


BEFORE THE DEPARTMENT OF REAL ESTATE

By 

STATE OF CALIFORNIA

\*\*\*\*\*

In the Matter of the Accusation of

No. H-36309 LA

RAHIM JAHANGARD MAHBOOB,  
individually and as designated broker-officer  
of RJM Realty & Mortgage, Inc., and  
Savon Enterprises, Inc.;

L-2010011232

RJM REALTY & MORTGAGE, INC.,  
a corporate real estate broker;

SAVON ENTERPRISES, INC.,  
a corporate real estate broker,

Respondents.

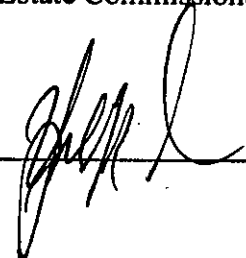
DECISION

The Proposed Decision dated August 2, 2010, of the Administrative  
Law Judge of the Office of Administrative Hearings, is hereby adopted as the  
Decision of the Real Estate Commissioner in the above-entitled matter.

This Decision shall become effective at 12 o'clock noon on  
September 8, 2010.

IT IS SO ORDERED 8-17, 2010.

JEFF DAVI  
Real Estate Commissioner



**BEFORE THE  
DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA**

In the Matter of the Accusation Against:

RAHIM JAHANGARD MAHBOOB,  
individually and as designated broker-officer  
of RJM Realty & Mortgage, Inc., and Savon  
Enterprises, Inc.;

RJM REALTY & MORTGAGE, INC., a  
corporate real estate broker;

SAVON ENTERPRISES, INC.,  
a corporate real estate broker,

Respondents.

Case No. H-36309 LA

OAH No. 2010011232

**PROPOSED DECISION**

This matter was heard on July 1, 2010, in Los Angeles, California, before Jankhana Desai, Administrative Law Judge with the Office of Administrative Hearings.

Maria Suarez, Deputy Real Estate Commissioner (Complainant), was represented by Lisette Garcia, Staff Counsel.

Respondents Rahim Jahangard Mahboob (Mahboob) and RJM Realty & Mortgage, Inc. (RJM), were represented by Frank Buda, Attorney at Law. Mahboob was present throughout the hearing.<sup>1</sup>

Oral and documentary evidence was received and argument was heard. The record was closed and the matter submitted for decision on July 1, 2010. The Administrative Law Judge makes the following Factual Findings, Legal Conclusions and Order.

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<sup>1</sup> Savon Enterprises, Inc. (Savon) was not represented. At the beginning of the hearing, Ms. Garcia represented that the Department of Real Estate had already issued a default order against Savon. No findings are made as to Savon in this proposed decision.

## **FACTUAL FINDINGS**

### **Background**

1. On October 19, 2009, Complainant, Maria Suarez, filed the Accusation while acting in her official capacity as a Deputy Real Estate Commissioner (Commissioner) of the Department of Real Estate (DRE), State of California.
2. At all relevant times, Mahboob held a real estate broker's license issued by the DRE. Mahboob was first licensed as a real estate broker on November 25, 1991. Mahboob's license is due to expire on November 24, 2011. Mahboob was first designated as officer of RJM on March 19, 1992. Mahboob's license as the designated officer of RJM is due to expire on March 18, 2012. Mahboob was first designated as officer of Savon on April 3, 2007. Mahboob's license as the designated officer of Savon is due to expire on April 2, 2011.
3. At all relevant times, RJM was licensed or had license rights as a corporate real estate broker. RJM was first licensed as a corporate real estate broker on March 19, 1992. RJM's license will expire on March 18, 2012, unless renewed.
4. Mahboob is the owner of RJM and still operates the business. He has been the sole broker for RJM since its inception.
- 5a. On November 17, 2008, in the Superior Court of the State of California, Los Angeles County, Case No. LA057924, Mahboob was convicted on his plea of nolo contendere of violating one count of Penal Code section 134 (preparing false documentary evidence), one count of Penal Code section 115, subdivision (a) (attempt to file false or forged instrument), and one count of Penal Code section 118, subdivision (a) (perjury by declaration), all felonies.
- 5b. The court suspended imposition of sentence and placed Mahboob on formal probation for a period of three years under the following terms and conditions: (1) serve 90 days in county jail, (2) perform 200 hours of community service (the court later converted the community service into 25 days in county jail) and (3) pay fines and fees. Other terms and conditions common to probation grants were also imposed. Respondent testified that he completed his entire 115 day jail term by serving three days in county jail and 45 days of house arrest.
- 5c. The facts and circumstances of the crimes are as follows. On November 30, 2007, Mahboob sold a traffic school completion certificate to an undercover DMV agent for \$100, without the undercover DMV agent having attended the required traffic school course. The traffic school involved was the Titanic Traffic School (Titanic), a school owned by Mahboob's relative, Alan Donnesh. Mahboob was not an employee of Titanic. Fahim Jahangard Mahboob was an instructor at Titanic and is also Mahboob's brother. Mahboob sold the certificate at the premises of RJM, which was located down the hall from Titanic

