

**FILED**

OCT - 5 2021

DEPT. OF REAL ESTATE

By aeilaw

1 Department of Real Estate  
2 320 W. 4th Street, Suite 350  
3 Los Angeles, CA 90013-1105

4 Telephone: (213) 576-6982

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7  
8 BEFORE THE DEPARTMENT OF REAL ESTATE  
9 STATE OF CALIFORNIA

10 \* \* \*

11 In the Matter of the Accusation of )  
12 ARIAZ NAHAVANDCHI, )  
13 Respondent. )

No. H-05219 SD  
STIPULATION  
AND  
AGREEMENT

14  
15 It is hereby stipulated by and between Respondent ARIAZ NAHAVANDCHI  
16 (“Respondent”), acting by and through Kevin C. Murphy, Counsel for Respondent, and  
17 Complainant, acting by and through Andrea Bentler, Counsel for the Department of Real Estate,  
18 as follows for the purpose of settling and disposing of the Accusation (“Accusation”) filed on  
19 April 7, 2021 in this matter:

20 1. All issues which were to be contested and all evidence which was to be  
21 presented by Complainant and Respondent at a formal hearing on the Accusation, which hearing  
22 was to be held in accordance with the provisions of the Administrative Procedure Act (“APA”),  
23 shall instead and in place thereof be submitted solely on the basis of the provisions of this  
24 Stipulation and Agreement (“Stipulation”).

25 2. Respondent has received, read and understands the Statement to Respondent,  
26 the Discovery Provisions of the APA and the Accusation filed by the Department of Real Estate  
27 in this proceeding.

1                   3. Respondent filed a Notice of Defense pursuant to Section 11506 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 he understands that by withdrawing said Notice of Defense he thereby waives  
5 his right to require the Commissioner to prove the allegations in the Accusation at a contested  
6 hearing held in accordance with the provisions of the APA and that he will waive other rights  
7 afforded to him in connection with the hearing such as the right to present evidence in his  
8 defense, and the right to cross-examine witnesses.

9                   4. This Stipulation is based on the factual allegations contained in the  
10 Accusation. In the interest of expedience and economy Respondent chooses not to contest these  
11 allegations but to remain silent and understand that, as a result thereof, these factual allegations,  
12 without being admitted or denied, will serve as a prima facie basis for the disciplinary action  
13 stipulated to herein. The Real Estate Commissioner shall not be required to provide evidence to  
14 prove said factual allegations.

15                   5. This Stipulation is made for the purpose of reaching an agreed disposition of  
16 this proceeding and is expressly limited to this proceeding and not any other proceeding or case  
17 in which the Department of Real Estate ("Department"), or another licensing agency of this state,  
18 another state, or the federal government is involved, and otherwise shall not be admissible in any  
19 criminal or civil proceeding.

20                   6. It is understood by the parties that the Real Estate Commissioner may adopt  
21 this Stipulation as his Decision in this matter thereby imposing the penalty and sanctions on  
22 Respondent's real estate licenses and license rights as set forth in the below "Order." In the event  
23 that the Commissioner in his discretion does not adopt the Stipulation, the Stipulation shall be  
24 void and of no effect and Respondent shall retain the right to a hearing and proceed on the  
25 Accusation under the provisions of the APA and shall not be bound by any stipulation or waiver  
26 made herein.

27                   7. The Order or any subsequent Order of the Real Estate Commissioner made

1 pursuant to this Stipulation shall not constitute an estoppel, merger or bar to any further  
2 administrative or civil proceedings by the Department of Real Estate with respect to any matters  
3 which were not specifically alleged to be causes for accusation in this proceeding.

4 8. Respondent understands that by agreeing to this Stipulation, Respondent  
5 agrees to pay, pursuant to Business and Professions Code Section 10106, the cost of the  
6 investigation of this matter. The amount of said cost is \$793.60.

