

1 Department of Real Estate
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3 Los Angeles, CA 90013-1105

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FILED

FEB 21 2024

DEPT. OF REAL ESTATE

By 

8 **DEPARTMENT OF REAL ESTATE**
9 **STATE OF CALIFORNIA**

10 ***

11 In the Matter of the Application of

12 ARON H PETROSIAN, JR.,

13 Respondent.

DRE Case No. H-42687 LA

STIPULATION AND WAIVER
(Bus. & Prof. Code, § 10100.4)

15 It is hereby stipulated by and between ARON H PETROSIAN, JR ("Respondent"), and his
16 attorney of record, Hagop Kuyumjian, Esq., and the Complainant, acting by and through Laurence
17 Haveson, Counsel for the Department of Real Estate ("Department"), as follows for the purpose of
18 settling and disposing of the Statement of Issues filed on July 24, 2023, in this matter:

19 Respondent acknowledges that Respondent has received and read the Statement of Issues and
20 the Statement to Respondent filed by the Department in connection with Respondent's application
21 for a real estate salesperson license. Respondent understands that the Real Estate Commissioner
22 ("Commissioner") may hold a hearing on this Statement of Issues for the purpose of requiring further
23 proof of Respondent's honesty and truthfulness and to prove other allegations therein, or that she
24 may in her discretion waive the hearing and grant Respondent a restricted real estate salesperson
25 license based upon this Stipulation and Waiver. Respondent also understands that by filing the
26 Statement of Issues in this matter the Commissioner is shifting the burden to

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1 Respondent to make a satisfactory showing that Respondent meets all the requirements for issuance
2 of a real estate salesperson license. Respondent further understands that by entering into this
3 Stipulation and Waiver, Respondent will be stipulating that the Commissioner has found that
4 Respondent has failed to make such a showing, thereby justifying the denial of the issuance to
5 Respondent of an unrestricted real estate salesperson license.

6 Respondent hereby admits that the allegations of the Statement of Issues filed against
7 Respondent are true and correct and requests that the Commissioner in her discretion issue a restricted
8 real estate salesperson license to Respondent under the authority of Section 10156.5 of the Business
9 and Professions Code ("Code").

10 Respondent is aware that by signing this Stipulation and Waiver, Respondent is waiving
11 Respondent's right to a hearing and the opportunity to present evidence at the hearing to establish
12 Respondent's rehabilitation in order to obtain an unrestricted real estate salesperson license if this
13 Stipulation and Waiver is accepted by the Commissioner.

14 However, Respondent is not waiving Respondent's right to a hearing and to further
15 proceedings to obtain a restricted or unrestricted license if this Stipulation and Waiver is not accepted
16 by the Commissioner. Respondent agrees that by signing this Stipulation and Waiver, the conditions,
17 limitations, and restrictions imposed on Respondent's restricted license, identified below, may be
18 removed only by filing a Petition for Removal of Restrictions ("Petition") with the Commissioner,
19 and that Respondent's Petition must follow the procedures set forth in Government Code section
20 11522. Respondent further understands that the restricted license issued to Respondent shall be
21 subject to all of the provisions of Code section 10156.7 and to the following limitations, conditions
22 and restrictions imposed under authority of Section 10156.6 of the Code:

- 23 1. The restricted license shall not confer any property right in the privileges to be
24 exercised including the right of renewal, and the Commissioner may by appropriate
25 order suspend the right to exercise any privileges granted under the restricted license
26 in the event of:

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- a. Respondent's conviction (including a plea of nolo contendere) of a crime that bears a substantial relationship to Respondent's fitness or capacity as a real estate licensee; or
 - b. The receipt of evidence that Respondent has violated provisions of the California Real Estate Law, the Subdivided Lands Law, Regulations of the Commissioner, or conditions attaching to the restricted license.
2. Respondent shall not be eligible to petition for the issuance of an unrestricted real estate license nor the removal of any of the conditions, limitations, or restrictions attaching to the restricted license until five (5) years have elapsed from the date of issuance of the restricted license to Respondent. Respondent shall not be eligible to apply for any unrestricted licenses until all restrictions attaching to the license have been removed.
3. With the application for license, or with the application for transfer to a new employing broker, Respondent shall submit a statement signed by the prospective employing broker on a form approved by the Department wherein the employing broker shall certify as follows:
 - a. That the broker has read the Statement of Issues which is the basis for the issuance of the restricted license; and
 - b. That the broker will carefully review all transaction documents prepared by the restricted licensee and otherwise exercise close supervision over the licensee's performance of acts for which a license is required.
4. Respondent shall notify the Real Estate Commissioner in writing within 72 hours of any arrest by sending a certified letter to the Real Estate Commissioner at the Department of Real Estate, Post Office Box 137013, Sacramento, CA 95813-7013. The letter shall set forth the date of Respondent's arrest, the crime for which Respondent was arrested, and the name and address of the arresting law enforcement agency. Respondent's failure to timely file written notice shall constitute an

1 independent violation of the terms of the restricted license and shall be grounds for
2 the suspension or revocation of that license.

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4 01/23/2024

5 Dated

Laurence D. Haveson

Digitally signed by Laurence D.
Haveson
Date: 2024.01.23 13:49:02 -08'00'

Laurence D. Haveson , Counsel
Department of Real Estate

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8 Respondent has read the Stipulation and Waiver, and its terms are understood by Respondent
9 and are agreeable and acceptable to Respondent. Respondent understands that Respondent is waiving
10 rights given to Respondent by the Administrative Procedure Act (including, but not limited to,
11 Government Code Sections 11504, 11506, 11508, 11509, and 11513), and Respondent willingly,
12 intelligently, and voluntarily waives those rights, including, but not limited to, the right to a hearing
13 on a Statement of Issues at which Respondent would have the right to cross-examine witnesses
14 against Respondent and to present evidence in defense and mitigation of the charges.

15 Respondent can signify acceptance and approval of the terms and conditions of this
16 Stipulation and Waiver by causing to be e-mailed the Stipulation and Waiver with his digital
17 signature to Laurence Haveson, Real Estate Counsel at Laurence.Haveson@dre.ca.gov, or by mailing
18 the original signed Stipulation and Waiver to: Laurence Haveson, Department of Real Estate, 320
19 West 4th Street, Suite 350, Los Angeles, California 90013-1105

20 In the event of time constraints before an administrative hearing, Respondent can signify
21 acceptance and approval of the terms and conditions of this Stipulation and Waiver by emailing a
22 scanned copy of the signature page, as actually signed by Respondent, to the Department counsel
23 assigned to this case. Respondent agrees, acknowledges and understands that by electronically
24 sending the Department a scan of Respondent's actual signature as it appears on the Stipulation and
25 Waiver, that receipt of the scan by the Department shall be binding on Respondent as if the
26 Department had received the original signed Stipulation and Waiver.

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1 DATED: 01/23/2024

2 ARON H PETROSIAN, JR
Respondent

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4 DATED: 01/23/2024

5 Hagop Kuyumjian, Esq.
Attorney for Respondent
6 *Approved as to Form*

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8 * * *

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

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

17 This Order is effective immediately.

18 IT IS SO ORDERED 2/12/24.

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20 CHIKA SUNQUIST
REAL ESTATE COMMISSIONER

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23 By: Marcus L. McCarther
24 Chief Deputy Real Estate Commissioner
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