

1 DEPARTMENT OF REAL ESTATE
2 P. O. Box 187007
3 Sacramento, CA 95818-7007
4 Telephone: (916) 227-0789

FILED
MAY -7 2007

DEPARTMENT OF REAL ESTATE

By K. Contreras

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

11 * * *

12 To:)
13) H-10002 SF
14 JIM DAMAN) ORDER TO DESIST AND REFRAIN
15) (B&P Code Section 10086)

16 The Real Estate Commissioner of the State of California
17 (herein "Commissioner") has determined from evidence available
18 to him that you, JIM DAMAN (herein "you"), while engaged in
19 activities that require a real estate broker license under the
20 provisions of Section 10131(a) of the Business and Professions
21 Code (herein "Code"), have violated Section 10130 of the Code.

22 I

23 At no time mentioned herein since February 14, 2003,
24 were you licensed by the Department of Real Estate (herein
25 "Department") as either a real estate broker or as a real estate
26 salesperson.

27 \\\

1 II

2 At all times herein mentioned, you engaged in the
3 business of, acted in the capacity of, or assumed to act as a
4 real estate broker within the State of California within the
5 meaning of Section 10131(a) of the Code, including the operation
6 and conduct of a real estate resale business with the public
7 wherein, on behalf of others for compensation or in expectation
8 of compensation, you sold or offered to sell, bought and offered
9 to buy, solicited prospective sellers and purchasers of, and
10 negotiated the purchase and sale of real property.

11 III

12 Between on or about May 1, 2003, and on or about
13 August 16, 2005, and at other times unknown to the Department but
14 well known to you, in the course of the activities described in
15 Paragraph II, above:

16 (a) between on or about June 1, 2003, and on or about
17 August 31, 2003, you solicited and obtained an
18 offer by Iraj Hefzi to purchase real property at
19 2450 Walters Way #26, Concord, California from
20 Seller Demeter Lyon, and thereafter negotiated and
21 arranged and attempted to negotiate and arrange
22 the purchase and sale of said real property;

23 (b) between on or about August 6, 2003, and on or
24 about October 10, 2003; you solicited and obtained
25 an offer by Hossein Zardnavard and Mahrokh
26 Zardnavard to purchase real property at 1546
27 Schenone Court #B, Concord, California 94521 from

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27

Seller Darlene Ornduff, and thereafter negotiated and arranged and attempted to negotiate and arrange the purchase and sale of said real property;

(c) on or about August 15, 2005, you solicited offers to purchase real property at 1395 Kenwal Road, Concord, California 94521-3850.

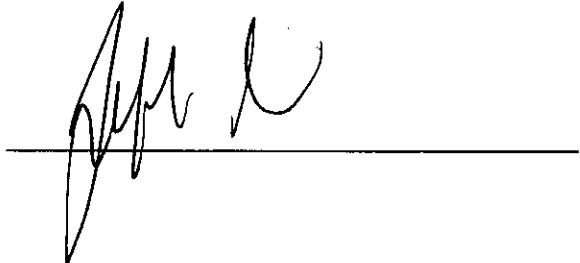
IV

In acting as described in Paragraphs I, II, and III, above, you, JIM DAMAN, violated Section 10130 of the Code.

NOW, THEREFORE, YOU, JIM DAMAN, ARE ORDERED TO DESIST AND REFRAIN from performing any and all acts within the State of California for which a real estate broker license is required, unless and until you comply with Section 10130 of the Code.

DATED: 4/24, 2007.

JEFF DAVI
Real Estate Commissioner



cc: JIM DAMAN
3155 Stone Valley Road
Danville, CA 94526

VTY: DEK/kc