

1 Department of Real Estate
320 W. 4th Street, Suite 350
2 Los Angeles, CA 90013-1105
3 Telephone: (213) 576-6982
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FILED
JUL 27 2006
DEPARTMENT OF REAL ESTATE

By _____

7 **DEPARTMENT OF REAL ESTATE**
8 **STATE OF CALIFORNIA**

9
10 *In the Matter of the Application of*)
11 *KAYVON MOTAHED,*) No. H- 32566 LA
12) **STIPULATION AND**
13) **WAIVER**
14) Respondent)

15 I, KAYVON MOTAHED, respondent herein, do hereby affirm that I have applied to the Department
16 of Real Estate for a real estate salesperson license and that to the best of my knowledge I have satisfied all
17 of the statutory requirements for the issuance of the license, including the payment of the fee therefor.

18 I acknowledge that I have received and read the Statement of Issues and the Statement to Respondent
19 filed by the Department of Real Estate on March 15, 2006, in connection with my application for a real
20 estate salesperson license. I understand that the Real Estate Commissioner may hold a hearing on this
21 Statement of Issues for the purpose of requiring further proof of my honesty and truthfulness and to prove
22 other allegations therein, or that he may in his discretion waive the hearing and grant me a restricted real
23 estate salesperson license based upon this Stipulation and Waiver. I also understand that by filing the
24 Statement of Issues in this matter the Real Estate Commissioner is shifting the burden to me to make a
25 satisfactory showing that I meet all the requirements for issuance of a real estate salesperson license. I
26 further understand that by entering into this stipulation and waiver I will be stipulating that the Real Estate
27

1 Commissioner has found that I have failed to make such a showing, thereby justifying the denial of the
2 issuance to me of an unrestricted real estate salesperson license.

3 I hereby admit that the allegations of the Statement of Issues filed against me are true and correct and
4 request that the Real Estate Commissioner in his discretion issue a restricted real estate salesperson license
5 to me under the authority of Section 10156.5 of the Business and Professions Code.

6 I am aware that by signing this Stipulation and Waiver, I am waiving my right to a hearing and the
7 opportunity to present evidence at the hearing to establish my rehabilitation in order to obtain an
8 unrestricted real estate salesperson license if this Stipulation and Waiver is accepted by the Real Estate
9 Commissioner. However, I am not waiving my right to a hearing and to further proceedings to obtain a
10 restricted or unrestricted license if this Stipulation and Waiver is not accepted by the Commissioner.

11 I further understand that the following conditions, limitations, and restrictions will attach to a
12 restricted license issued by the Department of Real Estate pursuant hereto:

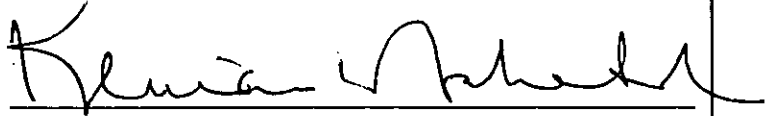
- 13 1. The license shall not confer any property right in the privileges to be exercised including the
14 right of renewal, and the Real Estate Commissioner may by appropriate order suspend the right
15 to exercise any privileges granted under this restricted license in the event of:
- 16 a. The conviction of respondent (including a plea of nolo contendere) to a crime which bears a
17 substantial relationship to respondent's fitness or capacity as a real estate licensee; or
- 18 b. The receipt of evidence that respondent has violated provisions of the California Real
19 Estate Law, the Subdivided Lands Law, Regulations of the Real Estate Commissioner or
20 conditions attaching to this restricted license.
- 21 2. I shall not be eligible to apply for the issuance of an unrestricted real estate license nor the
22 removal of any of the conditions, limitations, or restrictions attaching to the restricted license
23 until two years have elapsed from the date of issuance of the restricted license to respondent.
- 24 3. With the application for license, or with the application for transfer to a new employing broker, I
25 shall submit a statement signed by the prospective employing broker on a form approved by the
26 Department of Real Estate wherein the employing broker shall certify as follows:
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- a. That broker has read the Statement of Issues which is the basis for the issuance of the restricted license; and
- b. That broker will carefully review all transaction documents prepared by the restricted licensee and otherwise exercise close supervision over the licensee's performance of acts for which a license is required.

Respondent can signify acceptance and approval of the terms and conditions of this Stipulation and Waiver by faxing a copy of the signature page, as actually signed by respondent, to the Department at fax number (213) 576-6917. Respondent agrees, acknowledges and understands that by electronically sending to the Department a fax copy of his actual signature as it appears on the Stipulation and Waiver, that receipt of the faxed copy by the Department shall be as binding on Respondent as if the Department had received the original signed Stipulation and Waiver.

