

**FILED**

FEB 24 2014

BUREAU OF REAL ESTATE

By *L. Jones*

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BEFORE THE  
BUREAU OF REAL ESTATE  
STATE OF CALIFORNIA

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In the Matter of the Accusation of	)	
	)	
AFSHIN SARBAZ,	)	No. H-11245 SF
	)	
Respondent.	)	

ORDER SUSPENDING REAL ESTATE LICENSE

(Professional Responsibility Examination)

TO: AFSHIN SARBAZ (Respondent):

On March 12, 2013, a Decision was rendered herein suspending Respondent's real estate salesperson license, but staying the imposition of such suspension subject to terms and restrictions set forth in the Real Estate Commissioner's (Commissioner) Decision effective April 24, 2013, in Case No. H-11245 SF. Among those terms and conditions, the Decision required Respondent to take and pass the Professional Responsibility Examination (the condition) within six months after April 24, 2013, the effective date of the Decision, and provided that if Respondent failed to satisfy this condition, the Commissioner may order suspension of the real estate salesperson license until Respondent passes the examination.

As of December 18, 2013, Respondent has failed to submit proof satisfactory to the Commissioner of successfully passing the above-ordered examination. The Commissioner

1 has determined that Respondent has failed to satisfy this condition, and as such, that  
2 Respondent's license may be suspended until Respondent satisfies this condition.

3 NOW, THEREFORE, IT IS ORDERED pursuant to the Decision of March 12,  
4 2013, that Respondent's real estate salesperson license and the exercise of any privileges  
5 thereunder be and hereby is suspended until such time as Respondent provides proof satisfactory  
6 to the Commissioner of compliance with the condition referred to above, or pending final  
7 determination made after hearing (see "Hearing Rights" set forth below).

8 IT IS FURTHER ORDERED that all license certificates and identification cards  
9 issued by the Bureau of Real Estate which are in the possession of Respondent be immediately  
10 surrendered by personal delivery or by mailing in the enclosed self-addressed, stamped envelope:

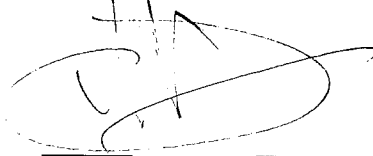
11 BUREAU OF REAL ESTATE  
12 ATTN: Flag Section  
13 P. O. Box 137013  
14 Sacramento, CA 95813-7013

14 HEARING RIGHTS: You have the right to a hearing to contest the  
15 Commissioner's determination that you are in compliance with this condition. If you desire a  
16 hearing, you must submit a written request. The request may be in any form, as long as it is in  
17 writing and indicates that you want a hearing. Unless a written request for a hearing, signed by  
18 or on behalf of you, is delivered or mailed to the Bureau of Real Estate, Legal Section, 1651  
19 Exposition Blvd., Sacramento, California 95815 or P. O. Box 137007, Sacramento, California  
20 95813-7007, within twenty (20) days after the date that this Order was mailed to or served on  
21 you, the Bureau will not be obligated or required to provide you with a hearing.

22 This Order shall be effective immediately.

23 DATED: FEB 18 2014

24 REAL ESTATE COMMISSIONER

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26  
27 By: **JEFFREY MASON**  
Chief Deputy Commissioner