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FILED
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OCT 04 2018
OCT 04 2018
DEPARTMENT OF REAL ESTATE
By B. Nicholas
By _____

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Accusation of TONY ISSAC ALAHVERDI, Respondent.)))))	No. H-3127 FR <u>STIPULATION AND</u> <u>AGREEMENT</u>
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It is hereby stipulated by and between TONY ISSAC ALAHVERDI (“Respondent”) and, and the Complainant, acting by and through Kyle Jones, Counsel for the Department of Real Estate (“Department”), as follows for the purpose of settling and disposing of the Accusation filed on July 27, 2017, in this matter:

1. All issues which were to be contested and all evidence which was to be presented by Complainant and Respondent at a formal hearing on the Accusation, which hearing was to be held in accordance with the provisions of the Administrative Procedure Act (APA), shall instead and in place thereof be submitted solely on the basis of the provisions of this Stipulation and Agreement.
2. Respondent has received, read, and understands the Statement to Respondent, the Discovery Provisions of the APA and the Accusation filed by the Department in this proceeding.

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1 3. Respondent filed a Notice of Defense pursuant to Section 11505 of the
2 Government Code for the purpose of requesting a hearing on the allegations in the Accusation.
3 Respondent hereby freely and voluntarily withdraws said Notice of Defense. Respondent
4 acknowledges that Respondent will waive Respondent's right to require the Real Estate
5 Commissioner (Commissioner) to prove the allegations in the Accusation at a contested hearing held
6 in accordance with the provisions of the APA and that Respondent will waive other rights afforded
7 to Respondent in connection with the hearing such as the right to present evidence in defense of the
8 allegations in the Accusation and the right to cross-examine witnesses.

9 4. Respondent, pursuant to the limitations set forth below, hereby admits that
10 the factual allegations in the Accusation filed in this proceeding are true and correct and the
11 Commissioner shall not be required to provide further evidence to prove such allegations.

12 5. It is understood by the parties that the Commissioner may adopt the
13 Stipulation and Agreement as his Decision and Order in this matter thereby imposing the penalty
14 and sanctions on Respondent's real estate license and license rights as set forth in the below "Order".
15 In the event the Commissioner in his discretion does not adopt the Stipulation and Agreement, it
16 shall be void and of no effect, and Respondent shall retain the right to a hearing and proceeding on
17 the Accusation under all the provisions of the APA and shall not be bound by any admission or
18 waiver made herein.

19 6. This Decision and Order or any subsequent Order of the Commissioner made
20 pursuant to this Stipulation and Agreement shall not constitute an estoppel, merger or bar to any
21 further administrative or civil proceedings by the Department with respect to any matters which
22 were not specifically alleged in Accusation H-3127 FR.

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2 DETERMINATION OF ISSUES

3 By reason of the foregoing stipulations, admissions, and waivers and solely for the
4 purpose of settlement of the pending Accusation without hearing, it is stipulated and agreed that the
5 following Determination of Issues shall be made:

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7 The acts and/or omissions of Respondent as described in the Accusation violate
8 Sections 490 and 10177(b), Business and Professions Code ("Code").

9 ORDER

10 All licenses and licensing rights of Respondent TONY ISSAC ALAHVERDI, under
11 the Real Estate Law are revoked; provided, however, a restricted real estate salesperson license shall
12 be issued to Respondent pursuant to Section 10156.5 of the Code if Respondent makes application
13 therefor for the restricted license within 90 days from the effective date of this Decision and Order.

14 The restricted license issued to Respondent shall be subject to all of the provisions of Section
15 10156.7 of the Code and to the following limitations, conditions and restrictions imposed under
16 authority of Section 10156.6 of that Code:

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

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

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2 3. Respondent shall not be eligible to apply for the issuance of an unrestricted
3 real estate license nor for removal of any of the conditions, limitations or restrictions of a restricted
4 license until two (2) years have elapsed from the effective date of this Decision and Order.