6/14/06
Dated


KAYVON MOTAHEB, Respondent

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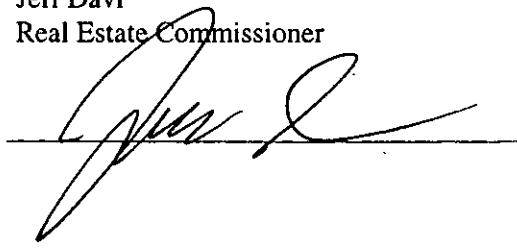
I have read the Statement of Issues filed herein and the foregoing Stipulation and Waiver signed by respondent. I am satisfied that the hearing for the purpose of requiring further proof as to the honesty and truthfulness of respondent need not be called and that it will not be inimical to the public interest to issue a restricted real estate salesperson license to respondent.

Therefore, IT IS HEREBY ORDERED that a restricted real estate salesperson license be issued to respondent KAYVON MOTAHED if respondent has otherwise fulfilled all of the statutory requirements for licensure. The restricted license shall be limited, conditioned, and restricted as specified in the foregoing Stipulation and Waiver.

This Order is effective immediately.

IT IS SO ORDERED 7.15.08

Jeff Davi
Real Estate Commissioner



JENNIFER A. GRANAT, Counsel (SBN 199868)
Department of Real Estate
320 West 4th Street, Suite 350
Los Angeles, California 90013-1105

Telephone: (213) 576-6982
(Direct) (213) 576-6907

FILED
MAR 15 2008
DEPARTMENT OF REAL ESTATE

By _____

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Application of) NO. H-32566 LA
KAYVON MOTAHED,) STATEMENT OF ISSUES
Respondent.)

The Complainant, Maria Suarez, a Deputy Real Estate Commissioner of the State of California, for Statement of Issues against KAYVON MOTAHED ("Respondent"), alleges in her official capacity as follows:

I

Respondent made application to the Department of Real Estate of the State of California for a real estate salesperson license on or about July 28, 2004.

II

CRIMINAL CONVICTIONS

On or about October 12, 1990, in Municipal Court of Van Nuys, County of Los Angeles, State of California, Case

1 No. 90P11010, Respondent KAYVON MOTAHED was convicted of one (1)
2 count of violating California Penal Code Section 602(J)
3 (trespass/injure property), a crime involving moral turpitude
4 which is substantially related under Title 10, Chapter 6,
5 Section 2910, California Code of Regulations, to the
6 qualifications, functions or duties of a real estate licensee.

7 III

8 On or about October 15, 1990, in Municipal Court of
9 San Fernando, County of Los Angeles, State of California, Case
10 No. 90F09952, Respondent KAYVON MOTAHED was convicted of one (1)
11 count of violating California Penal Code Section 484(A) (theft
12 of property), a crime involving moral turpitude which is
13 substantially related under Title 10, Chapter 6, Section 2910,
14 California Code of Regulations, to the qualifications, functions
15 or duties of a real estate licensee.

16 IV

17 The crimes of which Respondent was convicted, as
18 alleged herein above, constitute cause for denial of
19 Respondent's application for a real estate license under
20 Business and Professions Code Sections 475(a)(2), 480(a)(1)
21 and/or 10177(b).

22 V

23 FAILURE TO REVEAL CONVICTIONS

24 In response to Question 25 of his license application,
25 to wit: "HAVE YOU EVER BEEN CONVICTED OF ANY VIOLATION OF LAW?
26
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1 CONVICTIONS EXPUNGED UNDER PENAL CODE SECTION 1203.4 MUST BE
2 DISCLOSED. HOWEVER, YOU MAY OMIT MINOR TRAFFIC CITATIONS WHICH
3 DO NOT CONSTITUTE A MISDEMEANOR OR FELONY OFFENSE," Respondent
4 answered "No," and failed to reveal the convictions described
5 above.

6 VI

7 Respondent's failure to reveal the convictions set
8 forth herein in his license application constitutes
9 the attempt to procure a real estate license by fraud,
10 misrepresentation, or deceit, or by making a material
11 misstatement of fact, or knowingly making a false statement
12 of material fact required to be revealed in said application,
13 which is grounds for denial of the issuance of a license under
14 Business and Professions Code Sections 475(a)(1), 480(c), and/or
15 10177(a).

16
17 These proceedings are brought under the provisions of
18 Section 10100, Division 4 of the Business and Professions Code
19 of the State of California and Sections 11500 through 11528 of
20 the Government Code.

21 WHEREFORE, Complainant prays that the above-referenced
22 matter be set for hearing and, upon proof of the charges
23 contained herein, that the Commissioner refuse to authorize the
24 issuance of, and deny the issuance of, a real estate salesperson

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1 license to Respondent, KAYVON MOTAHED, and for such other and
2 further relief as may be proper under other provisions of law.

3 Dated at Los Angeles, California

4 this 10th day of March, 2006.

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7 Maria Suarez
8 Deputy Real Estate Commissioner
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26 cc: Kayvon Motahed
27 Maria Suarez
Sacto.