

1 Department of Real Estate  
2 P.O. Box 187007  
3 Sacramento, CA 95818-7007  
4 Telephone: (916) 227-0789

FILED

MAY 21 2009

DEPARTMENT OF REAL ESTATE



7 DEPARTMENT OF REAL ESTATE  
8 STATE OF CALIFORNIA

10 *In the Matter of the Application of*

11 KIAN ASHKANIZADEH

13 Respondent

) No. H- 3951 SD  
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) STIPULATION AND  
) WAIVER

15 I, KIAN ASHKANIZADEH, respondent herein, do hereby affirm that I have applied to the  
16 Department of Real Estate for a real estate salesperson license and that to the best of my knowledge I have  
17 satisfied all of the statutory requirements for the issuance of the license, including the payment of the fee  
18 therefor.

19 I acknowledge that I have received and read the Statement of Issues and the Statement to Respondent  
20 filed by the Department of Real Estate on April 27, 2009, in connection with my application for a real estate  
21 salesperson license. I understand that the Real Estate Commissioner may hold a hearing on this Statement of  
22 Issues for the purpose of requiring further proof of my honesty and truthfulness and to prove other  
23 allegations therein, or that he may in his discretion waive the hearing and grant me a restricted real estate  
24 salesperson license based upon this Stipulation and Waiver. I also understand that by filing the Statement of  
25 Issues in this matter the Real Estate Commissioner is shifting the burden to me to make a satisfactory  
26 showing that I meet all the requirements for issuance of a real estate salesperson license. I further  
27 understand that by entering into this stipulation and waiver I will be stipulating that the Real Estate

1 Commissioner has found that I have failed to make such a showing, thereby justifying the denial of the  
2 issuance to me of an unrestricted real estate salesperson 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 salesperson license  
5 to me under the authority of Section 10156.5 of the Business and Professions Code. I understand that any  
6 such restricted license will be issued subject to and be limited by Section 10153.4 of the Business and  
7 Professions Code.

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

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

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

2 shall submit a statement signed by the prospective employing broker on a form approved by the  
3 Department of Real Estate wherein the employing broker shall certify as follows:

4        a. That broker has read the Statement of Issues which is the basis for the issuance of the  
5                restricted license; and

6        b. That broker will carefully review all transaction documents prepared by the restricted  
7                licensee and otherwise exercise close supervision over the licensee's performance of acts  
8                for which a license is required.

9        4. My restricted real estate salesperson license is issued subject to the requirements of Section

10                10153.4 of the Business and Professions Code, to wit: I am required, within eighteen (18) months  
11 of the issuance of the restricted license, to submit evidence satisfactory to the Commissioner of  
12 successful completion, at an accredited institution, of a course in real estate practices and one of  
13 the courses listed in Section 10153.2, other than real estate principles, advanced legal aspects of  
14 real estate, advanced real estate finance, or advanced real estate appraisal. If I fail to timely  
15 present to the Department satisfactory evidence of successful completion of the two required  
16 courses, the restricted license shall be automatically suspended effective eighteen (18) months  
17 after the date of its issuance. Said suspension shall not be lifted unless, prior to the expiration of  
18 the restricted license, I have submitted the required evidence of course completion and the  
19 Commissioner has given written notice to Respondent of the lifting of the suspension.

20        5. Pursuant to Section 10154, if I have not satisfied the requirements for an unqualified license

21                under Section 10153.4, Respondent shall not be entitled to renew the restricted license, and shall  
22 not be entitled to the issuance of another license which is subject to Section 10153.4 until four  
23 years after the date of the issuance of the preceding restricted license.

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 5/10/09

4 Dated

5 Kian Ashkanizadeh  
6 KIAN ASHKANIZADEH Respondent

7 \* \* \*

8 I have read the Statement of Issues filed herein and the foregoing Stipulation and Waiver signed by  
9 respondent. I am satisfied that the hearing for the purpose of requiring further proof as to the honesty and  
10 truthfulness of respondent need not be called and that it will not be inimical to the public interest to issue a  
11 restricted real estate salesperson license to respondent.

12 Therefore, IT IS HEREBY ORDERED that a restricted real estate salesperson license be issued to  
13 respondent KIAN ASHKANIZADEH if respondent has otherwise fulfilled all of the statutory requirements  
14 for licensure. The restricted license shall be limited, conditioned, and restricted as specified in the foregoing  
15 Stipulation and Waiver.

16 This Order is effective immediately.

17 IT IS SO ORDERED

18 May 20, 2009

19 Jeff Davi  
20 Real Estate Commissioner

21 Dolores Weeks

22 Dolores Weeks  
23 Southern Regional Manager

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 Telephone: (916) 227-0781

FILED

APR 27 2009

DEPARTMENT OF REAL ESTATE

By K. Mar

8  
9 BEFORE THE DEPARTMENT OF REAL ESTATE  
10 STATE OF CALIFORNIA

11 \* \* \*

12 In the Matter of the Application of  
13 KIAN ASHKANIZADEH,  
14 Respondent.

No. H-3951 SD

STATEMENT OF ISSUES

15  
16 The Complainant, PHILLIP IHDE, a Deputy Real Estate Commissioner of the  
17 State of California, for Statement of Issues against KIAN ASHKANIZADEH, also known as  
18 "Kian Ashkani", (hereinafter "Respondent"), is informed and alleges as follows:

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20 Respondent made application to the Department of Real Estate of the State of  
21 California for a real estate salesperson license on or about March 23, 2007, with the knowledge  
22 and understanding that any license issued as a result of said application would be subject to the  
23 conditions of Section 10153.4 of the Business and Professions Code.

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

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In response to Question 25 of said application, to wit: "Have you ever been convicted of any violation of law?", Respondent answered "No".

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On or about January 7, 1991, in the Superior Court, County of San Diego, Respondent was convicted of a violation of Section 484 of the California Penal Code (Petty Theft), a misdemeanor involving moral turpitude and crime which bears a substantial relationship under Section 2910, Title 10, California Code of Regulations, to the qualifications, functions, or duties of a real estate licensee.

5

On or about June 27, 2001, in the Superior Court, County of San Diego, Respondent was convicted of a violation of Section 23103 of the California Vehicle Code (Reckless Driving), a misdemeanor involving moral turpitude and crime which bears a substantial relationship under Section 2910, Title 10, California Code of Regulations, to the qualifications, functions, or duties of a real estate licensee.

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

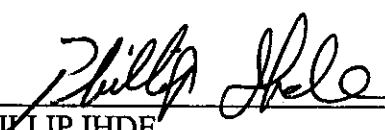
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Respondent's failure to reveal the convictions set forth above in said application constitutes the procurement of a real estate license by fraud, misrepresentation, or deceit, or by making a material misstatement of fact in said application, which failure is cause for denial of Respondent's application for a real estate license under Sections 480(c) and 10177(a) of the California Business and Professions Code.

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

  
\_\_\_\_\_  
PHILLIP IHDE  
Deputy Real Estate Commissioner

Dated at Los Angeles, California,  
this 23<sup>rd</sup> day of APRIL, 2009.