

FILED  
JAN - 9 2001

DEPARTMENT OF REAL ESTATE

By

*[Signature]*

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

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TO: VILLA AZARMEHR

NO. H-28925 LA

ORDER TO DESIST AND REFRAIN  
(B & P Code § 10086)

The Real Estate Commissioner of the State of California (hereinafter "Commissioner") has determined from the findings set forth below that you have violated Section 10130 of the Business and Professions Code (hereinafter "Code") by engaging in the business of a real estate broker within the State of California without a real estate broker license.

I

At no time herein mentioned, have you been licensed by the Department of Real Estate of the State of California (hereinafter "Department") as a real estate broker, nor are you a real estate salesperson employed by a real estate broker. You were originally licensed as a salesperson by the Department on July 13, 1993. Said license expired on July 13, 1997.

II.

During a period of time from approximately March 16, 1999 to July 28, 1999, for or in expectation of compensation, you acted on behalf of a prospective buyer, Kamran D. Fouladbakhsh, making an offer on his behalf to purchase real property located at 1427 Camden Avenue, Los Angeles, California. During the same period and regarding the same property, you represented yourself as a licensed real estate salesperson to Michael Mavadat and Southland Realty, the listing agent and the listing broker respectively for said property; to Margarita Billings, of Encino Escrow Company; and to the owners of said property.

III

Your acts as described in Paragraph II, above, are acts requiring a real estate license under the provision of Code Section 10131(a).

IV

You violated Code Section 10130 by engaging in the activities described in Paragraph II, above, without first obtaining a real estate license from the Department.

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1 THEREFORE, YOU ARE ORDERED TO DESIST AND REFRAIN  
2 from performing any and all acts requiring a real estate  
3 license in the State of California, until you obtain the  
4 required license from the Department.

5 DATED: January 7, 2000.

6 PAULA REDDISH ZINNEMAN  
7 Real Estate Commissioner  
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