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FILED

NOV 06 2015

BUREAU OF REAL ESTATE

By *[Signature]*

BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

In the Matter of the Accusation of

CASE NO. H-38956 LA
OAH NO. L-2013100418

PIYA TOLANI,

Respondent.

ORDER MODIFYING DISCIPLINARY ACTION

PURSUANT TO STIPULATED SETTLEMENT

On July 23, 2014, the Real Estate Commissioner ("Commissioner") of the Bureau of Real Estate for the State of California filed his Decision ("Decision") in which he revoked the real estate broker license of PIYA TOLANI ("TOLANI" OR "RESPONDENT"). Said Decision which was filed on July 23, 2014 was to become effective on August 13, 2014. The Decision was stayed by separate Order until September 12, 2014 to consider TOLANI's petition for reconsideration of the Decision.. Respondent's petition was denied and the Decision became effective on September 12, 2014.

Subsequent to the rendering of said Decision, TOLANI petitioned the Superior Court of the State of California in and for the County of Los Angeles ("Court"), in Case No. BS151041, for a writ of administrative mandate. The following order is made in complete settlement of RESPONDENT's Petition for Writ of Administrative Mandate, with each party to bear his, her or its own costs. In consideration for the dismissal with prejudice and in complete settlement of Respondent's Petition

1 for Writ of Mandate, the following Order is made

2 ORDER

3 NOW, THEREFORE, IT IS ORDERED that all licenses and licensing rights of
4 Respondent Piya Tolani under the Real Estate Law are revoked; provided, however, Respondent
5 shall be entitled to apply for and be issued a restricted real estate brokers license pursuant to
6 Section 10156.5 of the Business and Professions Code if Respondent makes application
7 therefore, and pays the Bureau of Real Estate the appropriate fee for said license within 90 days
8 from the effective date of the Order herein. The restricted license issued to Respondent shall be
9 subject to all the provisions of Section 10156.7 of the Business and Professions Code and to the
10 following limitations, conditions, and restrictions imposed under authority of Section 10156.6 of
11 said Code.

12 1. The restricted license issued to Respondent PIYA TOLANI may be suspended
13 prior to hearing by Order of the Real Estate Commissioner in the event of Respondent's
14 conviction (including conviction on a plea of nolo contendere) of a crime which is substantially
15 related to Respondent's fitness or capacity as a real estate licensee.

16 2. The restricted license issued to Respondent PIYA TOLANI may be suspended
17 prior to hearing by order of the Real Estate Commissioner on evidence satisfactory to the Real
18 Estate Commissioner that Respondent has violated provisions of the California Real Estate Law,
19 the Subdivided Lands Law, Regulations of the Real Estate Commissioner or conditions attaching
20 to the restricted license.

21 3. Respondent shall not be eligible to apply for the issuance of an unrestricted real
22 estate license nor for the removal of any of the conditions, limitations or restrictions of the
23 restricted license until two (2) years have elapsed from the date of issuance of the restricted
24 license.

25 4. Respondent shall, within nine (9) months from the effective date of this Decision,
26 present evidence satisfactory to the Commissioner that Respondent has, since the most recent
27 issuance of an original or renewal real estate brokers license, taken and successfully completed
28 the continuing education requirements of Article 2.5 of Chapter 3 of the Real Estate Law for

1 renewal of a real estate brokers license. If Respondent fails to satisfy this condition, the
2 Commissioner may order the suspension of the restricted license until Respondent presents such
3 evidence. The Commissioner shall afford Respondent the opportunity for a hearing pursuant to
4 the Administrative Procedures Act to present such evidence.

5 6. Respondent shall notify the Commissioner in writing within 72 hours of any arrest
6 by sending a certified letter to the Commissioner at the Bureau of Real Estate, Post Office Box
7 137013, Sacramento, CA 95813-7013. The letter shall set forth the date of Respondent's arrest,
8 the crime for which Respondent was arrested and the name and address of the arresting law
9 enforcement agency. Respondent's failure to timely file written notice shall constitute an
10 independent violation of the terms of the restricted license and shall be grounds for the
11 suspension or revocation of that license.

12 This Decision shall become effective at 12:00 noon on NOV 30, 2015.

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14 IT IS SO ORDERED November 6, 2015.

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16 REAL ESTATE COMMISSIONER

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