Respondent MIKE
11 REZA AHMARI ("Respondent AHMARI") was the owner, CEO and
12 Secretary of Respondent BRIDGE.

13 III

14 At all times herein mentioned, Respondent CENTRIX
15 CAPITAL CORPORATION ("Respondent CENTRIX") was and is licensed
16 and/or has license rights under the Real Estate Law (Part 1 of
17 Division 4 of the Code) as a corporate real estate broker.
18 Respondent CENTRIX was originally licensed as a corporate real
19 estate broker on May 17, 2008. At all times relevant herein,
20 Respondent CENTRIX was authorized to act by and through
21 Respondent AHMARI as its broker designated pursuant to Code
22 Section 10159.2 to be responsible for ensuring compliance with
23 the Real Estate Law.

24 IV

25 At all times herein mentioned, Respondent AHMARI was
26 and still is licensed and/or has license rights under the Real
27 Estate Law (Part 1 of Division 4 of the Code) as a real estate
28 broker. Respondent AHMARI was first licensed as a real estate

1 broker on August 21, 2008.

2 V

3 Respondent BRIDGE was licensed by the Department of
4 Financial Institutions of the State of Washington to conduct
5 business as a consumer lender on February 14, 2000. Respondent
6 AHMARI was the owner, CEO, and Secretary of Respondent BRIDGE.
7 On or about April 14, 2009, the Department of Financial
8 Institutions of the State of Washington entered a Final Decision
9 and Order against Respondents BRIDGE and AHMARI. Said Order
10 revoked the Consumer Lender License of Respondent BRIDGE,
11 ordered Respondents BRIDGE and AHMARI to jointly and severally
12 pay a fine of \$15,000, restitution of \$27,832.12, investigation
13 fee of \$1,104.16, delinquent 2008 Annual Assessment of
14 \$5,691.28, and a late penalty of \$5,000, banned Respondent
15 BRIDGE from participation in the conduct of affairs of any
16 Consumer Lender in any manner for two (2) years or until such
17 time that BRIDGE has paid in full all fines, restitution,
18 delinquent assessments, late penalties and investigative fees
19 plus post-judgment statutory fees and costs, and banned
20 Respondent AHMARI from participation in the conduct of the
21 affairs of any mortgage broker or consumer lender for two (2)
22 years or until such time that AHMARI has paid in full all fines,
23 restitution, delinquent assessments, late penalties and
24 investigative fees plus post-judgment statutory fees and costs.

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1 VI

2 The prior discipline by the Department of Financial
3 Institutions of the State of Washington against Respondents
4 BRIDGE and AHMARI, as alleged in Paragraph V above, constitutes
5 cause for suspension or revocation of Respondent BRIDGE CAPITAL
6 CORPORATION's corporate real estate broker license, CENTRIX
7 CAPITAL CORPORATION's corporate real estate broker license, and
8 MIKE REZA AHMARI's real estate broker license under Code Section
9 10177(f).

10 WHEREFORE, Complainant prays that a hearing be
11 conducted on the allegations of this Accusation and that upon
12 proof thereof, a decision be rendered imposing disciplinary
13 action against all licenses and/or license rights of
14 Respondents, BRIDGE CAPITAL CORPORATION, CENTRIX CAPITAL
15 CORPORATION, and MIKE REZA AHMARI, individually, and as
16 designated officer of Bridge Capital Corporation and Centrix
17 Capital Corporation, under the Real Estate Law (Part 1 of
18 Division 4 of the Business and Professions Code) and for such
19 other and further relief as may be proper under other applicable
20 provisions of law.

21 Dated at Los Angeles, California

22 this 25 day of September, 2009.

23 
24 _____
25 ROBIN TRUJILLO
26 Deputy Real Estate Commissioner

27 cc: Bridge Capital Corporation
28 Centrix Capital Corporation
Mike Reza Ahmari
Robin Trujillo
Sacto.