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DEPT. OF REAL ESTATE

By *@Salavi*

1 Department of Real Estate
2 320 W. 4th Street, Suite 350
3 Los Angeles, CA 90013-1105

4 Telephone: (213) 576-6982

8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11	In the Matter of the Application of)	
12	BIJAN DANNY HERAVI,)	H-42396 LA
13	Respondent.)	
14)	STIPULATION AND WAIVER

15 I, Bijan Danny Heravi (“Respondent”), do hereby affirm that I have applied to the
16 Department of Real Estate (“Department”) for a real estate salesperson license, and that to the best
17 of my knowledge I have satisfied all of the statutory requirements for the issuance of the license,
18 including, but not limited to, the payment of the fee therefor.

19 I acknowledge that by entering into this Stipulation and Waiver, I am stipulating that the
20 Real Estate Commissioner (“Commissioner”) has found grounds that justify the denial of the
21 issuance of an unrestricted real estate salesperson license to me. I agree that there are grounds to
22 deny the issuance of an unrestricted real estate salesperson license to me pursuant to Section
23 10177(b) of the Business and Professions Code (“Code”) for the following conviction: on January
24 18, 2000, violation of 18 United States Code section 137 (health care fraud), a felony.

25 I hereby request that the Commissioner in his discretion issue a restricted real estate
26 salesperson license to me under the authority of Sections 10100.4 and 10156.5 of the Code. I
27 understand that any such restricted license will be issued subject to the provisions and limitations of

1 Sections 10156.6 and 10156.7 of the Code.

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

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

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

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

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

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

10 This Order is effective immediately.

11 IT IS SO ORDERED 10.28.22.

12 DOUGLAS R. McCAULEY
13 REAL ESTATE COMMISSIONER

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