

Chika
Sunquist
(Sando)

FILED

AUG - 9 2013

BUREAU OF REAL ESTATE

By [Signature]

DEPARTMENT OF REAL ESTATE
320 West Fourth Street, Ste. 350
Los Angeles, California 90013

(213) 576-6982

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STATE OF CALIFORNIA
DEPARTMENT OF REAL ESTATE

To:)	
)	NO. H- 41132 LA
KOUSHA AHMADI, ALL SEASONS)	
MANAGEMENT INC., a corporation doing)	ORDER TO DESIST AND
business as National Preservation Center,)	REFRAIN
and JORGE DIAZ)	(B&P Code Section 10086)
)	

The Commissioner (Commissioner) of the California Department of Real Estate (Department) caused an investigation to be made of the activities of KOUSHA AHMADI ("AHMADI"), ALL SEASONS MANAGEMENT INC. ("ALL SEASONS MANAGEMENT"), a corporation doing business as National Preservation Center, and JORGE DIAZ ("DIAZ"). Based on that investigation, the Commissioner has determined that AHMADI, ALL SEASONS MANAGEMENT, and DIAZ have engaged in, are engaging in, or are attempting to engage in, acts or practices constituting violations of the California Business and Professions Code (Code), including the business of, acting in the capacity of, and/or advertising or assuming to act as a real estate broker in the State of California within the meaning of Section 10131(d) (performing services for borrowers in connection with loans secured by real property) and Section 10131.2 (advance fee handling) of the Code. Furthermore, based on the investigation, the Commissioner hereby issues the following

1 Findings of Fact, Conclusions of Law, and Desist and Refrain Order under the authority of
2 Section 10086 of the Code.

3 Whenever acts referred to below are attributed to AHMADI, ALL SEASONS
4 MANAGEMENT, and DIAZ, those acts are alleged to have been done by AHMADI, ALL
5 SEASONS MANAGEMENT, and DIAZ, acting by themselves, or by and/or through one or
6 more agents, associates, affiliates, and/or co-conspirators.

7 FINDINGS OF FACT

8 1. AHMADI, ALL SEASONS MANAGEMENT, and DIAZ are not now, and
9 have never been, licensed by the Department in any capacity.

10 2. On or about January 6, 2015, Articles of Incorporation were filed with the
11 Secretary of State of the State of California for ALL SEASONS MANAGEMENT. ALL
12 SEASONS MANAGEMENT'S address was listed as 20 Via Lucca D307, Irvine, CA 92612.

13 3. On or about January 7, 2015, AHMADI entered into an agreement with the
14 UPS Store at 13217 Jamboree Road, Tustin, CA 92782 for use of Mailbox Number #540.
15 AHMADI'S address was listed as 20 Via Lucca D307, Irvine, CA 92612.

16 4. On or about January 27, 2015, AHMADI filed a Statement of Information
17 with the Secretary of State of the State of California for ALL SEASONS MANAGEMENT.
18 AHMADI was listed as the Chief Executive Officer, Secretary, Chief Financial Officer,
19 Director, and President of ALL SEASONS MANAGEMENT. ALL SEASONS
20 MANAGEMENT and AHMADI'S address was listed as 13217 Jamboree Road Suite 540,
21 Tustin, CA 92782.

22 5. On or about June 9, 2015, AHMADI opened a checking account at Citibank
23 for ALL SEASONS MANAGEMENT. AHMADI was listed as President of ALL SEASONS
24 MANAGEMENT. ALL SEASONS MANAGEMENT'S physical address was listed as
25 2710 Kelvin Ave Apt 2103, Irvine, CA 92614. ALL SEASONS MANAGEMENT'S mailing
26 address was listed as 13217 Jamboree Road Suite 540, Tustin, CA 92782.

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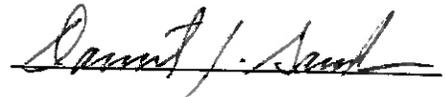
1 ORDERED to immediately desist and refrain from performing any acts within the State of
2 California for which a real estate broker license is required. In particular, it is ordered to desist
3 and refrain from:

4 1. charging, demanding, claiming, collecting and/or receiving advance fees, as
5 that term is defined in Section 10026 of the Code, in any form, and under any conditions, with
6 respect to the performance of loan modifications or any other form of mortgage loan
7 forbearance service in connection with loans on residential property containing four or fewer
8 dwelling units; and

9 2. charging, demanding, claiming, collecting and/or receiving advance fees, as
10 that term is defined in Section 10026 of the Code, for any other real estate related services
11 offered by them to others.

12 DATED: August 7, 2018.

13 DANIEL J. SANDRI
14 ACTING REAL ESTATE COMMISSIONER

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18 **Notice:** Business and Professions Code Section 10139 provides that "Any person acting as a
19 real estate broker or real estate salesperson without a license or who advertises using words
20 indicating that he or she is a real estate broker without being so licensed shall be guilty of a
21 public offense punishable by a fine not exceeding twenty thousand dollars (\$20,000), or by
22 imprisonment in the county jail for a term not to exceed six months, or by both fine and
23 imprisonment; or if a corporation, be punished by a fine not exceeding sixty thousand dollars
24 (\$60,000)."
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1 cc: KOUSHA AHMADI
2 2710 Kelvin Ave Apt 2103
3 Irvine, CA 92614

4 KOUSHA AHMADI
5 20 Via Lucca D307
6 Irvine, CA 92612

7 KOUSHA AHMADI
8 13217 Jamboree Road Suite 540
9 Tustin, CA 92782

10 ALL SEASONS MANAGEMENT INC.
11 c/o LEGALINC CORPORATE SERVICES INC.
12 4778 Dewey Drive
13 Fair Oaks, CA 95628

14 JORGE DIAZ
15 2710 Kelvin Ave Apt 2103
16 Irvine, CA 92614

17 JORGE DIAZ
18 20 Via Lucca D307
19 Irvine, CA 92612
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