

ALI MIRROKIAN's ("Respondent") last known mailing address on file with the Department of Real Estate of the State of California ("Department") on November 30, 2006, and by regular mail to Respondent's last known mailing address on file with the Department on January 17, 2007.

II

On March 13, 2007, no Notice of Defense having been filed herein within the time prescribed by Section 11506 of the Government Code, Respondent's default was entered herein.

III

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 ("Code") as a real estate salesperson. On January 10, 1986, Respondent was issued a real estate salesperson license by the Department. On October 23, 2005, Respondent's license expired without renewal. Respondent has renewal rights pursuant to Code Section 10201. The Department retains jurisdiction pursuant to Code Section 10103.

IV

On or about March 11, 2005, in the Superior Court of California, County of Los Angeles, Respondent ALI MIRROKIAN, was convicted on his plea of nolo contendere to one (1) count of violating Penal Code Section 487 (a) (grand theft of property), a felony.

V

On January 31, 2001, in the Superior Court of California, County of Los Angeles, Respondent was convicted upon a plea of nolo contendere to one (1) count of Penal Code Section 242-243(e)(1) (spousal battery), a misdemeanor.

VI

The evidence established that the crime of which Respondent was convicted, as set forth in Findings IV and V of crimes involving moral turpitude and as such are substantially related to the qualifications, functions or duties of a real estate licensee.

DETERMINATION OF ISSUES

I

The facts set forth in Findings IV and V establish cause for disciplinary action against Respondent pursuant to Business and Professions Code Sections 490 and 10177(b).

II

The standard of proof applied was clear and convincing to a reasonable certainty.

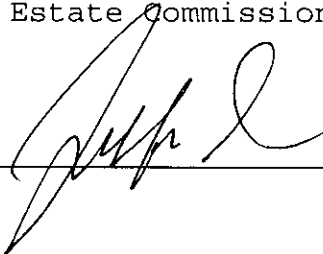
ORDER

The license and license rights of ALI MIRROKIAN under the provisions of Part 1 of Division 4 of the Business and Professions Code are revoked.

This Decision shall become effective at 12 o'clock noon on May 7, 2007.

DATED: 3/30/07.

JEFF DAVI
Real Estate Commissioner



FILED

1 Department of Real Estate
320 West Fourth Street, Suite 350
2 Los Angeles, CA 90013

MAR 13 2007

3 (213) 576-6982

DEPARTMENT OF REAL ESTATE

BY: *Henry*

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * * *

11	In the Matter of the Accusation of)	NO. H-33465 LA
12)
13	ALI MIRROKIAN,)	<u>DEFAULT ORDER</u>
14)
15	Respondent.)	
16)

17 Respondent ALI MIRROKIAN, having failed to file a
18 Notice of Defense within the time required by Section 11506
19 of the Government Code, is now in default. It is, therefore,
20 ordered that a default be entered on the record in this
21 matter.

22 IT IS SO ORDERED March 13, 2007.

23 JEFF DAVI
24 Real Estate Commissioner

25 By: *Dolores Weeks*
26 DOLORES WEEKS
27 Regional Manager

1 ELLIOTT MAC LENNAN, SBN 66674
2 Department of Real Estate
3 320 West 4th Street, Ste. 350
4 Los Angeles, California 90013-1105

5 Telephone: (213) 576-6911 (direct)
6 -or- (213) 576-6982 (office)

FILED

NOV 30 2006

DEPARTMENT OF REAL ESTATE
BY: *[Signature]*

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of)
12 ALI MIRROKIAN,)
13 Respondent.)

No. H-33465LA
ACCUSATION

14
15 The Complainant, Maria Suarez, a Deputy Real Estate
16 Commissioner of the State of California, for cause of accusation
17 against ALI MIRROKIAN, is informed and alleges in her official
18 capacity as follows:

19 1.

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

24 ///
25 ///
26 ///

2.

1
2 Respondent was originally licensed by the Department of
3 Real Estate of the State California as a real estate salesperson
4 on January 10, 1986. On October 23, 2005, respondent's license
5 expired without renewal. Respondent has renewal rights pursuant
6 to Code Section 10201. The Department retains jurisdiction
7 pursuant to Code Section 10103.

8
9 3.

10 On March 11, 2005, in the Superior Court of California,
11 County of Los Angeles, respondent was convicted in Case Number
12 LA046550, upon a plea of nolo contendere to one count of Penal
13 Code Section 487(a) (grand theft of property), a felony involving
14 moral turpitude and substantially related under Section
15 2910(a)(1) and (a)(8), Chapter 6, Title 10 of the California Code
16 of Regulations "Regulations"), to the qualifications, functions
17 or duties of a real estate licensee.

18
19 4.

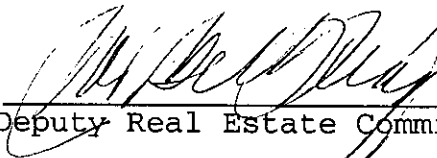
20 On January 31, 2001, in the Superior Court of
21 California, County of Los Angeles, respondent was convicted in
22 Case Number OPN05829, upon a plea of nolo contendere to one count
23 of Penal Code Section 242-243(e)(1) (spousal battery), a
24 misdemeanor involving moral turpitude and substantially related
25 under Section 2910(a)(8), Chapter 6, Title 10 of the California
26 Code of Regulations "Regulations"), to the qualifications,
27 functions or duties of a real estate licensee.

1
2 The facts as alleged in above, constitute cause for the
3 suspension or revocation of the license and license rights of
4 respondent under Code Sections 490 and/or 10177(b).

5 WHEREFORE, Complainant prays that a hearing be
6 conducted on the allegations of this Accusation and that upon
7 proof thereof, a decision be rendered imposing disciplinary
8 action against the license and license rights of respondent ALI
9 MIRROKIAN under the Real Estate Law (Part 1 of Division 4 of the
10 Business and Professions Code) and for such other and further
11 relief as may be proper under other applicable provision of law.

12 Dated at Los Angeles, California

13 This *8th* day of *May* 2006.
14

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16 
17 Deputy Real Estate Commissioner

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25
26 cc: Ali Mirrokian
27 Maria Suarez
Sacto