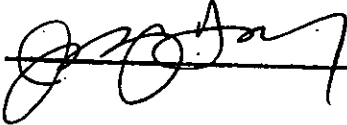


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FILED
SEP 14 2004
DEPARTMENT OF REAL ESTATE

By 

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of) NO. H-27551 LA
SAM MIR SEPASI,)
Respondent.)

ORDER GRANTING REINSTATEMENT OF LICENSE

On April 27, 1998, an Order Accepting Voluntary Surrender of Real Estate License was rendered herein. The Order accepted Respondent SAM MIR SEPASI's ("Respondent") petition for voluntary surrender of his real estate salesperson license based on the understanding and agreement expressed in Respondent's Declaration dated April 13, 1998.

On June 12, 2002, Respondent petitioned for reinstatement of his real estate salesperson license and the Attorney General of the State of California has been given notice of the filing of Respondent's petition.

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1 I have considered the petition of Respondent and
2 the evidence and arguments in support thereof. Respondent
3 has demonstrated to my satisfaction that Respondent meets
4 the requirements of law for the issuance to Respondent of
5 an unrestricted real estate salesperson license and that it
6 would not be against the public interest to issue said license
7 to SAM MIR SEPASI.

8 NOW, THEREFORE, IT IS ORDERED that Respondent's
9 petition for reinstatement is granted and that a real estate
10 salesperson license be issued to Respondent if Respondent
11 satisfies the following conditions within twelve (12) months
12 from the date of this Order:

13 1. Submittal of evidence satisfactory to the Real
14 Estate Commissioner that Respondent has, since Respondent's
15 license was revoked, taken and passed the written examination
16 required to obtain a real estate salesperson license.

17 2. Submittal of a completed application and payment
18 of the fee for a real estate salesperson license.

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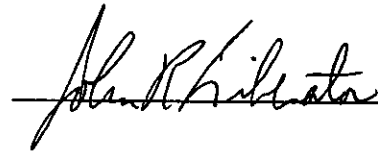
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1 3. Submittal of evidence of having, since the most
2 recent issuance of an original or renewal real estate license,
3 taken and successfully completed the continuing education
4 requirements of Article 2.5 of Chapter 3 of the Real Estate
5 Law for renewal of a real estate license.

6 This Order shall be effective immediately.

7 Dated: September 2, 2004.

8 JOHN R. LIBERATOR
9 Acting Real Estate Commissioner

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25 cc: Sam M. Sepasi
26 22821 Sparrowdell Drive
27 Calabasas, CA 91302

Yacht
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FILED
APR 30 1998
DEPARTMENT OF REAL ESTATE

By *K. Kiedrich*

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of	)	
SAM MIR SEPASSI,	)	NO. H-27551 LA
	)	
Respondent.	)	

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On February 20, 1998, an Accusation was filed in this matter against Respondent SAM MIR SEPASSI.

On April 15, 1998, Respondent petitioned the Commissioner to voluntarily surrender his real estate salesperson license pursuant to Section 10100.2 of the Business and Professions Code.

IT IS HEREBY ORDERED that Respondent SAM MIR SEPASSI's
petition for voluntary surrender of his real estate salesperson
license is accepted as of the effective date of this Order as set
forth below, based upon the understanding and agreement expressed
in Respondent's Declaration dated April 13, 1998 (attached as



1 Exhibit "A" hereto).

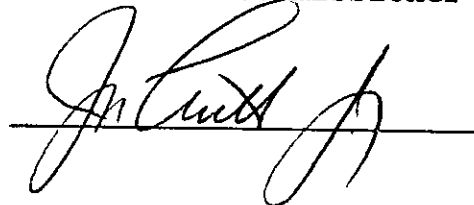
2 IT IS ALSO ORDERED that Respondent's license
3 certificate(s), pocket card(s) and all branch office license
4 certificates be sent to the below-listed address so that they
5 reach the Department on or before the effective date of the Order:

6 Department of Real Estate
7 Attn: Licensing Flag Section
8 P.O. Box 187000
9 Sacramento, California 95818-7000

10 This Order shall become effective at 12 o'clock noon on
11 May 20, 1998.

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13 DATED: 4/27/98

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15 JIM ANTT, JR.
16 Real Estate Commissioner
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BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)	
SAM MIR SEPASI,	No. H-27551 LA
Respondent.	

DECLARATION

My name is SAM MIR SEPASI.

I am the Respondent in the above-entitled case. I am represented by counsel, Steven M. Sepassi, Esq. in this matter.

Pursuant to Business and Professions Code Section 10100.2, I wish to voluntarily surrender my real estate license issued by the Department.

