

1 Department of Real Estate  
2 320 West Fourth Street, #350  
3 Los Angeles, California 90013

4 (213) 576-6982  
5 (213) 576-6910

**FILED**  
JUL 16 2008  
DEPARTMENT OF REAL ESTATE

By Sandra B. Dean

6  
7  
8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \*

11 In the Matter of the Accusation of ) NO. H-34838 LA

12 HAMID ZANJANI, )

13 Respondent. )

14 ) STIPULATION AND AGREEMENT

15 It is hereby stipulated by and between HAMID ZANJANI  
16 (hereinafter "Respondent") and Respondent's attorney, Jack L.  
17 Chegwiddden and the Complainant, acting by and through James  
18 Demus, Counsel for the Department of Real Estate, as follows for  
19 the purpose of settling and disposing of the Accusation filed on  
20 April 14, 2008 in this matter:

21 1. All issues which were to be contested and all  
22 evidence which was to be presented by Complainant and Respondent  
23 at a formal hearing on the Accusation, which hearing was to be  
24 held in accordance with the provisions of the Administrative  
25 Procedure Act (APA), shall instead and in place thereof be  
26 submitted solely on the basis of the provisions of this  
27

1 Stipulation and Agreement.

2           2. Respondent has received, read and understands the  
3 Statement to Respondent, the Discovery Provisions of the APA and  
4 the Accusation filed by the Department of Real Estate in this  
5 proceeding.

6           3. Respondent, pursuant to the limitations set forth  
7 below, hereby admits that the factual allegations of the  
8 Accusation filed in this proceeding are true and correct and the  
9 Real Estate Commissioner shall not be required to provide  
10 further evidence of such allegations.

11           4. It is understood by the parties that the Real  
12 Estate Commissioner may adopt the Stipulation and Agreement as  
13 his Decision in this matter, thereby imposing the penalty and  
14 sanctions on Respondent's real estate license and license rights  
15 as set forth in the below "Order". In the event that the  
16 Commissioner in his discretion does not adopt the Stipulation  
17 and Agreement, it shall be void and of no effect, and Respondent  
18 shall retain the right to a hearing and proceeding on the  
19 Accusation under all the provisions of the APA and shall not be  
20 bound by any admission or waiver made herein.

21           5. The Order or any subsequent Order of the Real  
22 Estate Commissioner made pursuant to this Stipulation and  
23 Agreement shall not constitute an estoppel, merger or bar to any  
24 further administrative or civil proceedings by the Department of  
25 Real Estate with respect to any matters which were not  
26 specifically alleged to be causes for accusation in this  
27 proceeding.

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1                   2. The restricted license issued to Respondent may be  
2 suspended prior to hearing by Order of the Real Estate  
3 Commissioner on evidence satisfactory to the Commissioner that  
4 Respondent has violated provisions of the California Real Estate  
5 Law, the Subdivided Lands Law, Regulations of the Real Estate  
6 Commissioner, or conditions attaching to this restricted  
7 license..

8                   3. Respondent shall not be eligible to apply for the  
9 issuance of an unrestricted real estate license nor for the  
10 removal of any of the conditions, limitations or restrictions  
11 of a restricted license until two (2) years have elapsed from  
12 the date of issuance of the restricted license to Respondent.

13                   4. Respondent shall, within nine months from the  
14 effective date of this Decision, present evidence satisfactory  
15 to the Real Estate Commissioner that Respondent has, since the  
16 most recent issuance of an original or renewal real estate  
17 license, taken and successfully completed the continuing  
18 education requirements of Article 2.5 of Chapter 3 of the Real  
19 Estate Law for renewal of a real estate license. If Respondent  
20 fails to satisfy this condition, the Commissioner may order the  
21 suspension of the restricted license until the Respondent  
22 presents such evidence. The Commissioner shall afford  
23 Respondent the opportunity for a hearing pursuant to the  
24 Administrative Procedure Act to present such evidence.

25  
26 DATED: 6/2/08

  
JAMES DEMUS Counsel for Complainant

1 \* \* \*

2 I have read the Stipulation and Agreement and its  
3 terms are understood by me and are agreeable and acceptable to  
4 me. I understand that I am waiving rights given to me by the  
5 California Administrative Procedure Act (including but not  
6 limited to Sections 11506, 11508, 11509 and 11513 of the  
7 Government Code), and I willingly, intelligently and voluntarily  
8 waive those rights, including the right of requiring the  
9 Commissioner to prove the allegations in the Accusation at a  
10 hearing at which I would have the right to cross-examine  
11 witnesses against me and to present evidence in defense and  
12 mitigation of the charges.

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

23  
24 DATED: 6-3-08

Ad Z  
25 HAMID ZANJANI, Respondent  
26  
27

1 I have read the Stipulation and Agreement as to form and  
2 content and have advised my client accordingly.

3  
4 DATED: 6-3-08

Jack L. Chegidden  
JACK L. CHEGWIDDEN, Attorney for  
Respondent

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8 The foregoing Stipulation and Agreement is hereby  
9 adopted as my Decision in this matter and shall become effective  
10 at 12 o'clock noon on AUG - 5 2008.

11 IT IS SO ORDERED

7-2-08  
12 JEFF DAVI  
13 REAL ESTATE COMMISSIONER  
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*Sacto*  
*for*

JAMES DEMUS, Counsel (SBN 225005)  
Department of Real Estate  
320 West 4th Street, Suite 350  
Los Angeles, California 90013-1105

Telephone: (213) 576-6982  
(Direct) (213) 576-6910

**FILED**  
APR 14 2008  
DEPARTMENT OF REAL ESTATE

*James B. Demus*

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

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|--------------------------------------|----------------------------|
| In the Matter of the Accusation of ) | No. H-34838 LA             |
| HAMID ZANJANI, )                     | <u>A C C U S A T I O N</u> |
| Respondent. )                        |                            |

The Complainant, Robin Trujillo, a Deputy Real Estate Commissioner of the State of California, for cause of Accusation against HAMID ZANJANI, ("Respondent") alleges as follows:

1.

The Complainant, Robin Trujillo, a Deputy Real Estate Commissioner of the State of California, makes this Accusation in her official capacity.

2.

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 broker.

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3.

On or about August 7, 2007, in the Superior Court of California, County of Orange, North Justice Center, in case no. 07NM09083, Respondent was convicted of violating California Vehicle Code Section 20002(a) (hit and run: property damage), a misdemeanor. The underlying facts of this crime involve moral turpitude which bears a substantial relationship under Section 2910, Title 10, Chapter 6, California Code of Regulations to the qualifications, functions or duties of a real estate licensee.

4.

The crime of which Respondent was convicted, as described in Paragraph 3 above, constitutes cause under Sections 490 and 10177(b) of the Code for the suspension or revocation of the license 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 the licenses and license rights of  
5 Respondent, HAMID ZANJANI, under the Real Estate Law (Part 1 of  
6 Division 4 of the Business and Professions Code) and for such  
7 other and further relief as may be proper under other applicable  
8 provisions of law.

9 Dated at Los Angeles, California -

10 this 9 day of April, 2008.

11   
12 Robin Trujillo  
13 Deputy Real Estate Commissioner  
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25 cc: HAMID ZANJANI  
26 Robin Trujillo  
27 Sacto.