

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

4 Telephone: (213) 576-6982

FILED

FEB - 2 2017

BUREAU OF REAL ESTATE

By 

8 BEFORE THE BUREAU OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of)

No. H-04820 SD

12 FARID KHAYAMIAN,)

STIPULATION

) AND

) AGREEMENT

13 Respondent.)
14)
15)

16 It is hereby stipulated by and between FARID KHAYAMIAN ("Respondent"),
17 acting by and through Jeffrey P. Lendrum, an attorney at Lendrum Law Firm, and the
18 Complainant, acting by and through Amelia V. Vetrone, Counsel for the Bureau of Real Estate,
19 as follows for the purpose of settling and disposing of the Accusation ("Accusation") filed on
20 August 1, 2016, in this matter:

21 1. All issues which were to be contested and all evidence which was to be
22 presented by Complainant and Respondent at a formal hearing on the Accusation, which hearing
23 was to be held in accordance with the provisions of the Administrative Procedure Act ("APA"),
24 shall instead and in place thereof be submitted solely on the basis of the provisions of this
25 Stipulation and Agreement ("Stipulation").

26 2. Respondent has received, read and understands the Statement to Respondent,
27 the Discovery Provisions of the APA and the Accusation filed by the Bureau of Real Estate in

1 this proceeding.

2 3. Respondent filed a Notice of Defense pursuant to Section 11506 of the
3 Government Code for the purpose of requesting a hearing on the allegations in the Accusation.
4 Respondent hereby freely and voluntarily withdraws said Notice of Defense. Respondent
5 acknowledges that he understands that by withdrawing said Notice of Defense he thereby waives
6 his right to require the Commissioner to prove the allegations in the Accusation at a contested
7 hearing held in accordance with the provisions of the APA and that he will waive other rights
8 afforded to him in connection with the hearing such as the right to present evidence in his
9 defense and the right to cross-examine witnesses.

10 4. This Stipulation is based on the allegations contained in the Accusation. In the
11 interest of expedience and economy, Respondent chooses not to contest these allegations, but to
12 remain silent and understands that, as a result thereof, these allegations, without being admitted
13 or denied, will serve as a prima facie basis for the disciplinary action stipulated to herein. The
14 Real Estate Commissioner shall not be required to provide evidence to prove said allegations.

15 5. This Stipulation is made for the purpose of reaching an agreed disposition of
16 this proceeding and is expressly limited to this proceeding and not any other proceeding or case
17 in which the Bureau of Real Estate ("Bureau"), or another licensing agency of this state, another
18 state or the federal government is involved, and otherwise shall not be admissible in any other
19 criminal or civil proceeding.

20 6. It is understood by the parties that the Real Estate Commissioner may adopt
21 this Stipulation as his Decision in this matter thereby imposing the penalty and sanctions on
22 Respondent's real estate license and license rights as set forth in the below "Order". In the event
23 that the Commissioner in his discretion does not adopt the Stipulation, the Stipulation shall be
24 void and of no effect and Respondent shall retain the right to a hearing and proceeding on the
25 Accusation under the provisions of the APA and shall not be bound by any stipulation or waiver
26 made herein.

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1 education requirements. **Proof of completion of the continuing education courses must be**
2 **delivered to the Bureau of Real Estate, Flag Section, P.O. Box 137013, Sacramento, CA**
3 **95813-7013.**

4 III.

5 Respondent shall within six (6) months from the effective date of the Decision
6 **and Order** herein, take and pass the Professional Responsibility Examination administered by
7 the Bureau including the payment of the appropriate examination fee. If Respondent fails to
8 satisfy this condition, his real estate license shall be automatically suspended until he passes the
9 examination.

10 IV.

11 Prior to the effective date of this Decision, and pursuant to Section 10106 of the
12 Business and Professions Code, Respondents shall pay the Commissioner's reasonable cost for
13 the investigation which led to this disciplinary action in the amount of \$525.80. Said payment
14 shall be in the form of a cashier's check made payable to the Bureau of Real Estate. **Said check**
15 **must be delivered to the Bureau of Real Estate, Flag Section, P.O. Box 137013, Sacramento,**
16 **CA 95813-7013, prior to the effective date of this Decision and Order.**

17 If Respondent fails to satisfy this condition in a timely manner as provided for
18 herein, Respondent's real estate license shall automatically be suspended until payment is made
19 in full, or until a decision providing otherwise is adopted following a hearing held pursuant to
20 this condition.

21
22
23 DATED: 11-28-16

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25 _____
26 Amelia V. Vetrone, Counsel for
27 Bureau of Real Estate

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EXECUTION OF THE STIPULATION

I have read the Stipulation. Its terms are understood by me and are 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 Sections 11506, 11508, 11509 and 11513 of the Government Code), and I willingly, intelligently and voluntarily waive those rights, including the right of requiring the Commissioner to prove the allegations in the Accusation at a hearing at which I would have the right to cross-examine witnesses against me and to present evidence in defense and mitigation of the charges.

MAILING AND FACSIMILE

Respondent (1) shall mail the original signed signature page of the stipulation herein to Amelia V. Vetrone: Attention: Legal Section, Bureau of Real Estate, 320 W. Fourth St., Suite 350, Los Angeles, California 90013-1105.

Respondent's signature below constitutes acceptance and approval of the terms and conditions of this Stipulation. Respondent agrees, acknowledges and understands that by signing this Stipulation Respondent is bound by its terms as of the date of such signature and that this agreement is not subject to rescission or amendment at a later date except by a separate Decision and Order of the Real Estate Commissioner.

DATED: 11/22/16



FARID KHAYAMIAN
Respondent

DATED: 11/22/16



Jeffrey P. Lendrum
Counsel for Respondent
Approved as to Form

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The foregoing Stipulation and Agreement is hereby adopted as my Decision as to
Respondent FARID KHAYAMIAN, and shall become effective at 12 o'clock noon on

FEB 22 2017

IT IS SO ORDERED

1/27/2017

WAYNE S. BELL
Real Estate Commissioner