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

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

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

13 5. Respondent shall notify the Commissioner in writing within 72 hours of any
14 arrest by sending a certified letter to the Commissioner at the Department of Real Estate, Post Office
15 Box 137000, Sacramento, CA 95813-7000. The letter shall set forth the date of Respondent's arrest,
16 the crime for which Respondent was arrested and the name and address of the arresting law
17 enforcement agency. Respondent's failure to timely file written notice shall constitute an independent
18 violation of the terms of the restricted license and shall be grounds for the suspension or revocation
19 of that license.

20 6. All licenses and licensing rights of Respondent are indefinitely suspended
21 unless or until Respondent pays the sum of \$ 2,050.65 for the Commissioner's reasonable cost of
22 the investigation and enforcement which led to this disciplinary action. Said payment shall be in the
23 form of a cashier's check made payable to the Department. The investigative and enforcement costs
24 must be delivered to the Department, Flag Section at P.O. Box 137013, Sacramento, CA 95813-
25 7013, prior to the effective date of this Order.

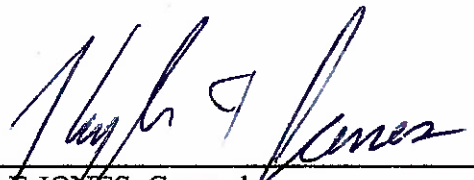
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9/10/18

DATED _____



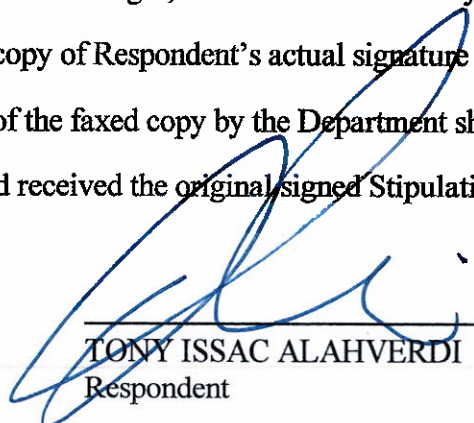
KYLE JONES, Counsel
DEPARTMENT OF REAL ESTATE

I have read the Stipulation and Agreement, have discussed it with my counsel, and its terms are understood by me and are agreeable and acceptable to me. I understand that I am waiving rights given to me by the APA (including but not limited to Sections 11506, 11508, 11509, and 11513 of the Government Code), and I willingly, intelligently, and voluntarily waive those rights, including the right of requiring the Commissioner to prove the allegations in the Accusation at a hearing at which I would have the right to cross-examine witnesses against me and to present evidence in defense and mitigation of the charges.

Respondent can signify acceptance and approval of the terms and conditions of this Stipulation and Agreement by faxing a copy of the signature page, as actually signed by Respondent, to the Department at fax number (916) 263-3767 or by e-mail to kyle.jones@DRE.ca.gov. Respondent agrees, acknowledges, and understands that by electronically sending to the Department a fax copy of Respondent's actual signature as it appears on the Stipulation and Agreement, that receipt of the faxed copy by the Department shall be as binding on Respondent as if the Department had received the original signed Stipulation and Agreement.

8/24/18

DATED _____

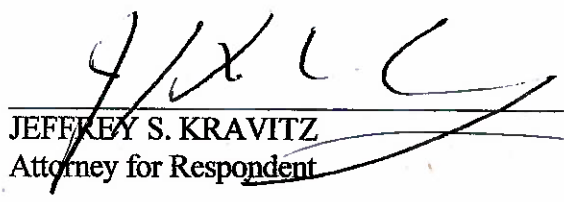


TONY ISSAC ALAHVERDI
Respondent

I have reviewed this Stipulation and Agreement as to form and content and have advised my client accordingly.

8-30-18

DATED _____



JEFFREY S. KRAVITZ
Attorney for Respondent

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The foregoing Stipulation and Agreement is hereby adopted by the Real Estate
Commissioner as his Decision and Order and shall become effective at 12 o'clock noon on
OCT 25 2018.

IT IS SO ORDERED September 28, 2018.

DANIEL J. SANDRI
Acting Real Estate Commissioner

Daniel J. Sandri