

By Anne Sharon

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

3 I hereby admit that the allegations of the Statement of Issues filed against me are true and correct and
4 request that the Real Estate Commissioner in his discretion issue a restricted real estate broker license to me
5 under the authority of Section 10156.5 of the Business and Professions Code.

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

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

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

24 Respondent can signify acceptance and approval of the terms and conditions of this Stipulation and
25 Waiver by faxing a copy of the signature page, as actually signed by respondent, to the Department at fax
26 number (916) 227-9458. Respondent agrees, acknowledges and understands that by electronically sending
27 to the Department a fax copy of his actual signature as it appears on the Stipulation and Waiver, that receipt

1 of the faxed copy by the Department shall be as binding on Respondent as if the Department had received
2 the original signed Stipulation and Waiver.

3
4 January 23, 2007
Dated.

Farhad Yousefi
FARHAD YOUSEFI, 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 broker license to respondent.

11 Therefore, IT IS HEREBY ORDERED that a restricted real estate broker license be issued to
12 respondent FARHAD YOUSEFI if respondent has otherwise fulfilled all of the statutory requirements for
13 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

2-14-07

17
18 Jeff Davis
Real Estate Commissioner

1 TRULY SUGHRUE, Counsel
2 State Bar No. 223266
3 Department of Real Estate
4 P.O. Box 187007
5 Sacramento, CA 95818-7007
6
7 Telephone: (916) 227-0781
8

FILED
JAN 02 2007

DEPARTMENT OF REAL ESTATE

By Gina Shauer

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

11 In the Matter of the Application of)
12 FARHAD YOUSEFI,) No. H-3653 SD
13 Respondent.) STATEMENT OF ISSUES
14

15 The Complainant, JOSEPH AIU, a Deputy Real Estate
16 Commissioner of the State of California, for Statement of Issues
17 against FARHAD YOUSEFI (hereinafter "Respondent"), is informed
18 and alleges as follows:

19 I

20 Respondent made application to the Department of Real
21 Estate of the State of California for a real estate broker
22 license on or about March 14, 2006.

23 II

24 Complainant, JOSEPH AIU, a Deputy Real Estate
25 Commissioner of the State of California, makes this Statement of
26 Issues in his official capacity and not otherwise.

27 \\\

1 III

2 On or about April 8, 1981, in the State of Illinois,
3 DuPage County, Respondent was convicted of Theft, a crime
4 involving moral turpitude which bears a substantial relationship
5 under Section 2910, Title 10, California Code of Regulations, to
6 the qualifications, functions, or duties of a real estate
7 licensee.

8 IV

9 On or about September 19, 1994, in the State of
10 Illinois, Lake County, Respondent was convicted of Theft, a crime
11 involving moral turpitude which bears a substantial relationship
12 under Section 2910, Title 10, California Code of Regulations, to
13 the qualifications, functions, or duties of a real estate
14 licensee.

15 V

16 On or about July 29, 1999, in the Superior Court,
17 County of San Diego, Respondent was convicted of a violation of
18 Section 602(j) of the California Penal Code (Trespass), a crime
19 involving moral turpitude which bears a substantial relationship
20 under Section 2910, Title 10, California Code of Regulations, to
21 the qualifications, functions, or duties of a real estate
22 licensee.

23 VI

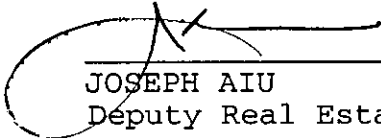
24 On or about November 16, 2006, in the Superior Court,
25 County of San Diego, Respondent was convicted of a violation of
26 Section 23152(B) of the California Vehicle Code (Driving with a
27 Blood Alcohol Level of 0.08 or Higher), a crime involving moral

1 turpitude which bears a substantial relationship under Section
2 2910, Title 10, California Code of Regulations, to the
3 qualifications, functions, or duties of a real estate licensee.

4 VII

5 The crimes of which Respondent was convicted, as
6 alleged above, constitutes cause for denial of Respondent's
7 application for a real estate license under Sections 480(a) and
8 10177(b) of the California Business and Professions Code.

9 WHEREFORE, the Complainant prays that the above-
10 entitled matter be set for hearing and, upon proof of the charges
11 contained herein, that the Commissioner refuse to authorize the
12 issuance of, and deny the issuance of, a real estate broker
13 license to Respondent, and for such other and further relief as
14 may be proper under other provisions of law.

15
16
17 
JOSEPH AIU
Deputy Real Estate Commissioner

18 Dated at San Diego, California,
19 this 22 day of December, 2006.