

1 exist to deny the issuance of an unrestricted real estate
2 broker license to Respondent.

3 NOW, THEREFORE, IT IS ORDERED that Respondent's
4 petition for reinstatement is granted and that an
5 unrestricted real estate broker license be issued to
6 Respondent, FARROKH FRED HADJIAN, after Respondent satisfies
7 the following conditions within one (1) year from the date of
8 this Order:

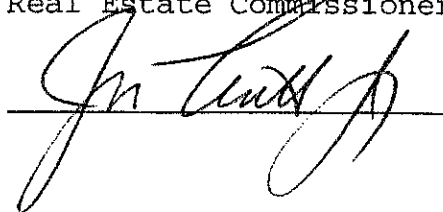
9 1. Submittal of a completed application and
10 payment of the fee for a real estate broker license.

11 2. Submittal of evidence satisfactory to the Real
12 Estate Commissioner that Respondent has, during the last four
13 years, taken and successfully completed the continuing
14 education requirements of Article 2.5 of Chapter 3 of the
15 Real Estate Law for renewal of a real estate license
16 including three hour courses in trust fund accounting and
17 handling and fair housing.

18 This Order shall become effective immediately.

19 DATED: 2/18/97

20
21 JIM ANTT, JR.
22 Real Estate Commissioner

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25 FARROKH FRED HADJIAN
26 23355 Friar Street
27 Woodland Hills, California 91367

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FILED
AUG 19 1994
DEPARTMENT OF REAL ESTATE

By *R. Seligson*

DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * * * *

In the Matter of the Accusation of) No. H-22441 LA
)
FARROKH FRED HADJIAN)
)
Respondent.)
)

ORDER DENYING REINSTATEMENT OF LICENSE

On July 15, 1987, a Decision was rendered herein
revoking the real estate broker license of FARROKH FRED HADJIAN
(hereinafter referred to as Respondent), effective September 1,
1987, but granting Respondent the right to a restricted real
estate broker license which was issued to him on October 1,
1987.

On February 10, 1994, Respondent again filed a
petition for reinstatement of said real estate broker license
and the Attorney General of the State of California has been
given notice of the filing of said Petition.

I have considered the petition of Respondent and the

1 evidence submitted in support thereof. Respondent has failed to
2 demonstrate to my satisfaction that he has undergone sufficient
3 rehabilitation to warrant the reinstatement of his real estate
4 broker license at this time. This determination has been made
5 in light of Respondent's history of acts and conduct which are
6 substantially related to the qualifications, functions and
7 duties of a real estate licensee. That history includes:

8 1. In a Decision effective November 1, 1992, in
9 H-24623 LA, the restricted license and license rights of
10 Respondent were suspended for a period of thirty days, all
11 stayed on condition that he pay a penalty in lieu of said
12 suspension and that he act in compliance with Real Estate Law
13 for a period of one year. The stay of said suspension is now
14 permanent. This suspension was based on a Determination of
15 Issues that Respondent had not properly supervised the acts of
16 the Loan Center Inc., resulting in several violations of Real
17 Estate Law.

18 2. On October 12, 1990, an Order to Desist and Refrain
19 was issued charging that Respondent and the Loan Center Inc.
20 were in violation of Sections 10145, 10148, 10161.8, 10232,
21 10232.2, 10232.25 and 10232.4 of the California Business and
22 Professions Code (Code) and Sections 2725, 2752, 2831, 3831.1,
23 2831.2, 2832, 2832.1 and 2840 of Chapter 6, Title 10, California
24 Code of Regulations (Regulations).

25 3. In the Decision which originally revoked the real
26 estate broker license of Respondent it was determined that
27 Respondent, while acting as the designated broker of the Loan
Center, Inc., had failed to properly supervise the acts of the

1 corporation requiring a real estate license when it was
2 determined that the corporation was in violation of Sections
3 10145, 10148, 10232(e), 10232.2, 10232.25, 10232.4 and 10240 of
4 the Code and Sections 2715, 2831, 2831.1, 2831.2, 2832 and
5 2832.1 of the Regulations.