I understand that by so voluntarily surrendering my license, I agree to the following:

This agreement is based on the factual allegations contained in the Accusation filed in this proceeding. In the interest of expedience and economy, I chose not to contest these factual allegations, but to remain silent and understand that, as

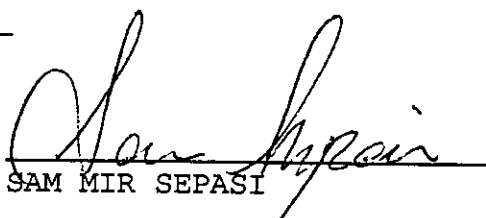


1 a result thereof, these factual statements, without being admitted
2 or denied, will serve as a prima facie basis for the voluntary
3 surrender.

4 The filing of my petition shall be deemed to be an
5 understanding and agreement by me that upon acceptance by the
6 Commissioner, as evidenced by an appropriate order, all affidavits
7 and all relevant evidence obtained in the investigation prior to
8 the acceptance and all allegations contained in the Accusation
9 filed in Department of Real Estate Case No. H-27551 LA may be
10 considered by the Department to be true and correct for the
11 purpose of deciding whether or not to grant reinstatement of my
12 license.

13 I declare under penalty of perjury under the laws of the
14 State of California that the above is true and correct.

15 DATED: 4/13/98

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18 SAM MIR SEPASI
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Handwritten: 1/20/98

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

FILED
MAR 11 1998
DEPARTMENT OF REAL ESTATE

In the Matter of the Accusation of

SAM MIR SEPASI,

By K. Niederholt

Case No. H-27551 LA

OAH No. L-1998030151

Respondent

NOTICE OF HEARING ON ACCUSATION

To the above named respondent:

You are hereby notified that a hearing will be held before the Department of Real Estate at

Office of Administrative Hearings, 107 South Broadway, Second Floor,

Los Angeles, CA 90012

on April 16, 1998, at the hour of 1:30 p.m.,
or as soon thereafter as the matter can be heard, upon the Accusation served upon you. If you object to the place of hearing, you must notify the presiding administrative law judge of the Office of Administrative Hearings within ten (10) days after this notice is served on you. Failure to notify the presiding administrative law judge within ten days will deprive you of a change in the place of the hearing.

You may be present at the hearing. You have the right to be represented by an attorney at your own expense. You are not entitled to the appointment of an attorney to represent you at public expense. You are entitled to represent yourself without legal counsel. If you are not present in person nor represented by counsel at the hearing, the Department may take disciplinary action against you based upon any express admission or other evidence including affidavits, without any notice to you.

You may present any relevant evidence and will be given full opportunity to cross-examine all witnesses testifying against you. You are entitled to the issuance of subpoenas to compel the attendance of witnesses and the production of books, documents or other things by applying to the Department of Real Estate.

The hearing shall be conducted in the English language. If you want to offer the testimony of any witness who does not proficiently speak the English language, you must provide your own interpreter and pay his or her costs. The interpreter must be certified in accordance with Sections 11435.30 and 11435.55 of the Government Code.

DEPARTMENT OF REAL ESTATE

Dated: March 11, 1998

By Martha J. Niederholt Counsel

cc: Sam Mir Sepasi
Steven M. Sepassi, Esq.
Sacto OAH CW

Accused just

MARTHA J. ROSETT, Counsel
State Bar # 142072
Department of Real Estate
107 South Broadway, Room 8107
Los Angeles, CA 90012

(213) 897-3937

FILED
FEB 20 1998
DEPARTMENT OF REAL ESTATE

By K. Mederholt

DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * * *

In the Matter of the Accusation of)	No. H-27551	LA
SAM MIR SEPASI,)	A C C U S A T I O N	
Respondent.)		

The Complainant, Thomas McCrady, a Deputy Real Estate Commissioner of the State of California, for cause of Accusation against SAM MIR SEPASI (herinafter "Respondent"), is informed and 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 licensed by the Department of Real Estate of the State of California ("Department") as a real estate salesperson.

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III

On or about July 28, 1997, in the United States District Court for the Central District of California, Western Division, in Case No. CR 97-176-HLH, Respondent was convicted on his plea of guilty to one count of violating 18 USC Section 1014 (False Statements to the Federal Deposit Insurance Corporation) and 18 USC 2(a) (aiding and abetting), a felony and a crime which bears a substantial relationship under Section 2910, Title 10, California Code of Regulations, to the qualifications, functions or duties of a real estate licensee.

IV

The facts set forth in Paragraph III constitute 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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1 WHEREFORE, Complainant prays that a hearing be
2 conducted on the allegations of this Accusation and that upon
3 proof thereof, a decision be rendered imposing disciplinary
4 action against all licenses and/or license rights of SAM MIR
5 SEPASI under the Real Estate Law and for such other and
6 further relief as may be proper under applicable provisions
7 of law.

8 Dated at Los Angeles, California
9 this 20th day of February, 1998.

10
11 THOMAS MC CRADY

12 Deputy Real Estate Commissioner
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25 cc: Sam Mir Sepasi
26 Sacto.
27 CW