and is currently in the same location. Respondent testified that he knew what he was doing was illegal.

### Factors in Aggravation

#### I. Discipline Suffered by Mahboob on Other Licenses

##### A. Department of Insurance

6. Mahboob previously held licenses through the Department of Insurance: Fire and Casualty broker-agent from February 8, 1990 through February 29, 2008 and from August 12, 2008 through April 27, 2009, and Accident and Health and Life-Only agent from February 8, 1990 through February 29, 2008 and from August 12, 2008 through April 27, 2009. On March 27, 2009 the Department of Insurance issued an order to summarily revoke these licenses effective April 27, 2009, as a result of Mahboob's three felony convictions. The Accusation by the DRE did not plead the summary revocation by the Department of Insurance as an independent ground for suspension or revocation; it was plead as a factor in aggravation.

##### B. Department of Motor Vehicles (DMV)

7. Mahboob previously held licenses issued by the DMV as driving school instructor, owner and operator. DMV disciplined his licenses in 2001. The facts and circumstances surrounding that discipline, according to Mahboob, are as follows. Mahboob was the instructor, owner and operator of the Technique Driving and Traffic School. Mahboob claimed that, in 1994, his secretary gave a traffic school completion certificate to someone who did not complete the requisite traffic school course. Mahboob's three licenses were suspended for 60 days and he was placed on probation for five years. Three to four months after the incident, Mahboob shut down the traffic school because he "did not want to be in that business anymore."

#### II. Failure to Disclose DMV Licenses and Discipline to DRE

8. Mahboob completed a DRE form dated March 28, 2009: Confidential - Interview Information Statement (Form). Question 15 of the Form states:

**LICENSES DO YOU HOLD OR HAVE YOU EVER HELD ANY KIND OF LICENSE IN THIS STATE OR IN ANY OTHER STATE? IF YES, PROVIDE THE NAME OF THE STATE, THE TYPE OF LICENSE ISSUED, THE IDENTIFICATION NUMBER OF THE LICENSE, WHEN IT WAS ISSUED, AND ITS CURRENT STATUS.**

Two boxes, one designated "Yes" and one designated "No," were provided to respond to Question 15. Respondent marked the box designating "Yes" as his answer and wrote only

about the licenses he held from the Department of Insurance. He did not make any mention of the DMV-issued owner, operator and instructor licenses that he previously held.<sup>2</sup>

At hearing, Mahboob claimed that the reason for the exclusion of the DMV discipline was because he did not know if the DRE was seeking such information from the last five years only, even though the question explicitly asked whether he had "ever" held any kind of license.

9. Question 16 of the Form states:

**LICENSE DISCIPLINE HAVE YOU EVER SUFFERED A LICENSE DISCIPLINE IN THIS STATE OR IN ANY OTHER STATE? IF YES PROVIDE THE NAME OF THE STATE, THE TYPE OF LICENSE, THE IDENTIFICATION NUMBER OF THE LICENSE, THE FILE NUMBER OF THE DISCIPLINARY ACTION, THE EFFECTIVE DATE OF THE DISCIPLINE, THE CAUSE OF THE DISCIPLINE, AND THE CURRENT STATUS OF THE LICENSE DISCIPLINED.**

Two boxes, one designated "Yes" and one designated "No," were provided to respond to Question 16. Mahboob marked the box designating "No" as his answer and failed to disclose the 2001 discipline he suffered on his DMV-issued owner, operator, and instructor licenses.<sup>3</sup>

At hearing, Mahboob claimed that the reason he did not include the 2001 discipline on his DMV-issued licenses was because he thought the question was asking about real estate licenses only.