6 4. In a more recent audit conducted by the Department
7 of Respondent and the Loan Center, Inc., and completed on May
8 10, 1994, it was determined that (1) Respondent was keeping some
9 \$130 in his general account that should have been refunded to
10 various borrowers consisting of refunds due to said borrowers by
11 reason of overpayments made by them on credit report fees and
12 (2) Respondent failed to disclose to some five borrowers that he
13 was receiving rebates from lenders.

14 5. The acts or omissions of Respondent, as set forth
15 above, in Paragraph 4, once more demonstrates a lack of
16 supervision over the conduct of the Loan Center, Inc. requiring
17 a real estate license and is cause to deny his petition for
18 reinstatement pursuant to Section 10177(h) of the Code.

19 6. In addition, the history of acts or conduct of
20 Respondent over a number of years in failing to comply with Real
21 Estate Law further demonstrates a lack of complete
22 rehabilitation and is reason to deny his petition pursuant to
23 Section 2911(a) of the Regulations.
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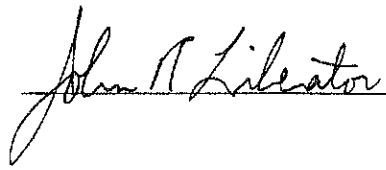
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NOW, THEREFORE, IT IS ORDERED that Respondent's
petition for reinstatement of his real estate broker license is
hereby denied.

This order shall become effective at 12 o'clock noon
on ~~September 8, 1994~~.

DATED: August 15, 1994

JOHN R. LIBERATOR
Interim Commissioner



FARROKH FRED HADJIAN
835 Ashland #5
Santa Monica, California 90405

*Sect 5
Jan*

FILED

SEP 20 1990

DEPARTMENT OF REAL ESTATE
BY *Louisa B. Chou*

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DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

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|------------------------------------|---|----------------|
| In the Matter of the Accusation of |) | NO. H-22441 LA |
| |) | L-37131 |
| FARROKH FRED HADJIAN, |) | |
| |) | |
| |) | |
| Respondent. |) | |

ORDER DENYING REINSTATEMENT OF LICENSE

On July 15, 1987, a Decision was rendered in the above-entitled matter effective October 1, 1987, revoking the real estate broker license of FARROKH FRED HADJIAN (hereinafter Respondent), but granting the right to the issuance of a restricted broker license. A restricted real estate broker license was issued to Respondent on October 1, 1987, and Respondent has operated as a restricted licensee since that time.

On September 28, 1988, Respondent petitioned for reinstatement of said real estate broker license and the Attorney General of the State of California has been given notice of the filing of said petition.

1 I have considered Respondent's petition and the evidence
2 and arguments in support thereof. Respondent has failed to
3 demonstrate to my satisfaction that he has undergone sufficient
4 rehabilitation to warrant the reinstatement of his real estate
5 broker license. This determination has been made in light of the
6 history of acts and conduct of Respondent which are substantially
7 related to the qualifications, functions and duties of a real
8 estate licensee. That history includes:

9 1.

10 On April 15, 1985, in the Superior Court of California,
11 County of Los Angeles, Case No. A 755413, Respondent was convicted
12 of violating Health and Safety Code Section 11351 (Possession for
13 Sale of Cocaine) a felony involving moral turpitude and
14 substantially related to the functions, qualifications and duties
15 of a real estate licensee. As a direct result of this conviction
16 a Decision was rendered revoking Respondent's real estate broker
17 license which also granted Respondent the right to the issuance of
18 a restricted real estate broker license. Respondent has failed to
19 present any evidence that this conviction has been expunged. This
20 is evidence of a lack of rehabilitation and is cause to deny his
21 petition for reinstatement of license under Section 2911(c) of
22 Chapter 6, Title 10, California Code of Regulations (hereinafter
23 Regulations).

24 2.

25 In the Decision of July 15, 1987, revoking Respondent's
26 real estate broker license certain conditions were imposed on any
27 restricted real estate broker license issued to Respondent under

1 authority of Section 10156.6 of the Business and Professions Code
2 (hereinafter Code). One said condition is as follows:

3 "2. Said restricted license may be suspended prior to
4 hearing by Order of the Real Estate Commissioner on evidence
5 satisfactory to the Commissioner that respondent has violated
6 provisions of the California Real Estate Law; the Subdivided Lands
7 Law, Regulations of the Real Estate Commissioner;..."

8 3.

