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FILED

JUN 15 2016

BUREAU OF REAL ESTATE

By *[Signature]*

BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

In the Matter of the Accusation of)	No. H-36361 LA
)	
INFINITY GROUP SERVICES;)	
and <u>KAHRAM ZAMANI</u> , indivi-)	
dually, and as designated)	
officer for Infinity Group)	
Services,)	
)	
Respondents.)	

DECISION AND ORDER GRANTING RESTRICTED LICENSE

PURSUANT TO STIPULATED SETTLEMENT

On December 18, 2013, a Decision After Rejection was rendered herein revoking the broker license of Respondent Kahram Zamani ("Respondent"), and granting Respondent the right to apply for and be issued a restricted real estate salesperson license.

Subsequent to the rendering of said Decision After Rejection, Respondent petitioned the Superior Court of the State of California in and for the County of Los Angeles ("Court"), in Case No. BS 146607, for a writ of administrative mandamus challenging the penalty imposed by the Decision After Rejection. The Court denied Respondent's writ petition, and Respondent thereafter filed a notice of appeal with the Court of Appeal.

1 In consideration for the dismissal with prejudice of Respondent's appeal to the
2 Court of Appeal, and in complete, full, and final settlement of (1) Respondent's petition for writ
3 of administrative mandamus and (2) BRE Case No. H-36361 LA, with each party to bear its own
4 costs, the following ORDER is made:

5 NOW, THEREFORE, IT IS ORDERED that all licenses and licensing rights of
6 Respondent KAHRAM ZAMANI under the Real Estate Law are revoked; provided, however, a
7 restricted real estate salesperson license shall be issued to Respondent pursuant to Section
8 10156.5 of the Business and Professions Code ("Code") if Respondent makes application
9 therefor and pays to the Bureau the appropriate fee for the restricted license within 90 days
10 from the effective date of this Decision. The restricted license issued to Respondent shall be
11 subject to all of the provisions of Section 10156.7 of the Code and to the following conditions,
12 limitations and restrictions imposed under the authority of Section 10156.6 of the Code:

13
14 1. The restricted license issued to Respondent may be suspended prior to hearing
15 by Order of the Commissioner in the event of Respondent's conviction or plea of nolo
16 contendere to a crime which is substantially related to Respondent's fitness or capacity as a real
17 estate salesperson licensee.

18 2. The restricted license issued to Respondent may be suspended prior to hearing
19 by Order of the Commissioner on evidence satisfactory to the Commissioner that Respondent
20 has violated provisions of the Real Estate law, the Subdivided Lands Law, Regulations of the
21 Real Estate Commissioner or conditions attaching to the restricted license.

22 3. Respondent shall not be eligible to apply for issuance of an unrestricted real
23 estate broker or sales license nor for the removal of any of the conditions, limitations or
24 restrictions of a restricted license until one (1) year has elapsed from the effective date of this
25 Decision.

1 4. Respondent shall submit with any application for license under an employing
2 broker, or any application for transfer to a new employing broker, a statement signed by the
3 prospective employing real estate broker, on a form approved by the Bureau, which shall certify:

4 (a) That the employing broker has read the Decision of the Commissioner
5 which granted the right to a restricted license; and

6 (b) That the employing broker will exercise close supervision over the
7 performance by the restricted licensee relating to activities for which a real estate salesperson
8 license is required.

9 5. Respondent shall, within nine (9) months from the effective date of this
10 Decision, present evidence satisfactory to the Commissioner that Respondent has, since the most
11 recent issuance of an original or renewal real estate salesperson license, taken and successfully
12 completed the continuing education requirements of Article 2.5 of Chapter 3 of the Real Estate
13 Law for renewal of a real estate salesperson license. If Respondent fails to satisfy this condition,
14 the Commissioner may order the suspension of the restricted license until Respondent presents
15 such evidence. The Commissioner shall afford Respondent the opportunity for a hearing
16 pursuant to the Administrative Procedure Act (Gov. Code 11500 to 11529) to present such
17 evidence.

18 DATED: 12/7/15

19 Cheryl Keily
20 Cheryl Keily, Counsel
BUREAU OF REAL ESTATE


21 *I have reviewed the Decision and Order Granting Restricted License Pursuant to*
22 *Stipulated Settlement as to form and content and have advised my client accordingly.*

23 DATED: 12/07/15

24 Michael Khouri by YB
25 Michael Khouri
Attorney for Respondent
KAHRAM ZAMANI

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DATED: 12/7/2015


KAHRAM ZAMANI
Respondent

* * *

The foregoing stipulated disciplinary order is hereby adopted as my Order and
Decision in this matter and shall become effective at 12 o'clock noon on
JUL 06 2016

IT IS SO ORDERED 5 June 10, 2016

WAYNE S. BELL
~~Real Estate Commissioner~~


By: JEFFREY MASON
Chief Deputy Commissioner