#### Mitigation and Rehabilitation

10. Mahboob has been a member of Mehrgan, a Persian cultural organization, for the last five years. The organization connects the older and younger generations and helps people retain their culture. Mahboob attends three to five times per year and encourages others to attend. Hasan Firouzi, head of Mehrgan, wrote a reference letter for Mahboob, stating that Mahboob has financially contributed to the annual cultural seminar and is in charge of the San Fernando Valley area.

11. Mahboob is married with three sons – ages 28, 26 and 11. He is the eldest of 13 brothers and sisters and helped his family come to the United States. Since Mahboob's father passed away, he took over as patriarch of the family and helped raise some of his siblings. Once a week his extended family of 50-55 people gets together.

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<sup>2</sup> This was not plead as an independent basis for revocation or suspension. The factual finding is included merely as a factor to be considered in reaching the disciplinary decision.

<sup>3</sup> This was not plead as an independent basis for revocation or suspension. The factual finding is included merely as a factor to be considered in reaching the disciplinary decision.

12. Mahboob has a Masters Degree in Management Organization and Development from United States International University in San Diego.

13. Daoud M. Abedi (Abedi), Mahboob's former classmate and friend of more than 30 years, testified on behalf of Mahboob. Abedi is aware of his convictions. Abedi knows a "certificate was sold," although he does not know many details of the crimes. Mahboob has done business with Abedi in the past, believes Mahboob is honest, and would use his services again and recommend him to others. Abedi also wrote a reference letter on behalf of Mahboob.

14. Mahboob presented numerous recent character reference letters from relatives including his wife, nephew, and three brothers attesting to his being an extremely giving, caring and loving family man who has taken great steps to help those in his family. His relatives wrote that they were aware of his convictions. He also provided reference letters from three friends/former classmates (including Abedi), attesting to his honesty and integrity. All three of the friends/former classmates were aware of Mahboob's convictions.

15. Mahboob has been a licensed real estate broker for nearly 19 years and has handled more than 500 real estate transactions and more than 500 mortgage loan transactions.

16. Mahboob successfully completed his criminal probation early.

17. On June 23, 2010, Mahboob's convictions were expunged pursuant to California Penal Code section 1203.4.

### **LEGAL CONCLUSIONS**

1. Cause exists to suspend or revoke Mahboob's real estate broker's license under Business and Professions Code sections 490, subdivision (a), and 10177, subdivision (b), on the ground that Mahboob was convicted of three felonies, that are crimes substantially related to the qualifications, functions, and duties of a real estate licensee, based on Factual Finding 5.

2. Business and Professions Code section 10177 states in part:

The commissioner may suspend or revoke the license of a real estate licensee, or may deny the issuance of a license to an applicant, who has done any of the following, or may suspend or revoke the license of a corporation, or deny the issuance of a license to a corporation, if an officer, director, or person owning or controlling 10 percent or more of the corporation's stock has done any of the following:

[¶] ... [¶]

(b) Entered a plea of guilty or nolo contendere to, or been found guilty of, or been convicted of, a felony, or a crime substantially related to the qualifications, functions, or duties of a real estate licensee, and the time for appeal has elapsed or the judgment of conviction has been affirmed on appeal, irrespective of an order granting probation following that conviction, suspending the imposition of sentence, or of a subsequent order under Section 1203.4 of the Penal Code allowing that licensee to withdraw his or her plea of guilty and to enter a plea of not guilty, or dismissing the accusation or information.

Since Mahboob is the designated officer and owner of RJM and Mahboob has been convicted of three felonies, cause exists to suspend or revoke the license of RJM pursuant to Business and Professions Code section 10177, subdivision (b) based on Factual Findings 2 through 5.