9 On or about November 3, 1989, the Department of Real
10 Estate completed an audit of the books and records of a real
11 estate corporation known as Loan Center Inc (hereinafter LCI)
12 pertaining to their activities requiring a real estate license
13 during a period from January 1, 1988, through June 29, 1989.
14 During the period covered by said audit Respondent was the
15 designated broker of LCI and, under Section 10159.2 of the Code,
16 therefore "responsible for the supervision and control of the
17 activities conducted on behalf of the corporation by its officers
18 and employees as necessary to secure full compliance with the
19 provisions of this division.."

20 The aforesaid audit determined that LCI and Respondent
21 was operating in violation of Section 2715, 2725, 2831, 2831.1,
22 2831.2, 2832 and 2832.1 of the Regulations and Sections 10145,
23 10148, 10232(e), 10232.2, 10232.25, 10232.4 and 10240 of the Code.

24 Said violations illustrate a lack of adequate
25 supervision by Respondent over the conduct of LCI requiring a real
26 estate license and is cause to suspend or revoke his license and
27 license rights under Section 10177(h) of the Code. Respondent's

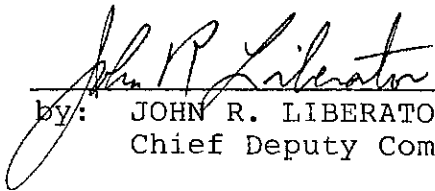
1 overall acts or omissions as the designated broker officer of LCI
2 are in violation of the conditions imposed on his present
3 restricted real estate broker license and are cause to suspend his
4 present license. This is further reason to deny Respondent's
5 petition for reinstatement of his broker license under Section
6 10177(k) of the Code.

7 NOW, THEREFORE IT IS ORDERED that Respondent's
8 petition for reinstatement of his real estate broker license is
9 denied.

10 This Order shall become effective at 12 o'clock noon on
11 October 10, 1990.

12 DATED: September 6, 1990.

13 JAMES A. EDMONDS, JR.
14 Real Estate Commissioner

15 
16 by: JOHN R. LIBERATOR
17 Chief Deputy Commissioner

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25 cc: Farrokh Fred Hadjian
26 18340 Ventura Blvd. Suite 206
27 Tarzana, CA 91356

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K. Wiedersheim

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DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

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|------------------------------------|---|----------------|
| In the Matter of the Accusation of |) | No. H-22441 LA |
| |) | |
| FARROKH FRED HADJIAN, |) | L-37131 |
| |) | |
| Respondent. |) | |
| |) | |
| |) | |

ORDER DENYING RECONSIDERATION

On July 15, 1987, a Decision was rendered in the above-entitled matter. The Decision is to become effective October 1, 1987.

On August 24, 1987, respondent petitioned for reconsideration of the Decision of July 15, 1987.

I have given due consideration to the petition of respondent. I find no good cause to reconsider the Decision of July 15, 1987, and reconsideration is hereby denied.

IT IS SO ORDERED September 22, 1987

JAMES A. EDMONDS, JR.
Real Estate Commissioner

By: *[Signature]*
JOHN R. LIBERATOR
Chief Deputy Commissioner

Ray B. Gray

FILED
AUG 25 1987

DEPARTMENT OF REAL ESTATE
BY *K. Helesholt*

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DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

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| | | |
|------------------------------------|---|----------------|
| In the Matter of the Accusation of |) | No. H-22441 LA |
| FARROKH FRED HADJIAN, |) | L-37131 |
| Respondent. |) | |
| |) | |
| |) | |

ORDER STAYING EFFECTIVE DATE

On July 15, 1987, a Decision was rendered in the above-entitled matter to become effective September 1, 1987.

IT IS HEREBY ORDERED that the effective date of the Decision of July 15, 1987, is stayed for a period of 30 days.

The Decision of July 15, 1987, shall become effective at 12 o'clock noon on October 1, 1987.