7 DETERMINATION OF ISSUES

8 By reason of the foregoing, it is stipulated and agreed that the following  
9 determination of issues shall be made:

10 The conduct, acts or omissions of ARIAZ NAHAVANDCHI, as described in  
11 Paragraph 4, above, are a basis for discipline of Respondent's license and license rights as a  
12 violation of the Real Estate Law, Part 1 of Division 4 of the Business and Professions Code  
13 ("Code"), pursuant to Code Section 10177(b).

14 ORDER

15 WHEREFORE, THE FOLLOWING ORDER is hereby made:

16 All licenses and licensed rights of Respondent ARIAZ NAHAVANDCHI under  
17 the Real Estate Law are revoked; provided, however, a restricted real estate salesperson license  
18 shall be issued to Respondent pursuant to Section 10156.5 of the Business and Professions Code  
19 if Respondent makes application therefor and pays to the Department of Real Estate the  
20 appropriate fee for the restricted license within 90 days from the effective date of this Decision.  
21 The restricted license issued to Respondent shall be subject to all of the provisions of Section  
22 10156.7 of the Business and Professions Code and to the following limitations, conditions and  
23 restrictions imposed under authority of Section 10156.6 of that Code:

24 1. The restricted license issued to Respondent may be suspended prior to hearing  
25 by Order of the Real Estate Commissioner in the event of either Respondent's conviction or plea  
26 of nolo contendere to a crime which is substantially related to Respondent's fitness or capacity as  
27 a real estate licensee.

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

6                   3. Respondent shall not be eligible to petition for the issuance of any unrestricted  
7 real estate licenses nor for removal of any of the conditions, limitations or restrictions of a  
8 restricted license until two (2) years have elapsed from the effective date of this Decision and  
9 Order. Respondent shall not be eligible to apply for any unrestricted licenses until all restrictions  
10 attaching to the license have been removed.

11                   4. Respondent shall, within twelve (12) months of the effective date of this  
12 Decision and Order, present evidence satisfactory to the Commissioner that Respondent has,  
13 since the most recent issuance of an original or renewal real estate license, taken and successfully  
14 completed the continuing education requirements of Article 2.5 of Chapter 3 of the Real Estate  
15 Law for renewal of a real estate license. If Respondent fails to satisfy this condition,  
16 Respondent's real estate license shall automatically be suspended until Respondent presents  
17 evidence satisfactory to the Commissioner of having taken and successfully completed the  
18 continuing education requirements. Proof of completion of the continuing education courses  
19 must be delivered to the Department of Real Estate, Flag Section at P.O. Box 137013,  
20 Sacramento, CA 95813-7013.

21                   5. Respondent shall notify the Commissioner in writing within 72 hours of any  
22 arrest by sending a certified letter to the Commissioner at Department of Real Estate, Post Office  
23 Box 137013, Sacramento, CA 95813-7013. The letter shall set forth the date of Respondent's  
24 arrest, the crime for which Respondent was arrested, and the name and address of the arresting  
25 law enforcement agency. Respondent's failure to timely file written notice shall constitute an  
26 independent violation of the terms of the restricted license and shall be grounds for the  
27 suspension or revocation of that license.

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6. Prior to the effective date of this Decision, and pursuant to Section 10106 of the Business and Professions Code, Respondent shall pay the Commissioner's reasonable cost for the investigation which led to this disciplinary action in the amount of \$793.60. Said payment shall be in the form of a cashier's check made payable to the Department of Real Estate. **Said check must be delivered to the Department of Real Estate, Flag Section, P.O. Box 137013, Sacramento, CA 95813-7013, prior to the effective date of this Decision and Order.** If Respondent fails to satisfy this condition in a timely manner as provided for herein, Respondent's real estate license shall automatically be suspended until payment is made in full, or until a decision providing otherwise is adopted following a hearing held pursuant to this condition.

