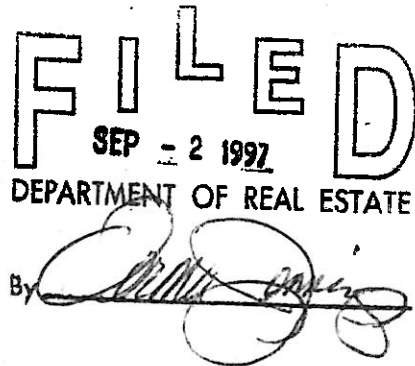




DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* . * *

In the Matter of the Accusation of) NO. H-25442 LA
SIMA KHACHATOURIAN)
Respondent.)

ORDER GRANTING REINSTATEMENT OF LICENSE

On August 2, 1993, a Decision was rendered herein revoking the real estate broker license of Respondent, SIMA KHACHATOURIAN (hereinafter "Respondent"), effective August 25, 1993. In an Order Denying Reinstatement of License dated August 22, 1995, effective September 14, 1995, Respondent was given the right to receive a restricted real estate broker license which was issued to her on October 13, 1995.

On September 23, 1996, 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
2 evidence and arguments in support thereof. Respondent has
3 demonstrated to my satisfaction that grounds do not presently
4 exist to deny the issuance of an unrestricted real estate
5 broker license to Respondent.

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

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

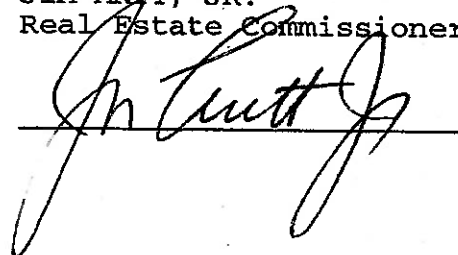
14 2. Submittal of evidence satisfactory to the Real
15 Estate Commissioner that Respondent has, since her restricted
16 license was issued, taken and successfully completed the
17 continuing education requirements of Article 2.5 of Chapter 3
18 of the Real Estate Law for renewal of a real estate license.

19
20 This Order shall become effective immediately.

21 DATED: 8/18/97.

22
23 JIM ANTT, JR.
24 Real Estate Commissioner

25 cc: Sima Khachatourian
26 3042 Cloud Crest Rd.
27 La Crescenta, CA 91214



Sacto

FILED
AUG 24 1995
DEPARTMENT OF REAL ESTATE
By *[Signature]*

DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * * *

In the Matter of the Accusation of) NO. H-25442 LA
SIMA KHACHATOURIAN)
Respondent.)

ORDER DENYING REINSTATEMENT OF LICENSE

On August 2, 1993, a Decision was rendered herein revoking the real estate broker license of Respondent, SIMA KHACHATOURIAN (hereinafter "Respondent"), effective August 25, 1993.

On September 29, 1994, 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.

I have considered the petition of Respondent and the evidence submitted in support thereof. Respondent has failed to demonstrate to my satisfaction that she has undergone sufficient rehabilitation to warrant the reinstatement of her real estate broker license at this time.

1 This determination has been made in light of Respondent's
2 history of acts and conduct which are substantially related
3 to the qualifications, functions and duties of a real estate
4 licensee. That history includes:

5 I

6 On or about July 15, 1992, Respondent was convicted
7 on her plea of guilty of violating Section 484(A) of the
8 California Penal Code (Theft) after she was apprehended at K-
9 Mart attempting to steal some \$63.00 worth of make-up and
10 clothes. In a May 11, 1995, interview with a Deputy Real
11 Estate Commissioner petitioner alleged that she was
12 completely innocent of committing the theft for which she was
13 convicted and stated she is still committed to pursue a full
14 retraction of the conviction in the future through whatever
15 legal means are available to her. Respondent's failure to
16 accept responsibility for her own past misconduct is evidence
17 of a lack of rehabilitation and is cause to deny her petition
18 for reinstatement of license pursuant to Section 2911(m) of
19 Chapter 6, Title 10, California Code of Regulations.

20 NOW, THEREFORE, IT IS ORDERED that Respondent's
21 petition for reinstatement of license is denied. However, it
22 appears that Respondent will pose no danger to the public if
23 issued a properly restricted license.

24 Therefore, a restricted real estate broker license
25 shall be issued to Respondent pursuant to Section 10156.5 of
26 the Code after Respondent satisfied the following conditions
27 within one (1) year from the date of this Order:



1 1. Submittal of evidence satisfactory to the Real
2 Estate Commissioner that she has, since her license was
3 revoked, taken and successfully completed the continuing
4 education requirements of Article 2.5 of Chapter 3 of the
5 Real Estate Law for renewal of a real estate license.

