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**FILED**  
AUG - 2 1999  
DEPARTMENT OF REAL ESTATE  
By Medeholt

DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \* \*

In the Matter of the Accusation of ) NO. H-26720 LA  
JAMSHID SELEH )  
Respondent. )

ORDER GRANTING REINSTATEMENT OF LICENSE

On May 20, 1997, a Decision was rendered herein revoking the real estate salesperson license of Respondent, JAMSHID SELEH (hereinafter "Respondent"), effective June 26, 1997.

On December 8, 1998, Respondent petitioned for reinstatement of said real estate salesperson license and the Attorney General of the State of California has been given notice of the filing of said petition.

I have considered Respondent's petition and the evidence and arguments in support thereof. Respondent has demonstrated to my satisfaction that grounds do not presently exist to deny the issuance of an unrestricted real estate

1 salesperson license to Respondent.

2 NOW, THEREFORE, IT IS ORDERED that Respondent's  
3 petition for reinstatement is granted and that an  
4 unrestricted real estate salesperson license be issued to  
5 Respondent, JAMSHID SELEH, after Respondent satisfies the  
6 following conditions within six months from the date of this  
7 Order:

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

10 2. Submittal of evidence satisfactory to the Real  
11 Estate Commissioner that Respondent has, since his license  
12 was revoked, taken and successfully completed the continuing  
13 education requirements of Article 2.5 of Chapter 3 of the  
14 Real Estate Law for renewal of a real estate license.

15 This Order shall become effective immediately.

16 DATED: July 27, 1999

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18 JOHN R. LIBERATOR  
Acting Commissioner

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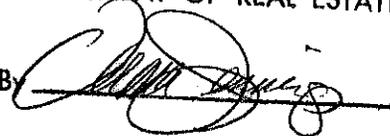
21 JAMSHID SELEH  
22 8664 Cashio Street  
Los Angeles, California 90035

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FILED  
JUN - 6 1997  
DEPARTMENT OF REAL ESTATE

DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

By 

\* \* \* \* \*

In the Matter of the Accusation of )  
 )  
 )  
 JAMSHID SELEH, )  
 )  
 )  
 Respondent. )  
\_\_\_\_\_ )

No. H-26720 LA  
L-9701226

DECISION

The Proposed Decision dated May 8, 1997, 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.

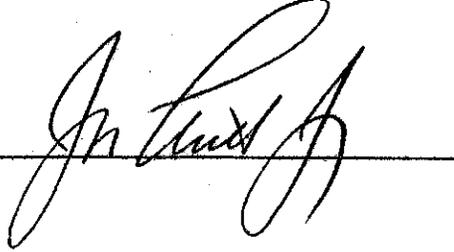
The right to reinstatement of a revoked real estate license or to the reduction of a suspension is controlled by Section 11522 of the Government Code. A copy of Section 11522 and a copy of the Commissioner's Criteria of Rehabilitation are attached hereto for the information of respondent.

This Decision shall become effective at 12 o'clock noon on June 26, 1997.

IT IS SO ORDERED

5/20/97

JIM ANTT, JR.  
Real Estate Commissioner



BEFORE THE  
DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

In the Matter of the Accusation	)	No. H-26720 LA
of:	)	
	)	OAH No. L-9701226
JAMSHID SELEH,	)	
	)	
Respondent.	)	
_____		

PROPOSED DECISION

On April 9, 1997, Vincent Nafarrete, Administrative Law Judge, Office of Administrative Hearings, heard this matter in Los Angeles, California. Complainant was represented by Darlene Averetta, Counsel. Respondent was present during the hearing and was represented by Melvin Teitelbaum, Attorney at Law.

Documentary evidence having been received and the matter submitted for decision, the Administrative Law Judge finds as follows:

FINDINGS OF FACT

1. The Administrative Law Judge takes official notice that the Accusation was issued by Thomas McCrady in his official capacity as Deputy Real Estate Commissioner, Department of Real Estate, State of California (hereinafter Department).