DATED: August 25, 1987

JAMES A. EDMONDS, JR.
Real Estate Commissioner

Robert Arnold
By: ROBERT ARNOLD
Assistant Commissioner

BEFORE THE DEPARTMENT OF REAL ESTATE
OF THE STATE OF CALIFORNIA

In the Matter of the Accusation)
of:)
) No. H-22441 LA
)
FARROKH FRED HADJIAN,) L-37131
)
)
Respondent.)
)

PROPOSED DECISION

This matter came on regularly for hearing before Robert A. Neher, Administrative Law Judge of the Office of Administrative Hearings, at Los Angeles, California on June 17, 1986, at 10:30 a.m. Marilyn L. Mosher, Counsel, represented the complainant. Alan L. Seltzer, Attorney at Law, represented the respondent. Documentary and oral evidence was introduced, and the record left open for the respondent to file an additional letter and for the parties to file written arguments and briefs. On June 27, 1986, respondent filed two letters, and the same were marked as Exhibit J and admitted as hearsay evidence. On June 26, 1986, complainant filed its reply brief and the same was marked as Exhibit 5, for identification only. On July 7, 1986, respondent's reply brief was filed and marked Exhibit K for identification only.

Thereafter, a Proposed Decision was prepared and sent to the Real Estate Commissioner, who adopted it as his Decision to be effective November 12, 1986. The effective date was stayed until December 12, 1986, and on December 10, 1986, respondent's petition for reconsideration was granted and the matter referred back to the Administrative Law Judge pursuant to Government Code Section 11521(a) and the Order of the original Decision. The matter came on regularly for hearing on said remand on June 1, 1987, at 10:30 a.m. with the same counsel representing both parties. Additional documentary and oral evidence was received, the matter argued and resubmitted. The Administrative Law Judge finds the following facts:

I

At all times herein mentioned, respondent was licensed by the Department of Real Estate of the State of California as a real estate broker.

II

On April 15, 1985, in the Superior Court of California, County of Los Angeles in Case No. A 755413, respondent was convicted of violating Health and Safety Code Section 11351 (Possession

for Sale of Cocaine) a felony involving moral turpitude and substantially related to the functions, qualifications and duties of a real estate licensee.

III

Respondent was placed on formal probation for a period of four (4) years subject to various terms and conditions, including drug therapy and a fine of \$350 which has been paid. He began using cocaine occasionally in 1983, he increased his use and dependency until the time of his arrest in August of 1984, when he was arrested for possession for sale and sale, by an undercover officer.

IV

Thereafter in early 1985, respondent voluntarily entered and completed the VA hospital Alcohol and Drug Treatment Program in West Los Angeles and also completed the VA Chemical Dependency Course. He joined Cocaine Anonymous and attended weekly meetings and received out-patient drug therapy and group counselling weekly for a year and was discharged from such counselling in February 1986.

V

He is a graduate of Pepperdine University with a B.S. in Business Administration and has been licensed by the Department of Real Estate as a broker since 1978. He worked for three years selling for other brokers and in 1981 opened his own Century 21 office in the San Fernando Valley increasing from four to twenty salespersons dealing largely in residential sales. Respondent sold that business and presently has an office in Tarzana which employs two salaried persons and 5 salespersons or brokers on contract. He does some real estate sales, but most of his business is now in loan brokering.

He has no prior record of disciplinary action, no prior criminal record, and no disciplinary record with the San Fernando Valley Board of Realtors, of which he is a member.

VI

Respondent has made good progress in rehabilitation, but has two years left on his court probation. He is randomly tested for drug use by his probation officer (about 2 or 3 times a month) thus far with negative results.

He appears to be a good candidate for a restricted license and the public health, safety and welfare should be adequately protected by issuance of such, subject to proper terms and conditions.

* * * * *

Pursuant to the foregoing findings of fact, the Administrative Law Judge makes the following determination of issues:

I

Cause for disciplinary action against the real estate broker's license of respondent exists under the provisions of Sections 490 and 10177(b) of the Business and Professions Code.

II

All competent evidence of mitigation and rehabilitation has been considered.

* * * * *

WHEREFORE, THE FOLLOWING ORDER is hereby made:

The real estate broker's license and licensing rights of Farrokh Fred Hadjian, are hereby revoked; provided however, a restricted real estate broker's license shall be issued to respondent pursuant to Section 10156.5 of the Business and Professions Code if respondent makes application therefor and pays to the Department of Real Estate the appropriate fee for said license within six (6) months from the effective date of the Decision herein. The restricted license issued to respondent shall be subject to all the provisions of Section 10156.7 of the Business and Professions Code and to the following limitations, conditions and restrictions imposed under authority of Section 10156.6 of said Code:

1. Said restricted license may be suspended prior to hearing by order of the Real Estate Commissioner in the event of respondent's conviction, including conviction by plea of nolo contendere, of a crime which bears a significant relation to respondent's fitness or capacity as a real estate licensee.

