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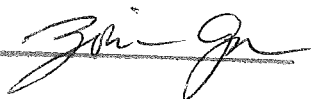
Bureau of Real Estate
320 W. 4th Street, Suite 350
Los Angeles, CA 90013-1105

Telephone: (213) 576-6982

FILED

NOV 19 2013

BUREAU OF REAL ESTATE

By 

BEFORE THE BUREAU OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Application of

David Nazarians,

Respondent.

No. H- 39156 LA

STIPULATION AND

WAIVER

(B&P 10100.4)

I, David Nazarians, ("Respondent") do hereby affirm that I have applied to the Bureau of Real Estate for a real estate broker license, and that to the best of my knowledge I have satisfied all of the statutory requirements for the issuance of the license, including, but not limited to, the payment of the fee therefor.

I acknowledge that by entering into this Stipulation and Waiver, I am stipulating that the Real Estate Commissioner has found grounds that justify the denial of the issuance of an unrestricted real estate broker license to me. I agree that there are grounds to deny the issuance of an unrestricted real estate broker license to me pursuant to California Business and Professions Code Sections 475(a)(2), 480(a), and 10177(b) for the following conviction: On or about February 18, 2005, in the Superior Court of California, County of Los Angeles, case no. PA045328, I was convicted of violating California Penal Code Section 192(c)(1) (vehicular manslaughter), a felony.

1 I hereby request that the Real Estate Commissioner in his discretion issue a restricted real
2 estate broker license to me under the authority of California Business and Professions Code
3 Sections 10100.4 and 10156.5. I understand that any such restricted license will be issued
4 subject to the provisions of and limitations of California Business and Professions Code Sections
5 10156.6 and 10156.7.

6 I understand that by my signing of this Stipulation and Waiver, provided this Stipulation
7 and Waiver is accepted and signed by the Real Estate Commissioner, the Real Estate
8 Commissioner will not file a Statement of Issues based on the grounds herein, and I am waiving
9 my right to a hearing and the opportunity to present evidence at the hearing to establish my
10 rehabilitation in order to obtain an unrestricted real estate broker license.

11 I further understand that the following conditions, limitations, and restrictions will attach
12 to a restricted real estate broker license issued by the Bureau of Real Estate pursuant hereto:

13 1. The license shall not confer any property right in the privileges to be exercised
14 including the right of renewal, and the Real Estate Commissioner may by appropriate
15 order suspend the right to exercise any privileges granted under this restricted license
16 in the event of:

17 a. The conviction of respondent (including a plea of nolo contendere) to a crime
18 that bears a substantial relationship to Respondent's fitness or capacity as a real
19 estate licensee; or

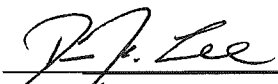
20 b. The receipt of evidence that Respondent has violated provisions of the
21 California Real Estate Law, the Subdivided Lands Law, Regulations of the Real
22 Estate Commissioner, or conditions attaching to this restricted license.

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

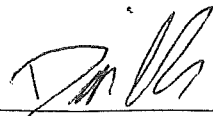
27 3. I shall notify the Real Estate Commissioner in writing within 72 hours of any arrest

1 by sending a certified letter to the Real Estate Commissioner at the Bureau of Real
2 Estate, Post Office Box 137007, Sacramento, CA 95813-7007. The letter shall set
3 forth the date of Respondent's arrest, the crime for which Respondent was arrested,
4 and the name and address of the arresting law enforcement agency. Respondent's
5 failure to timely file written notice shall constitute an independent violation of the
6 terms of the restricted license and shall be grounds for the suspension or revocation
7 of that license.

8
9 10/30/2013
Dated


Counsel
Bureau of Real Estate

- 11 4. I have read the Stipulation and Waiver, and its terms are understood by me and are
12 agreeable and acceptable to me. I understand that I am waiving rights given to me by
13 the California Administrative Procedure Act (including, but not limited to, California
14 Government Code Sections 11504, 11506, 11508, 11509, and 11513), and I
15 willingly, intelligently, and voluntarily waive those rights, including, but not limited
16 to, the right to a hearing on a Statement of Issues at which I would have the right to
17 cross-examine witnesses against me and to present evidence in defense and
18 mitigation of the charges.
- 19 5. Respondent can signify acceptance and approval of the terms and conditions of this
20 Stipulation and Waiver by faxing a copy of its signature page, as actually signed by
21 Respondent, to the Bureau of Real Estate at the following telephone/fax number:
22 (213) 576-6917. Respondent agrees, acknowledges, and understands that by
23 electronically sending to the Bureau of Real Estate a fax copy of his/her actual
24 signature as it appears on the Stipulation and Waiver, that receipt of the faxed copy
25 by the Bureau of Real Estate shall be as binding on Respondent as if the Bureau of
26 Real Estate had received the original signed Stipulation and Waiver.
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2 10/23/2013 
3 Dated David Nazarians, Respondent

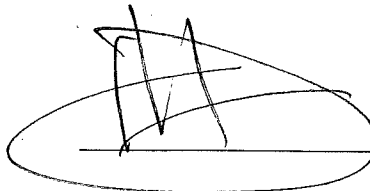
4 I have read the foregoing Stipulation and Waiver signed by Respondent. I am satisfied
5 that the hearing for the purpose of requiring further proof as to the honesty and truthfulness of
6 Respondent need not be called and that it will not be inimical to the public interest to issue a
7 restricted real estate broker license to Respondent.

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

12 This Order is effective immediately.

13 IT IS SO ORDERED NOV 07 2013 .

14 REAL ESTATE COMMISSIONER

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19 By: JEFFREY MASON
20 Chief Deputy Commissioner
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