2. At all times relevant herein, respondent Jamshid Seleh has held real estate salesperson's license no. 01012808 issued by the Department. His real estate salesperson's license expired on January 8, 1997. Jurisdiction continues to exist in this matter pursuant to Business and Professions Code Section 10103.

3.(A) On August 8, 1995, before the Superior Court of California, County of Los Angeles, in People vs. Jamshid Seleh, case no. BA115268, respondent was convicted of violating Penal Code Sections 664 and 496(a) (attempted receiving stolen property), a felony and crime involving moral turpitude.

(B) As a result of the conviction, respondent was sentenced to state prison for three (3) years, imposition of sentence was suspended, and he was placed on three (3) years probation on condition, in part, that he spend one (1) day in the county jail with credit for time served and perform 200 hours of community service with CalTrans.

(C) The facts and circumstances of respondent's offense as set forth in the record of conviction (Exh. 3) are as follows: On or about May 18, 1995, in the County of Los Angeles, respondent unlawfully attempted to buy, receive, conceal, sell, withhold, and aid in concealing, selling, and withholding sewing machines with the knowledge that said property had been stolen and obtained by extortion.

4. Respondent's conviction for attempted receiving stolen property was for a crime which is substantially related to the qualifications, functions, or duties of a real estate licensee. Said crime involves the fraudulent taking of property belong to another person. Moreover, honesty and integrity are qualities expected of a licensed real estate salesperson.

5. On October 30, 1996, respondent was terminated from his employment as a real estate salesperson with John T. Lucewicz, Jr., in Santa Ana.

6. Respondent presented no evidence at the hearing, electing to present only argument. At such, respondent did not present any evidence of rehabilitation or mitigation of his conviction or crime.

\* \* \* \* \*

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

#### CONCLUSIONS OF LAW

1. Grounds exist to revoke or suspend respondent's real estate salesperson's license pursuant to Business and Professions Code Sections 490 and 10177(b) for conviction of a crime involving moral turpitude, which is substantially related to the qualifications, functions, and duties of a real estate salesperson, as set forth in Findings 3 and 4 above.

2. Respondent's conviction for attempted receiving stolen property was for a crime substantially related to the qualifications, functions, or duties of a licensed real estate salesperson under the criteria of Title 10, California Code of Regulations, Section 2910(a)(1) and (a)(8) and Section 2910(b).

3. It was not established respondent is rehabilitated from his conviction of a crime under the criteria of Title 10, California Code of Regulations, Section 2912, based on Finding 6 above.

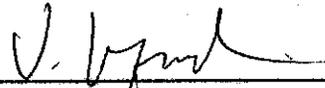
\* \* \* \* \*

WHEREFORE, THE FOLLOWING ORDER is hereby made:

ORDER

Real estate salesperson's license no. 01012808 and licensing rights previously issued by the Department of Real Estate to respondent Jamshid Seleh are revoked.

Dated: May 8, 1997

  
\_\_\_\_\_  
VINCENT MAFARRETE  
Administrative Law Judge  
Office of Administrative Hearings

VN:rfm

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

(213) 897-3937

**FILED**  
SEP 27 1996

DEPARTMENT OF REAL ESTATE

By 

DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \* \* \*

In the Matter of the Accusation of )	No. H-26720 LA
JAMSHID SELEH, )	<u>A C C U S A T I O N</u>
Respondent. )	

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The Complainant, Thomas McCrady, a Deputy Real Estate Commissioner of the State of California, for cause of accusation against JAMSHID SELEH (hereinafter "Respondent"), alleges as follows:

I

The Complainant Thomas McCrady, a Deputy Real Estate Commissioner of the State of California, makes this Accusation in his official capacity.

II

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





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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 licenses and license rights of Respondent, JAMSHID SELEH, 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 27th day of September, 1996.

  
Deputy Real Estate Commissioner

cc: Jamshid Seleh  
Sacto.  
SR