6 2. Submittal of a completed application and payment
7 of the fee for a restricted real estate broker license.

8 The restricted license issued to Respondent shall
9 be subject to all of the provisions of Section 10156.7 of the
10 Code and to the following limitations, conditions and
11 restrictions imposed under authority of Section 10156.5 of
12 said Code:

13 1. The restricted license shall not confer any
14 property right in the privileges to be exercised thereunder
15 and the Real Estate Commissioner may by appropriate order
16 suspend prior to hearing the right of Respondent to exercise
17 any privileges granted under the restricted license in the
18 event of:

19 (a) The conviction of Respondent (including a plea
20 of nolo contendere) of a crime which bears a significant
21 relationship to Respondent's fitness or capacity as a real
22 estate licensee.

23 (b) The receipt of evidence satisfactory to the
24 Real Estate Commissioner that subsequent to the date of the
25 Order herein Respondent has violated provisions of the
26 California Real Estate Law, Regulations of the Real Estate
27 Commissioner, or conditions attaching to said restricted
license.

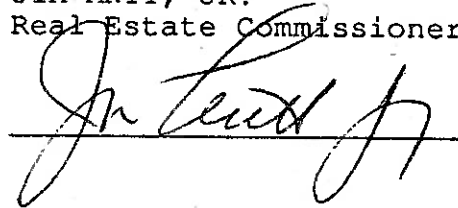


1 Respondent shall not be eligible to apply for the
2 issuance of an unrestricted real estate license nor the
3 removal of any of the conditions, limitations or restrictions
4 attaching to the restricted license until at least one year
5 has elapsed from the effective date of this Order.

6
7
8 This Order shall become effective at 12
9 o'clock noon on September 14, 1995.

10
11 DATED; 8/22/95

12
13
14 JIM ANTT, JR.
15 Real Estate Commissioner

16
17 

18 SIMA KHACHATOURIAN
19 3042 Cloud Crest Road
20 LaCrescenta, California 91214



FILED

AUG -5 1993

DEPARTMENT OF REAL ESTATE

BY C. Bay

DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * * * *

In the Matter of the Accusation of) No. H-25442 LA
)
SIMA KHACHATOURIAN,)
)
Respondent.)
_____)

DECISION

The Proposed Decision dated July 23, 1993 of Randolph Brendia, Regional Manager, Department of Real Estate, State of California, 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.

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.

The Decision shall become effective at 12 o'clock noon on August 25, 1993, 1993.

IT IS SO ORDERED August 2, 1993.

CLARK WALLACE
Real Estate Commissioner

John R. Liberator

BY: John R. Liberator
Chief Deputy Commissioner

DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * * * *

In the Matter of the Accusation of	)	No. H-25442 LA
	)	
SIMA KHACHATOURIAN,	)	
	)	
Respondent.	)	
_____	)	

PROPOSED DECISION

This matter was presided over as an uncontested case by Randolph Brendia, Regional Manager, Department of Real Estate, as the designee of the Real Estate Commissioner, in Los Angeles, California on July 23, 1993.

Darlene Averetta, Counsel, represented the Complainant.

No appearance was made by or on behalf of Respondent, SIMA KHACHATOURIAN.

On proof of compliance with Government Code Section 11505, the matter proceeded as a default pursuant to Government Code Section 11520.

The following Decision is proposed, certified and recommended for adoption:

FINDINGS OF FACT

I

The Complainant, Steven J. Ellis, a Deputy Real Estate Commissioner of the State of California, made the accusation in his official capacity.

II

SIMA KHACHATOURIAN (hereinafter Respondent) is presently licensed and/or has license rights under the Real Estate Law, Part 1 of Division 4 of the Business and Professions Code (hereinafter the "Code") as a real estate broker.

III

Respondent was originally licensed by the Department of Real Estate of the State of California as a real estate broker on May 13, 1991.

IV

On or about July 15, 1992, in the Municipal Court of California, San Fernando Judicial District, County of Los Angeles, State of California, in Case No. 92F05384, entitled, The People of the State of California vs. Sima Khachatourian, Respondent was convicted on her plea of guilty of violating Section 484(A) of the California Penal Code (Theft).

V

Said crime involves moral turpitude and is substantially related to the qualifications, functions, or duties of a real estate salesperson.

VI

The current address maintained by Respondent with the Department as the address of Respondent's principal place of business for the conduct of her real estate broker activities and further as her mailing address is 7030 Shady Grove Street, Tujunga, California 91042.