2. Said restricted license may be suspended prior to hearing by order of the Real Estate Commissioner on evidence satisfactory to the Commissioner that respondent has violated provisions of the California Real Estate Law; the Subdivided Lands Law, Regulations of the Real Estate Commissioner; the conditions attaching to this restricted license; or has failed to successfully complete his probation in Superior Court Case No. A 755413 without violation.

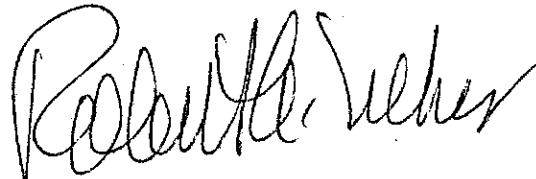
3. Respondent shall report in writing to the Department of Real Estate as the Real Estate Commissioner shall direct by his Decision herein or by separate written order issued while the restricted license is in effect, such information concerning respondent's activities for which a real estate license is

required as the Commissioner shall deem to be appropriate to protect the public interest.

4. Respondent shall not be eligible to apply for the issuance of an unrestricted real estate license nor the removal of any of the conditions, limitations or restrictions of a restricted license until three (3) years have elapsed from the date of issuance of the restricted license to respondent.

5. Respondent shall, within six (6) months after issuance of the restricted license, present evidence satisfactory to the Commissioner that he has taken and successfully completed the continuing education requirements of the Real Estate Law for renewal of a real estate license.

DATED: 30 June 87



ROBERT A. NEHER
Administrative Law Judge
Office of Administrative Hearings

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DEPARTMENT OF REAL ESTATE
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DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

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|------------------------------------|---|----------------|
| In the Matter of the Accusation of |) | No. H-22441 LA |
| FARROKH FRED HADJIAN, |) | L37131 |
| Respondent. |) | |

ORDER GRANTING RECONSIDERATION

On October 17, 1986, a Decision was rendered in the above-entitled matter. The Decision is to become effective on December 12, 1986.

On November 24, 1986, respondent petitioned for reconsideration of the Decision of October 17, 1986, pursuant to Section 11521(a) of the Government Code of the State of California and in accordance with the Order of said Decision.

Reconsideration is hereby granted and the matter is referred to Administrative Law Judge Robert A. Neher of the Office of Administrative Hearings for the purpose of taking additional

1 evidence pursuant to Section 11521(b) of the Government Code of
2 the State of California.

3 IT IS SO ORDERED December 10, 1986

4
5 JAMES A. EDMONDS, JR.
6 Real Estate Commissioner

7 By: John R. Liberator
8 JOHN R. LIBERATOR
9 Chief Deputy Commissioner

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[Handwritten Signature]
COMMISSIONER

DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * * *

| | |
|--------------------------------------|----------------|
| In the Matter of the Accusation of) | No. H-22441 LA |
| FARROKH FRED HADJIAN,) | L-37131 |
| Respondent.) | |

ORDER STAYING EFFECTIVE DATE

On October 17, 1986, a Decision was rendered in the above-entitled matter to become effective November 12, 1986.

IT IS HEREBY ORDERED that the effective date of the Decision of October 17, 1986, is stayed for a period of 30 days.

The Decision of October 17, 1986, shall become effective at 12 o'clock noon on December 12, 1986.

DATED: 11/3/86

JAMES A. EDMONDS, JR.
Real Estate Commissioner

By: *[Signature]*
ROBERT ARNOLD
Regional Manager

DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

00121-00

[Signature]
NO. H-22441 LA

In the Matter of the Accusation of)
FARROKH FRED HADJIAN,)
Respondent.)

L- 37131

DECISION

The Proposed Decision dated October 2, 1986 of the Administrative Law Judge of the Office of Administrative Hearings, is hereby adopted as the Decision of the Real Estate Commissioner in the above-entitled matter.