3. The Department has enacted regulations for the purpose of evaluating whether an applicant with a criminal record has been rehabilitated and thus worthy of licensure; they are found at Title 10, California Code of Regulations (CCR), section 2912. CCR section 2912 states:

The following criteria have been developed by the department pursuant to Section 482(b) of the Business and Professions Code for the purpose of evaluating the rehabilitation of a licensee against whom an administrative disciplinary proceeding for revocation or suspension of the licensee has been initiated on account of a crime committed by the licensee.

- (a) The passage of not less than two years from the most recent criminal conviction that is "substantially related" to the qualifications, functions or duties of a licensee of the department. (A longer period will be required if there is a history of criminal convictions or acts substantially related to the qualifications, functions, or duties of a licensee of the department.)
- (b) Restitution to any person who has suffered monetary losses through "substantially related" acts or omissions of the licensee.
- (c) Expungement of the conviction or convictions which culminated in the administrative proceeding to take disciplinary action.
- (d) Expungement or discontinuance of a requirement of registration pursuant to the provisions of Section 290 of the Penal Code.
- (e) Successful completion or early discharge from probation or parole.

- (f) Abstinence from the use of controlled substances or alcohol for not less than two years if the criminal conviction was attributable in part to the use of a controlled substance or alcohol.
- (g) Payments of any fine imposed in connection with the criminal conviction that is the basis for revocation or suspension of the license.
- (h) Correction of business practices responsible in some degree for the crime or crimes of which the licensee was convicted.
- (i) New and different social and business relationships from those which existed at the time of the commission of the acts that led to the criminal conviction or convictions in question.
- (j) Stability of family life and fulfillment of parental and familial responsibilities subsequent to the criminal conviction.
- (k) Completion of, or sustained enrollment in, formal educational or vocational training courses for economic self improvement.
- (l) Significant and conscientious involvement in community, church or privately-sponsored programs designed to provide social benefits or to ameliorate social problems.
- (m) Change in attitude from that which existed at the time of the commission of the criminal acts in question as evidenced by any or all of the following:
  - a. Testimony of applicant.
  - b. Evidence from family members, friends or other persons familiar with the licensee's previous conduct and with subsequent attitudes and behavioral patterns.
  - c. Evidence from probation or parole officers or law enforcement officials competent to testify as to applicant's social adjustments.
  - d. Evidence from psychiatrists, clinical psychologists, sociologists or other persons competent to testify with regard to neuropsychiatric or emotional disturbances.
  - e. Absence of subsequent felony or misdemeanor convictions that are reflective of an inability to conform to societal rules when considered in light of the conduct in question.



Mahboob has satisfied some of the applicable criteria. Specifically, the three convictions have been expunged pursuant to Penal Code section 1203.4 (CCR, tit 10, § 2912, subd. (b)); Mahboob completed probation early (CCR, tit 10, § 2912, subd. (e)); Mahboob is a dedicated and devoted family man and fulfills his parental and familial obligations (CCR, tit 10, § 2912, subd. (j)); and Mahboob is involved with the community via the Mehrgan organization (CCR, tit 10, § 2912, subd. (l)). Significantly, however, it has not been more than two years from the time Respondent was convicted (CCR, tit 10, § 2912, subd. (a)).

Although Mahboob has satisfied some of the applicable rehabilitation criteria, he does not appear to be rehabilitated at this time to the extent continued licensure is warranted. Mahboob's most recent crimes involve dishonesty, as did the aggravating discipline suffered on his DMV licenses. Mahboob's three felony convictions involve a breach of the public's trust and this breach cannot be taken lightly. The objective of a disciplinary proceeding is to protect the public and the licensed profession or occupation, maintain integrity and high standards, and to preserve the public confidence in real estate professionals. (*Camacho v. Youde* (1975) 95 Cal.App.3d 161, 165; *Clerici v. Dept. of Motor Vehicles* (1990) 224 Cal.App.3d 1016, 1030-1031.) Real estate licensees are fiduciaries and honesty and integrity are the hallmarks of fiduciaries. It is well-established that "honesty and integrity" are important qualifications for a person in the real estate profession. (*Harrington v. Dept. of Real Estate* (1989) 214 Cal.App.3d 394, 402.) "The Legislature intended to ensure that real estate brokers and salespersons will be honest, truthful and worthy of the fiduciary responsibilities which they will bear." (*Id.*)

Although Mahboob has taken some steps toward rehabilitation, his criminal conduct followed by his failure to disclose his DMV licenses and discipline to DRE show that he is not rehabilitated. Under the circumstances, it would be against public interest to permit Respondent to now act as a real estate broker.

