

by Laura B. Com

Telephone: (213) 576-6982

In the Matter of the Application of

Respondent

STIPULATION AND WAIVER

Respondent acknowledges that Respondent has received and read the Statement of Issues and the Statement to Respondent filed by the Department of Real Estate in connection with Respondent's application for a real estate broker license. Respondent understands that the Real Estate Commissioner may hold a hearing on this Statement of Issues for the purpose of requiring further proof of Respondent's honesty and truthfulness and to prove other allegations therein, or that he may in his discretion waive the hearing and grant Respondent a restricted real estate broker license based upon this Stipulation and Waiver. Respondent also understands that by filing the Statement of Issues in this matter the Real Estate Commissioner is shifting

1 the burden to Respondent to make a satisfactory showing that Respondent meets all the requirements for
2 issuance of a real estate broker license. Respondent further understands that by entering into this stipulation
3 and waiver, Respondent will be stipulating that the Real Estate Commissioner has found that Respondent
4 has failed to make such a showing, thereby justifying the denial of the issuance to Respondent of an
5 unrestricted real estate broker license.

6 Respondent hereby admits that the allegations of the Statement of Issues filed against Respondent are
7 true and correct and requests that the Real Estate Commissioner in his discretion issue a restricted real estate
8 broker license to Respondent under the authority of Section 10156.5 of the Business and Professions Code.

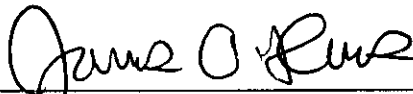
9 Respondent is aware that by signing this Stipulation and Waiver, Respondent is waiving Respondent's
10 right to a hearing and the opportunity to present evidence at the hearing to establish Respondent's
11 rehabilitation in order to obtain an unrestricted real estate broker license if this Stipulation and Waiver is
12 accepted by the Real Estate Commissioner. However, Respondent is not waiving Respondent's right to a
13 hearing and to further proceedings to obtain a restricted or unrestricted license if this Stipulation and Waiver
14 is not accepted by the Commissioner.

15 Respondent further understands that the following conditions, limitations, and restrictions will attach to
16 a restricted license issued by the Department of Real Estate pursuant hereto:

- 17 1. The license shall not confer any property right in the privileges to be exercised including the right
18 of renewal, and the Real Estate Commissioner may by appropriate order suspend the right to
19 exercise any privileges granted under this restricted license in the event of:
 - 20 a. The conviction of Respondent (including a plea of nolo contendere) to a crime which bears
21 a substantial relationship to Respondent's fitness or capacity as a real estate licensee; or
 - 22 b. The receipt of evidence that Respondent has violated provisions of the California Real
23 Estate Law, the Subdivided Lands Law, Regulations of the Real Estate Commissioner, or
24 conditions attaching to this restricted license.
- 25 2. Respondent shall not be eligible to apply for the issuance of an unrestricted real estate license nor
26 the removal of any of the conditions, limitations, or restrictions attaching to the restricted license
27 until two years have elapsed from the date of issuance of the restricted license to Respondent.

1 4/28/09

2 Dated



James A. Demus, Counsel, Department of Real Estate

3
4 * * *

5 I have read the Stipulation and Waiver, have discussed it with my counsel, and its terms are understood
6 by me and are agreeable and acceptable to me. I understand that I am waiving rights given to me by the
7 California Administrative Procedure Act (including but not limited to Sections 11506, 11508, 11509, and
8 11513 of the Government Code), and I willingly, intelligently, and voluntarily waive those rights, including
9 the right of a hearing on the Statement of Issues at which I would have the right to cross-examine witnesses
10 against me and to present evidence in defense and mitigation of the charges.

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

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18 4-22-2009

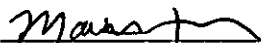
19 Dated


GEORGE S HADDADIAN, Respondent

20 *I have reviewed the Stipulation and Waiver as to form and content and have advised my client*
21 *accordingly.*

22 4/22/2009

23 Dated


MARTIN TENNENHOUSE, Attorney for Respondent

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 broker license to Respondent.

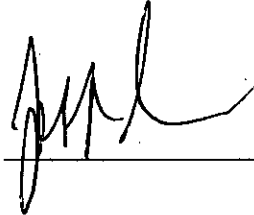
Therefore, IT IS HEREBY ORDERED that a restricted real estate broker license be issued to Respondent, if Respondent has otherwise fulfilled all of the statutory requirements for licensure. The restricted license shall be limited, conditioned, and restricted as specified in the foregoing Stipulation and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

This Order is effective immediately.

IT IS SO ORDERED

S-15-09

Jeff Davi
Real Estate Commissioner



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2 Department of Real Estate
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4 Los Angeles, California 90013-1105

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

FILED
MAR 25 2009
DEPARTMENT OF REAL ESTATE

By James B. Demus

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

11 In the Matter of the Application of) NO. H-35804 LA
12)
13 GEORGE S. HADDAJIAN,) STATEMENT OF ISSUES
14)
15 Respondent.)

16 The Complainant, Maria Suarez, a Deputy Real Estate
17 Commissioner of the State of California, for Statement of Issues
18 against GEORGE S. HADDAJIAN, ("Respondent"), is informed and
19 alleges in her official capacity as follows:

20 1.

21 On or about June 17, 2008, Respondent made application
22 to the Department of Real Estate of the State of California for
23 a real estate broker license.

24 2.

25 On or about October 27, 2005, Respondent was convicted
26 in the Superior Court of California, County of Los Angeles, Case
27

1 No. 5PN05098, for violating three (3) counts of California Penal
2 Code Section 350(a)(2) (sale of a counterfeit mark worth greater
3 than \$400), a misdemeanor. Said crime bears a substantial
4 relationship under Section 2910, Title 10, Chapter 6, California
5 Code of Regulations, to the qualifications, functions or duties
6 of a real estate licensee.

7 3.

8 The crime of which Respondent was convicted, as
9 alleged in Paragraph 2 above, constitutes cause for denial of
10 Respondent's application for a real estate license under
11 Business and Professions Code Sections 475(a)(2), 480(a) and
12 10177(b).

13 These proceedings are brought under the provisions of
14 Section 10100, Division 4 of the Business and Professions Code
15 of the State of California and Sections 11500 through 11528 of
16 the California Government Code.

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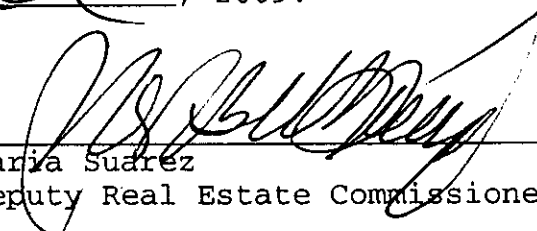
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1 WHEREFORE, the Complainant prays that the above-
2 entitled matter be set for hearing and, upon proof of the
3 charges contained herein, that the Commissioner refuse to
4 authorize the issuance of, and deny the issuance of, a real
5 estate broker license to Respondent, GEORGE S. HADDAJIAN, and
6 for such other and further relief as may be proper in the
7 premises.

8 Dated at Los Angeles, California

9 this 22nd day of March, 2009.

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12 Maria Suarez
13 Deputy Real Estate Commissioner
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25 cc: George S. Haddajian
26 Maria Suarez
27 Sacto.