The Decision suspends or revokes one or more real estate licenses on grounds of (the conviction of a crime/~~making a false statement of fact required to be known by applicant for license~~).

The right to reinstatement of a revoked real estate license or to the reduction of a suspension is controlled by Section 11522 of the Government Code. A copy of Section 11522 and a copy of the Commissioner's Criteria of Rehabilitation are attached hereto for the information of respondent.

This Decision shall become effective at 12 o'clock noon on November 12, 1986

IT IS SO ORDERED October 17, 1986

JAMES A. EDMONDS, JR.
Real Estate Commissioner

By: *[Signature]*
JOHN R. LIBERATOR
Chief Deputy Commissioner

BEFORE THE DEPARTMENT OF REAL ESTATE
OF THE STATE OF CALIFORNIA

In the Matter of the Accusation of)
)
FARROKH FRED HADJIAN,) NO. H-22441 LA
)
Respondent.) L-37131
)

PROPOSED DECISION

This matter came on regularly for hearing before Robert A. Neher, Administrative Law Judge of the Office of Administrative Hearings, at Los Angeles, California on June 17, 1986, at 10:30 a.m. Marilyn L. Mosher, Counsel, represented the complainant. Alan L. Seltzer, Attorney at Law, represented the respondent. Documentary and oral evidence was introduced, and the record left open for the respondent to file an additional letter and for the parties to file written arguments and briefs. On June 27, 1986, respondent filed two letters, and the same were marked as Exhibit J and admitted as hearsay evidence. On June 26, 1986, complainant filed its reply brief and the same was marked as Exhibit 5, for identification only. On July 7, 1986, respondent's reply brief was filed and marked Exhibit K for identification only. Thereafter, the matter was deemed submitted. The Administrative Law Judge finds the following facts:

I

At all times herein mentioned, respondent was licensed by the Department of Real Estate of the State of California as a real estate broker.

III

On April 15, 1985, in the Superior Court of California, County of Los Angeles in Case No. A 755413, respondent was convicted of violating Health and Safety Code Section 11351 (Possession for Sale of Cocaine) a felony involving moral turpitude and substantially related to the functions, qualifications and duties of a real estate licensee.

IV

Respondent's assertion that the crime for which he suffered conviction bears no nexus to the functions, qualifications and duties of a licensee is not meritorious. A

person who possesses illegal contraband with the intent to sell it has committed an act which directly clashes with at least the following functions set forth in Business and Professions Code Section 10131 et seq.; offering to buy or sell real property, soliciting prospective sellers or purchasers of property or a business opportunity, soliciting borrowers or lenders in connection with second loans or collateral security, making agreements with the public for collection of payments on rentals, or on promissory notes. Furthermore, a person so convicted displays a lack of trustworthiness that is inconsistent with employment and supervision of licensed salespersons and the possession of access to various vacant properties throughout the State.

V

No competent evidence of mitigation was introduced. In aggravation, the evidence of one of respondent's two witnesses is that respondent made a declaration against interest, to her, that he was "heavy into coke." Respondent's argument to the contrary notwithstanding, it was not established by competent credible evidence that he is substantially rehabilitated.

Respondent's brother, who sees him at family functions and speaks to him on the phone gave evidence that he believes respondent is sorry and has changed for the better during the past six months.

Respondent's non-licensed employee of nine months (and social friend for a few months eight years ago) rendered character evidence that he has a good reputation in business and that his customers trust him.

VI

Said evidence is insufficient also to constitute a residuum of competent direct evidence upon which to base the utilization of the hearsay evidence offered in letters and other documents relating to therapy, compliance with criminal probation, lack of drug use, etc.

The hearsay indicates that such direct evidence, upon which findings could be based, may very well exist; however, respondent's choice not to appear or have his therapists or probation supervisors testify (apparently in order to factually protect his nexus argument) has severely limited positive evidence of rehabilitation, which could possibly support the issuance of a restricted license. Respondent should be offered the opportunity, such legal gamesmanship aside, to bring further direct evidence of his rehabilitation to see if it is sufficient to justify the public trust in his continued licensure.

* * * * *

Pursuant to the foregoing findings of fact, the Administrative Law Judge makes the following determination of issues:

I

Cause exists for the suspension or revocation of respondent's license and licensing rights pursuant to Sections 490 and 10177(b) of the Business and Professions Code, by reason of Findings III and IV.