### ORDER

All licenses and licensing rights of Respondent Rahim Jahangard Mahboob under the real estate law are revoked.

All licenses and licensing rights of Respondent RJM Realty & Mortgage, Inc. under the Real Estate Law are revoked.

DATED: August 2, 2010



JANKHANA DESAI  
Administrative Law Judge  
Office of Administrative Hearings

77

**FILED**

APR 21 2010

DEPARTMENT OF REAL ESTATE  
BY: CA

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \* \*

In the Matter of the Accusation of	)	NO. H-36309 LA
	)	
RAHIM JAHANGARD MAHBOOB,	)	
individually and as designated	)	
broker-officer of RJM Realty &	)	
Mortgage, Inc., and Savon	)	
Enterprises, Inc.;	)	
	)	
RJM REALTY & MORTGAGE, INC.,	)	
a corporate real estate broker;	)	
	)	
<u>SAVON ENTERPRISES, INC.,</u>	)	
a corporate real estate broker,	)	
	)	
Respondents.	)	

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DECISION

This Decision is being issued in accordance with the provisions of Section 11520 of the Government Code, on evidence of compliance with Section 11505 of the Government Code and pursuant to the Order of Default filed on March 22, 2010, and the findings of fact set forth herein are based on one or more of the following: (1) Respondent's express admissions; (2) affidavits; and (3) other evidence.

This Decision revokes a real estate license on grounds of the conviction of a crime.

The right to reinstatement of a revoked real estate license or to the reduction of a suspension is controlled by Section 11522 of the Government Code. A copy of Section 11522 and a copy of the Commissioner's Criteria of Rehabilitation are attached hereto for the information of Respondent.

## FINDINGS OF FACT

1.

On October 5, 2009, Maria Suarez made the Accusation in her official capacity as a Deputy Real Estate Commissioner of the State of California. The Accusation, Statement to Respondent, and Notice of Defense were mailed by certified mail, return receipt requested, to Respondent SAVON ENTERPRISES, INC., on October 19, 2009. On November 16, 2009, a second attempt at service was made by regular mail to Respondent SAVON ENTERPRISES, INC. The regular mailing was not returned by the post office. On November 24, 2009, another attempt at service was made by certified mail, return receipt requested, and by regular mail to Respondent SAVON ENTERPRISES, INC.

On March 22, 2010, 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.

2.

Respondent SAVON ENTERPRISES, INC., 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 corporation. Respondent was first issued a real estate corporation license by the Department of Real Estate of the State of California on or about April 3, 2007.

3.

At all times relevant herein, Respondent SAVON ENTERPRISES, INC., was authorized to act by and through Respondent RAHIM JAHANGARD MAHBOOB as its broker designated pursuant to Code Section 10159.2 to be responsible for ensuring compliance with the Real Estate Law.

4.

On or about November 17, 2008, in the Superior Court of California, Los Angeles County, Case No. LA057924, Respondent Rahim Jahangard Mahboob was convicted, on a plea of nolo contendere, of violating one count of Penal Code Section 134 (preparing false documentary evidence), one count of Penal Code Section 115, subdivision(a) (attempt to file false or forged

instrument), and one count of Penal Code Section 118, subdivision (a) (perjury by declaration), all felonies.

#### IN AGGRAVATION

5.

