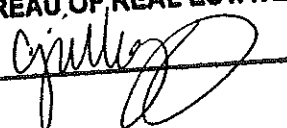


1 Bureau of Real Estate
2 320 W. 4th Street, Suite 350
3 Los Angeles, CA 90013-1105
4 Telephone: (213) 576-6982

FILED

NOV - 4 2014

BUREAU OF REAL ESTATE
By 

7 **BUREAU OF REAL ESTATE**
8 **STATE OF CALIFORNIA**

9
10 *In the Matter of the Application of*

11
12 TIAM MOHAMMADY MOAEED,

13
14 Respondent

)
) No. H- 39433 LA
)
)

) **STIPULATION AND**
) **WAIVER**
)
)

15 It is hereby stipulated by and between Tiam Mohammady Moaeed (hereinafter "Respondent") and
16 Respondent's attorney, Frank Buda, Esq., and the Complainant, acting by and through Diane Lee, Esq.,
17 Counsel for the Bureau of Real Estate, as follows for the purpose of settling and disposing of the Statement
18 of Issues filed on June 13, 2013 in this matter:

19 Respondent acknowledges that Respondent has received and read the Statement of Issues and the
20 Statement to Respondent filed by the Bureau of Real Estate in connection with Respondent's application for
21 a real estate salesperson license. Respondent understands that the Real Estate Commissioner may hold a
22 hearing on this Statement of Issues for the purpose of requiring further proof of Respondent's honesty and
23 truthfulness and to prove other allegations therein, or that he may in his discretion waive the hearing and
24 grant Respondent a restricted real estate salesperson license based upon this Stipulation and Waiver.

25 Respondent also understands that by filing the Statement of Issues in this matter the Real Estate
26 Commissioner is shifting the burden to Respondent to make a satisfactory showing that Respondent meets
27 all the requirements for issuance of a real estate salesperson license. Respondent further understands that by

1 entering into this stipulation and waiver, Respondent will be stipulating that the Real Estate Commissioner
2 has found that Respondent has failed to make such a showing, thereby justifying the denial of the issuance
3 to Respondent of an unrestricted real estate salesperson license.

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

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

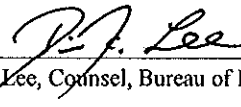
14 Respondent further understands that the following conditions, limitations, and restrictions will attach
15 to a restricted license issued by the Bureau of Real Estate pursuant hereto:

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

- 1 3. With the application for license, or with the application for transfer to a new employing broker,
2 Respondent shall submit a statement signed by the prospective employing broker on a form
3 approved by the Bureau of Real Estate wherein the employing broker shall certify as follows:
- 4 a. That broker has read the Statement of Issues which is the basis for the issuance of the
5 restricted license; and
- 6 b. That broker will carefully review all transaction documents prepared by the restricted
7 licensee and otherwise exercise close supervision over the licensee's performance of acts
8 for which a license is required.
- 9
- 10 4. Respondent shall notify the Commissioner in writing within 72 hours of any arrest by sending a
11 certified letter to the Commissioner at the Bureau of Real Estate, Post Office Box 137007,
12 Sacramento, CA 95813-7007. The letter shall set forth the date of Respondent's arrest, the crime
13 for which Respondent was arrested and the name and address of the arresting law enforcement
14 agency. Respondent's failure to timely file written notice shall constitute an independent
15 violation of the terms of the restricted license and shall be grounds for the suspension or
16 revocation of that license.

17 10/17/2014

Dated



Diane Lee, Counsel, Bureau of Real Estate

18 * * *

19

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

26 Respondent can signify acceptance and approval of the terms and conditions of this Stipulation and
27 Waiver by faxing a copy of the signature page, as actually signed by Respondent, to the Bureau at fax


1 number (213) 576-6917. Respondent agrees, acknowledges and understands that by electronically sending
2 to the Bureau a fax copy of his actual signature as it appears on the Stipulation and Waiver, that receipt of
3 the faxed copy by the Bureau shall be as binding on Respondent as if the Bureau had received the original
4 signed Stipulation and Waiver.

5 10/17/15
6 Dated


7 Tiam Mohammady Moawed, Respondent

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

10 10-17-15
11 Dated


12 Frank Buda, Attorney for Respondent

13 ***

14 I have read the Statement of Issues filed herein and the foregoing Stipulation and Waiver signed by
15 Respondent. I am satisfied that the hearing for the purpose of requiring further proof as to the honesty and
16 truthfulness of Respondent need not be called and that it will not be inimical to the public interest to issue a
17 restricted real estate salesperson license to Respondent.

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

22 This Order is effective immediately,

23 IT IS SO ORDERED _____

24 REAL ESTATE COMMISSIONER

1 number (213) 576-6917. Respondent agrees, acknowledges and understands that by electronically sending
2 to the Bureau a fax copy of his actual signature as it appears on the Stipulation and Waiver, that receipt of
3 the faxed copy by the Bureau shall be as binding on Respondent as if the Bureau had received the original
4 signed Stipulation and Waiver.

5 _____
6 Dated Tiam Mohammady Moaced, Respondent

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

9 _____
10 Dated Frank Buda, Attorney for Respondent

11 * * *

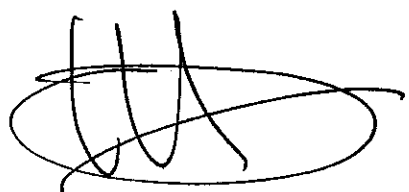
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17 Respondent, if Respondent has otherwise fulfilled all of the statutory requirements for licensure. The
18 restricted license shall be limited, conditioned, and restricted as specified in the foregoing Stipulation and
19 Waiver.

20 This Order is effective immediately.

21 IT IS SO ORDERED **OCT 28 2014**

22 REAL ESTATE COMMISSIONER

23 

24 _____
25 By: JEFFREY MASON
26 Chief Deputy Commissioner