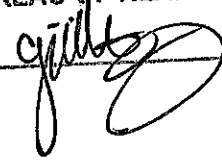


FILED

FEB - 2 2016

BUREAU OF REAL ESTATE

By



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

Telephone: (213) 576-6982

BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

In the Matter of the Application of

No. H- 40123 LA

MUHAMMAD ARSHED,

STIPULATION AND WAIVER

Respondent.

(B&P 10100.4)

I, MUHAMMAD ARSHED ("Respondent"), do hereby affirm that I have applied to the Bureau of Real Estate for a real estate salesperson 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 salesperson license to me. I agree that there are grounds to deny the issuance of an unrestricted real estate salesperson license to me pursuant to California Business and Professions Code ("the Code") Sections 480(a), 10177(a) and 10177(b) for a conviction in violation of California Penal Code Section 487 (grand theft of a value exceeding \$400), a misdemeanor, and my failure to reveal this conviction on my license application.

I hereby request that the Real Estate Commissioner in his discretion issue a restricted real estate salesperson license to me under the authority of Sections 10100.4 and 10156.5 of the

1 Code. I understand that any such restricted license will be issued subject to the provisions of and
2 limitations of Sections 10156.6 and 10156.7 of the Code.

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

8 I agree that by signing this Stipulation and Waiver, the conditions, limitations, and
9 restrictions imposed on my restricted license, identified below, may be removed only by filing a
10 Petition for Removal of Restrictions ("petition") with the Real Estate Commissioner, and that my
11 petition must follow the procedures set forth in Government Code Section 11522.

12 I further understand that the restricted license issued to me shall be subject to all of the
13 provisions of Section 10156.7 of the Code and to the following limitations, conditions and
14 restrictions imposed under authority of Section 10156.6 of the Code:

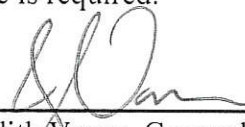
- 15 1. The license shall not confer any property right in the privileges to be exercised
16 including the right of renewal, and the Real Estate Commissioner may by appropriate
17 order suspend the right to exercise any privileges granted under this restricted license
18 in the event of:
 - 19 a. Respondent's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

1 issuance of the restricted license to Respondent. Respondent shall not be eligible to
2 apply for any unrestricted licenses until all restrictions attaching to the license have
3 been removed.

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

- 12 4. With the application for license or with the application for transfer to a new
13 employing broker, Respondent shall submit a statement signed by the prospective
14 employing broker on a form approved by the Bureau of Real Estate wherein the
15 employing broker shall certify as follows:
16 a. That broker has read the Stipulation and Waiver which is the basis for the
17 issuance of the restricted license; and
18 b. That broker will carefully review all transaction documents prepared by the
19 restricted licensee and otherwise exercise close supervision over the licensee's
20 performance of acts for which a license is required.

21 1/5/2016
22 Dated _____

23 
24 Judith Vasan, Counsel
25 Bureau of Real Estate

- 26 5. I have read the Stipulation and Waiver, and its terms are understood by me and are
27 agreeable and acceptable to me. I understand that I am waiving rights given to me by
the California Administrative Procedure Act (including, but not limited to, California

1 Government Code Sections 11504, 11506, 11508, 11509, and 11513), and I
2 willingly, intelligently, and voluntarily waive those rights, including, but not limited
3 to, the right to a hearing on a Statement of Issues at which I would have the right to
4 cross-examine witnesses against me and to present evidence in defense and
5 mitigation of the charges.

- 6 6. Respondent can signify acceptance and approval of the terms and conditions of this
7 Stipulation and Waiver by faxing a copy of its signature page, as actually signed by
8 Respondent, to the Bureau of Real Estate at the following telephone/fax number:
9 (213) 576-6917. Respondent agrees, acknowledges, and understands that by
10 electronically sending to the Bureau of Real Estate a fax copy of his/her actual
11 signature as it appears on the Stipulation and Waiver, that receipt of the faxed copy
12 by the Bureau of Real Estate shall be as binding on Respondent as if the Bureau of
13 Real Estate had received the original signed Stipulation and Waiver.

14
15 12/31/15
16 Dated


16 MUHAMMAD ARSHED, Respondent

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

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

This Order is effective immediately.

IT IS SO ORDERED

January 26, 2016

WAYNE S. BELL
REAL ESTATE COMMISSIONER

By: JEFFREY MASON
Chief Deputy Commissioner