VII

Respondent is no longer located at said address. From a time known to Respondent but unknown to the Department, Respondent left and/or abandoned her principal place of business as set forth in Paragraph VI, above, and thereafter Respondent failed to maintain on file with the Commissioner of the Department a new address for her principal place of business for the conduct of real estate brokerage activities in violation of Section 2715 of the Regulations and Section 10162 of the Code.

DETERMINATION OF ISSUES

1.

The facts set forth in Findings IV and V, above, constitute cause under Sections 490 and 10177(b) of the Business and Professions Code for the suspension or revocation of the license and license rights of Respondent under the Real Estate Law.

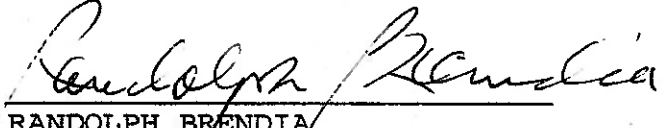
2.

The facts set forth in Finding VI, above, and the conduct, acts and/or omissions of Respondent as alleged in Finding VII, above, are in violation of Section 2715 of Title 10, Chapter 6, California Code of Regulations, and Section 10162 of the Code, and are cause for the suspension or revocation of the license and license rights of Respondent under the provisions of Section 10177(d) and/or Section 10165 of the Code.

ORDER

The license and license rights of Respondent, SIMA KHACHATOURIAN, under the provisions of Part 1 of Division 4 of the Business and Professions Code, are revoked.

DATED: 23 July 1993.


RANDOLPH BRENDIA
Regional Manager
Department of Real Estate

1 DARLENE AVERETTA, Counsel
2 Department of Real Estate
3 107 South Broadway, Room 8107
4 Los Angeles, California 90012

5 (213) 897-3937

MAY 26 1993

DEPARTMENT OF REAL ESTATE

BY C. Berg

8 DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * * * *

11 In the Matter of the Accusation of) No. H-25442 LA
12 SIMA KHACHATOURIAN,) A C C U S A T I O N
13 Respondent.)
14 _____)

15 The Complainant, Steven J. Ellis, a Deputy Real Estate
16 Commissioner of the State of California, for cause of accusation
17 against SIMA KHACHATOURIAN (hereinafter Respondent), alleges as
18 follows:

19 FIRST CAUSE OF ACCUSATION

20 I

21 The Complainant, Steven J. Ellis, a Deputy Real Estate
22 Commissioner of the State of California, makes this Accusation in
23 his official capacity.

24 II

25 Respondent is presently licensed and/or has license
26 rights under the Real Estate Law, Part 1 of Division 4 of the
27

1 California Business and Professions Code (hereinafter "the Code"),
2 as a real estate broker.

3 III

4 Respondent was originally licensed by the Department of
5 Real Estate of the State of California as a real estate broker on
6 May 13, 1991.

7 IV

8 On or about July 15, 1992, in the Municipal Court of
9 California, San Fernando Judicial District, County of Los Angeles,
10 State of California, Respondent, SIMA KHACHATOURIAN, was
11 convicted on her plea of guilty to one count of violating Section
12 484(a) of the California Penal Code (Petty Theft), a crime
13 involving moral turpitude which bears a substantial relationship
14 under Section 2910, Title 10, California Code of Regulations, to
15 the qualifications, functions or duties of a real estate licensee.

16 V

17 The crime of which Respondent was convicted, as
18 described in Paragraph IV, above, constitutes cause under Sections
19 490 and 10177(b) of the Code for the suspension or revocation of
20 the license and license rights of Respondent under the Real Estate
21 Law.

22 SECOND CAUSE OF ACCUSATION

23 VI

24 Complainant incorporates herein the allegations of
25 Paragraphs I through V, inclusive, hereinabove.

26 /

27 /

VII

Respondent has abandoned her place of business located at 7030 Shady Grove Street, Tujunga, California, and has failed to maintain on file with the Commissioner of the Department of Real Estate, a new address for her principal place of business for her real estate brokerage activities.

VIII

The facts alleged in Paragraph VII, above, are a violation of Section 10162 of the Code, and Section 2715 of Title 10, Chapter 6, California Code of Regulations, and are grounds for the suspension or revocation of the license and license rights of Respondent under the provisions of Sections 10165 and 10177(d) of the Code.

WHEREFORE, Complainant prays that a hearing be conducted on the allegations of this Accusation and, that upon proof thereof, a decision be rendered imposing disciplinary action against all the licenses and license rights of Respondent, SIMA KHACHATOURIAN, under the Real Estate Law (Part 1 of Division 4 of the Business and Professions Code) and for such other and further relief as may be proper under other applicable provisions of law.

Dated at Los Angeles, California

this 26th day of May, 1993.

STEVEN J. ELLIS

Deputy Real Estate Commissioner

cc: Sima Khachatourian
Sacto.
CL