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**FILED**

DEC 07 2015

BUREAU OF REAL ESTATE

By B. Nicholas

8 BEFORE THE BUREAU OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \*

11 In the Matter of the Application of: )

12 )  
13 CYRUS M. YAZDANI, )

14 Respondent. )  
15 )

No. H- 11909 SF

STATEMENT OF ISSUES

16 The Complainant, ROBIN S. TANNER, acting in her official capacity as a  
17 Supervising Special Investigator of the State of California, brings this Statement of Issues  
18 against CYRUS M. YAZDANI ("Respondent"), and is informed and alleges as follows:

19 1

20 Respondent made application to the Bureau of Real Estate of the State of  
21 California for a real estate salesperson license on or about May 19, 2014.

22 FAILURE TO DISCLOSE CONVICTIONS

23 2

24 In response to Question 25 of said application, to wit: HAVE YOU EVER BEEN  
25 CONVICTED OF ANY VIOLATION OF THE LAW? ALL STATE AND FEDERAL  
26 MISDEMEANOR AND FELONY CONVICTIONS, AND ALL MILITARY AND FOREIGN  
27 CONVICTIONS, MUST BE DISCLOSED. CONVICTIONS EXPUNGED UNDER PENAL

1 CODE SECTION 1203.4 OR A SIMILAR STATUTE MUST STILL BE DISCLOSED,”

2 Respondent concealed and failed to disclose the convictions described below in Paragraph 7.

3 CRIMINAL CONVICTIONS

4 3

5 On or about September 10, 2009, in the Superior Court of the State of California,  
6 County of Los Angeles, Case No. BA356905, Respondent was convicted of violating section  
7 594(a) of the Penal Code (defacing real and personal property with graffiti), a felony which  
8 bears a substantial relationship under section 2910, title 10, California Code of Regulations  
9 (“the Regulations”), to the qualifications, functions, or duties of a real estate licensee.

10 4

11 On or about December 22, 2008, in the Superior Court of the State of California,  
12 County of Los Angeles, Case No. BA341250, Respondent was convicted of violating thirty-two  
13 (32) counts of section 594(a) of the Penal Code (defacing real and personal property with  
14 graffiti), all felonies which bear a substantial relationship under section 2910 of the Regulations,  
15 to the qualifications, functions, or duties of a real estate licensee.

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17 On or about July 12, 2007, in the Superior Court of the State of California,  
18 County of Los Angeles, Case No. 7WA17341, Respondent was convicted of violating section  
19 23152(a) of the Vehicle Code (driving while under the influence of alcohol or a controlled  
20 substance), a misdemeanor which bears a substantial relationship under section 2910 of the  
21 Regulations, to the qualifications, functions, or duties of a real estate licensee.

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23 On or about July 10, 2007, in the Superior Court of the State of California,  
24 County of Los Angeles, Case No. BA319407, Respondent was convicted of violating four (4)  
25 counts of section 594(a) of the Penal Code (defacing real and personal property with graffiti),  
26 all felonies which bear a substantial relationship under section 2910 of the Regulations, to the  
27 qualifications, functions, or duties of a real estate licensee.