From February 9, 1990 through February 29, 2008, and from August 12, 2008 through April 27, 2009, Respondent Rahim Jahangard Mahboob was the holder of a license issued by the Insurance Commissioner of the State of California to act as a fire and casualty broker-agent; and, was from December 20, 1990 through February 29, 2008, and from August 12, 2008 through April 27, 2009, the holder of a license issued by the insurance Commissioner of the State of California to act as an accident and health life-only agent. On March 27, 2009, by an order of summary revocation pursuant to California Insurance Code Sections 1669, subdivision (a) and 1738, the Insurance Commissioner revoked the licenses and licensing rights of Respondent MAHBOOB, effective April 27, 2009. Said order was based on Respondent MAHBOOB's felony conviction described above in Paragraph 4.

6.

The evidence established that the crimes of which Respondent was convicted, as set forth in Paragraph 4, are substantially related to the qualifications, functions and duties of a real estate licensee.

#### DETERMINATION OF ISSUES

1.

Cause for disciplinary action against Respondent exists pursuant to Business and Professions Code Sections 490 and 10177(b).

2.

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

ORDER

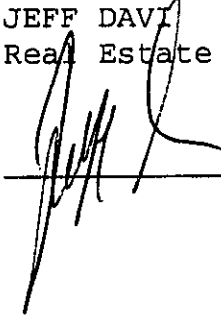
The license and license rights of Respondent,  
SAVON ENTERPRISES, INC., under the provisions of Part I of  
Division 4 of the Business and Professions Code are revoked.

This Decision shall become effective at 12 o'clock  
noon on May 11, 2010.

DATED: \_\_\_\_\_

5/25/2010

JEFF DAVIS  
Real Estate Commissioner

  
\_\_\_\_\_

1 Department of Real Estate  
2 320 West Fourth Street, Suite 350  
3 Los Angeles, California 90013-1105

**FILED**  
MAR 22 2010  
DEPARTMENT OF REAL ESTATE

By *CS*

8 BEFORE THE DEPARTMENT OF REAL ESTATE  
9 STATE OF CALIFORNIA

10 \* \* \* \*

11 In the Matter of the Accusation of	)	
	)	NO. H-36309 LA
12 SAVON ENTERPRISES, INC.,	)	
13 a corporate real estate broker,	)	<u>DEFAULT ORDER</u>
	)	
14 Respondent..	)	

15  
16 Respondent, SAVON ENTERPRISES, INC., a corporate real estate broker,  
17 having failed to file a Notice of Defense within the time required by Section 11506 of the  
18 Government Code, is now in default. It is, therefore, ordered that a default be entered on the  
19 record in this matter.

20 IT IS SO ORDERED

*March 22, 2010*

21 JEFF DAVI  
22 Real Estate Commissioner

23  
24 *Dolores Weeks*  
25 By: DOLORES WEEKS  
26 Regional Manager  
27

1 LISSETE GARCIA, Counsel (SBN 211552)  
2 Department of Real Estate  
3 320 West 4th Street, Suite 350  
4 Los Angeles, California 90013-1105

5 Telephone: (213) 576-6982  
6 (Direct) (213) 576-6914

FILED  
OCT 19 2009  
DEPARTMENT OF REAL ESTATE

By C. J.

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \*

11 In the Matter of the Accusation of ) NO. H-36309 LA  
12 )  
13 RAHIM JAHANGARD MAHBOOB, ) A C C U S A T I O N  
14 individually and as designated )  
15 broker-officer of RJM Realty & )  
16 Mortgage, Inc., and Savon )  
17 Enterprises, Inc.; )  
18 )  
19 RJM REALTY & MORTGAGE, INC., )  
20 a corporate real estate broker; )  
21 )  
22 SAVON ENTERPRISES, INC., )  
23 a corporate real estate broker, )  
24 )  
25 Respondents. )  
26 )  
27 )  
28 )

20 The Complainant, Maria Suarez, a Deputy Real Estate  
21 Commissioner of the State of California, for cause of Accusation  
22 against RAHIM JAHANGARD MAHBOOB, individually and as designated  
23 broker-officer of RJM Realty Mortgage, Inc. and Savon  
24 Enterprises, Inc.; RJM REALTY MORTGAGE, INC.; and SAVON  
25 ENTERPRISES, INC. ("Respondents") is informed and alleges as  
26 follows:  
27  
28

///

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I

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

II

At all times herein mentioned, Respondent RAHIM JAHANGARD MAHBOOB ("MAHBOOB"), doing business as RJM Realty & Mortgage, Inc., was and still is 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. Respondent was first licensed as a real estate broker on November 25, 1991.