II

The evidence failed to establish that respondent is presently rehabilitated; however, it may be that such evidence exists, and he should be offered an opportunity to bring such evidence to the Commissioner at a further hearing.

* * * * *

WHEREFORE, THE FOLLOWING ORDER is hereby made:

I

The real estate broker's license and licensing rights of Farrokh Fred Hadjian are hereby revoked; provided, however, said revocation is hereby stayed for a period of thirty (30) days from and after the effective date of decision herein, and respondent may during said period request, in writing, the opportunity to reopen the hearing herein for the purpose of providing further evidence of mitigation and/or rehabilitation.

II

In the event that respondent requests said opportunity, the hearing shall be set at the earliest opportunity consistent with the calendars of the parties and the Administrative Law Judge, and reopened for the purpose of receiving such evidence.

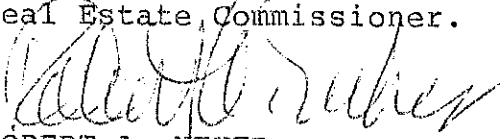
III

In the event that respondent chooses not to so request said opportunity during said period, then the opportunity shall be deemed waived and the decision shall be final.

I hereby submit the foregoing which constitutes my Proposed

Decision in the above entitled matter, as a result of the hearing had before me on June 17, 1986, at Los Angeles, California, and recommend its adoption as the decision of the Real Estate Commissioner.

DATED: 3/27/86


ROBERT A. NEHER
Administrative Law Judge
Office of Administrative Hearings

RAN:mh

*facts
Glen*

1 MARILYN L. MOSHER, Counsel
2 Department of Real Estate
3 107 South Broadway, Room 8107
4 Los Angeles, California 90012
5 (213) 620-4790

FILED
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DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * * *

11 In the Matter of the Accusation of) No. H-22441 LA
12 FARROKH FRED HADJIAN,) A C C U S A T I O N
13 Respondent.)
14)

15 The complainant, Randolph Brendia, a Deputy Real Estate
16 Commissioner of the State of California, for cause of accusation
17 against FARROKH FRED HADJIAN, alleges as follows:

I

18
19 The complainant, Randolph Brendia, a Deputy Real Estate
20 Commissioner of the State of California, makes this Accusation in
21 his official capacity.

II

22
23 FARROKH FRED HADJIAN (hereinafter referred to as
24 respondent) is presently licensed and/or has license rights under
25 the Real Estate Law (Part 1 of Division 4 of the Business and
26 Professions Code).

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III

At all times herein mentioned, respondent was licensed by the Department of Real Estate of the State of California as a real estate broker.

IV

On or about April 15, 1985, in the Superior Court of California, County of Los Angeles, respondent was convicted of violating Health and Safety Code Section 11351 (Possession for Sale of Cocaine), a felony and a crime involving moral turpitude.

V

The crime of which respondent was convicted bears a substantial relationship to the qualifications, functions or duties of a real estate licensee.

VI

Respondent's criminal conviction, as alleged above is cause under Sections 490 and 10177(b) of the Business and Professions Code for suspension or revocation of all licenses and license rights of respondent under the Real Estate Law.

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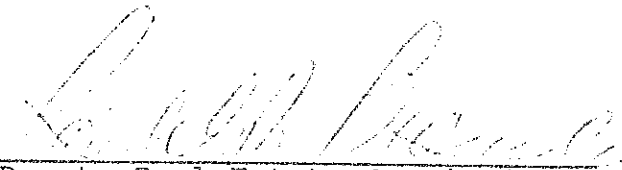
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1 WHEREFORE, complainant prays that a hearing be conducted
2 on the allegations of this Accusation and, that upon proof thereof,
3 a decision be rendered imposing disciplinary action against all
4 licenses and license rights of respondent FARROKH FRED HADJIAN
5 under the Real Estate Law (Part 1 of Division 4 of the Business
6 and Professions Code) and for such other and further relief as may
7 be proper under other applicable provisions of law.

8 Dated at Los Angeles, California
9 this 17th day of March, 1986.

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Deputy Real Estate Commissioner

cc: Farrokh Fred Hadjian
Sacto
OGG