7. With the application for license or with the application for transfer to a new employing broker, Respondent shall submit a statement signed by the prospective employing broker on a form approved by the Department wherein the employing broker shall certify as follows:

- a. That the broker has read the Stipulation and Waiver which is the basis for the issuance of the restricted license; and
- b. That the broker will carefully review all transaction documents prepared by the restricted licensee and otherwise exercise close supervision over the licensee's performance of acts for which a license is required.

08/23/2001  
Dated

Andrea Bentler  
Andrea Bentler, Counsel  
Department of Real Estate

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2 EXECUTION OF THE STIPULATION

3 I have read the Stipulation. Its terms are understood by me and are agreeable and  
4 acceptable to me. I understand that I am waiving rights given to me by the California  
5 Administrative Procedure Act (including but not limited to Sections 11506, 11508, 11509 and  
6 11513 of the Government Code), and I willingly, intelligently and voluntarily waive those rights,  
7 including the right of requiring the Commissioner to prove the allegations in the Accusation at a  
8 hearing at which I would have the right to cross-examine witnesses against me and to present  
9 evidence in defense and mitigation of the charges.

10 MAILING

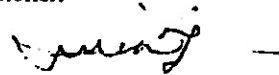
11 Respondent shall mail the original signed signature page of the stipulation herein  
12 to Andrea Bentler: Attention: Legal Section, Department of Real Estate, 320 W. Fourth St., Suite  
13 350, Los Angeles, California 90013-1105.

14 In the event of time constraints before an administrative hearing, Respondent can  
15 signify acceptance and approval of the terms and conditions of this Stipulation and Waiver by  
16 emailing a copy of the signature page, as actually signed by Respondent, to the Department  
17 counsel assigned to this case. Respondent agrees, acknowledges and understands that by  
18 electronically sending the Department a copy of Respondent's actual signature as it appears on  
19 the Stipulation and Waiver, that receipt of the copy by the Department shall be binding on  
20 Respondent as if the Department had received the original signed Stipulation and Waiver.  
21 Respondent's signature below constitutes acceptance and approval of the terms and conditions of  
22 this Stipulation. Respondent agrees, acknowledges and understands that by signing this  
23 Stipulation Respondent is bound by its terms as of the date of such signature and that this  
24 agreement is not subject to rescission or amendment at a later date except by a separate Decision  
25 and Order of the Real Estate Commissioner.

26 Respondent's signature below constitutes acceptance and approval of the terms  
27 and conditions of this Stipulation. Respondent agrees, acknowledges and understands that by

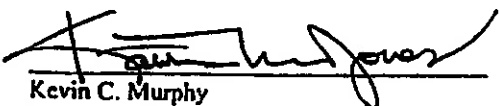
1 signing this Stipulation Respondent is bound by its terms as of the date of such signature and that  
2 this agreement is not subject to rescission or amendment at a later date except by a separate  
3 Decision and Order of the Real Estate Commissioner.

4  
5 08/16/21  
Dated

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\_\_\_\_\_  
ARIAZ NAHAVANDCHI  
Respondent

7  
8 *I have reviewed this Stipulation and Agreement as to form and content and have  
9 advised my client accordingly.*

10  
11 8/18/21  
Dated

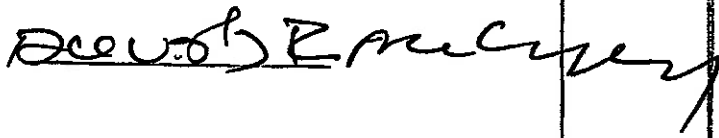
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Kevin C. Murphy  
Counsel for Respondent

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13 ...

14 The foregoing Stipulation and Agreement is hereby adopted as my Decision as to  
15 Respondent ARIAZ NAHAVANDCHI and shall become effective at 12 o'clock noon on  
16 OCT 26 2021.

17 IT IS SO ORDERED 9.28.21

18 DOUGLAS R. MCCAULEY  
19 REAL ESTATE COMMISSIONER

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