III

At all times herein mentioned, Respondent RJM REALTY MORTGAGE, INC. ("RJM") was and is licensed and/or has license rights under the Code as a corporate real estate broker. At all times relevant herein, Respondent RJM was authorized to act by and through Respondent MAHBOOB as its broker designated pursuant to Code Section 10159.2 to be responsible for ensuring compliance with the Real Estate Law.

IV

At all times herein mentioned, Respondent SAVON ENTERPRISES, INC. ("SAVON") was and is licensed and/or has license rights under the Code as a corporate real estate broker. At all times relevant herein, Respondent SAVON was authorized to act by and through Respondent MAHBOOB as its broker designated pursuant to Code Section 10159.2 to be responsible for ensuring compliance with the Real Estate Law.



1 V

2 On or about November 17, 2008, in the Superior Court  
3 of California, Los Angeles County, in Case No. LA057924,  
4 Respondent MAHBOOB was convicted, on a plea of nolo contendere,  
5 of violating one count of Penal Code Section 134 (preparing  
6 false documentary evidence), one count of Penal Code Section  
7 115, subdivision (a) (attempt to file false or forged  
8 instrument), and one count of Penal Code Section 118,  
9 subdivision (a) (perjury by declaration), all felonies. Said  
10 crimes bear a substantial relationship to the qualifications,  
11 functions or duties of a real estate licensee under Section  
12 2910, Title 10, Chapter 6, California Code of Regulations.

13 VI

14 The crimes of which Respondent MAHBOOB was convicted,  
15 as alleged in Paragraph V above, constitute cause under Code  
16 Sections 490 and 10177(b) for the suspension or revocation of  
17 all licenses and license rights of Respondents MAHBOOB, RMI and  
18 SAVON under the Real Estate Law.

19 IN AGGRAVATION

20 VII

21 From February 9, 1990 through February 29, 2008, and  
22 from August 12, 2008 through April 27, 2009, Respondent MAHBOOB  
23 was the holder of a license issued by the Insurance Commissioner  
24 of the State of California to act as a fire and casualty broker-  
25 agent; and, was from December 20, 1990 through February 29,  
26 2008, and from August 12, 2008 through April 27, 2009, the  
27 holder of a license issued by the Insurance Commissioner of the  
28 State of California to act as an accident and health and life-

1 only agent. On March 27, 2009, by an Order of Summary  
2 Revocation pursuant to California Insurance Code Sections 1669,  
3 subdivision (a) and 1738, the Insurance Commissioner revoked the  
4 licenses and licensing rights of Respondent MAHBOOB, effective  
5 April 27, 2009. Said Order was based on Respondent MAHBOOB's  
6 felony conviction described above in Paragraph V.

7 WHEREFORE, Complainant prays that a hearing be  
8 conducted on the allegations of this Accusation and that upon  
9 proof thereof, a decision be rendered imposing disciplinary  
10 action against all licenses and/or license rights of Respondent,  
11 RAHIM JAHANGARD MAHBOOB, individually and as designated broker-  
12 officer of RJM Realty Mortgage, Inc. and Savon Enterprises,  
13 Inc.; RJM REALTY MORTGAGE, INC.; and SAVON ENTERPRISES, INC.,  
14 under the Real Estate Law (Part 1 of Division 4 of the Business  
15 and Professions Code) and for such other and further relief as  
16 may be proper under other applicable provisions of law.

17 Dated at Los Angeles, California

18 this 27<sup>th</sup> day of October, 2009.

19  
20  
21   
22 MARIA SUAREZ  
23 Deputy Real Estate Commissioner  
24  
25  
26  
27  
28

cc: Rahim Jahangard Mahboob  
RJM Realty Mortgage, Inc.  
Savon Enterprises, Inc.  
Maria Suarez  
Sacto.