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9 BEFORE THE DEPARTMENT OF REAL ESTATE
10 STATE OF CALIFORNIA

11 * * *

12 In the Matter of the Accusation of) No. H-05219 SD
13 ARIAZ NAHAVANDCHI,) ACCUSATION
14 Respondent.)
15)

16 The Complainant, Veronica Kilpatrick, a Supervising Special Investigator of the
17 State of California, for cause of Accusation against ARIAZ NAHAVANDCHI ("Respondent"),
18 alleges as follows:

19 1.

20 The Complainant, Veronica Kilpatrick, a Supervising Special Investigator of the
21 State of California, makes this Accusation in her official capacity.

22 2.

23 Respondent presently has license rights under the Real Estate Law, Part 1 of
24 Division 4 of the California Business and Professions Code ("Code"), as a real estate
25 salesperson (License ID 02029837). Respondent's license expiration date was June 16, 2021;
26 however, pursuant to Governor Newsom's Executive Order No. N-83-20, Respondent's license
27 expiration date was extended until June 30, 2021.

1
2 (CRIMINAL CONVICTION)

3 3.

4 On or about January 28, 2020, in the Superior Court of California, County of
5 San Diego, Case No. CN399495, Respondent was convicted on a plea of guilty for violation of
6 Penal Code section 647(a) (lewd conduct), a misdemeanor. The imposition of the sentence was
7 suspended, and Respondent was placed on summary probation for three (3) years on certain
8 terms and conditions, including, in part, completion of counseling, staying away from two
9 named parties, and payment of fines.

10 4.

11 The conviction, as described in Paragraph 3 above, bears a substantial
12 relationship under Section 2910, Title 10, Chapter 6, California Code of Regulations to the
13 qualifications, functions or duties of a real estate licensee.

14 5.

15 The crime of which Respondent was convicted, as described in Paragraph 3
16 above, constitutes cause under Sections 490 and 10177(b) of the Code for the suspension or
17 revocation of the license and license rights of Respondent under the Real Estate Law.

18 (COSTS OF INVESTIGATION AND ENFORCEMENT)

19 6.

20 California Business and Professions Code section 10106, provides, in pertinent
21 part, that in any order issued in resolution of a disciplinary proceeding before the Department of
22 Real Estate, the Commissioner may request the administrative law judge to direct a licensee
23 found to have committed a violation of this part to pay a sum not to exceed the reasonable costs
24 of the investigation and enforcement of the case.

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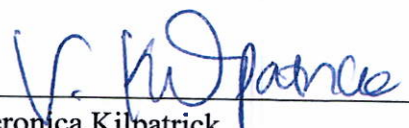
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WHEREFORE, Complainant prays that a hearing be conducted on the allegations of this Accusation and that upon proof thereof, a decision be rendered imposing disciplinary action against all the licenses and license rights of Respondent ARIAZ NAHAWANDCHI under the Real Estate Law, for the costs of investigation and enforcement as permitted by law, and for such other and further relief as may be proper under other applicable provisions of law.

Dated at San Diego, California this 20 day of March, 2021.


Veronica Kilpatrick
Supervising Special Investigator

cc: ARIAZ NAHAWANDCHI
Award-Superstars
Veronica Kilpatrick
Sacto.