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FILED

NOV -5 1986

DEPARTMENT OF REAL ESTATE
BY K. Meierholt

DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * * *

In the Matter of the Application of)	No. H-22707 LA
FARIBA PANAHAHI-VIJEH,)	<u>STIPULATION AND WAIVER</u>
aka Fariba Vijeh, aka)	
Fariba P. Vijeh,)	
Respondent.)	

I, FARIBA PANAHAHI-VIJEH, respondent herein, do hereby affirm that I have applied to the Department 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 the payment of the license fee.

I acknowledge that I have received and read the Statement of Issues and the Statement to Respondent filed by the Department of Real Estate on October 16, 1986, in connection with my application for license. I understand that the Real Estate Commissioner may hold a hearing on this Statement of Issues for the purpose of requiring further proof of my honesty and truthfulness and to prove other allegations therein, or that he may in his discretion waive

1 the hearing and grant me a restricted real estate salesperson
2 license based upon this Stipulation and Waiver.

3 I hereby admit that the allegations of the Statement of
4 Issues filed against me are true and correct and request that the
5 Real Estate Commissioner in his discretion issue a restricted real
6 estate salesperson license to me under the authority of
7 Section 10156.5 of the Business and Professions Code.

8 I am aware that by signing this Stipulation and Waiver,
9 I am waiving my right to a hearing and the opportunity through a
10 hearing to obtain an unrestricted real estate license at this time
11 if this Stipulation and Waiver is accepted by the Real Estate
12 Commissioner. However, I am not waiving my right to a hearing and
13 to further proceedings to obtain a restricted or unrestricted
14 license if this Stipulation and Waiver is not accepted by the
15 Commissioner.

16 I further understand that the following conditions,
17 limitations and restrictions will attach to a restricted license
18 issued by the Department of Real Estate pursuant hereto:

- 19 1. The license shall not confer any property right in
20 the privileges to be exercised, and the Real
21 Estate Commissioner may by appropriate order suspend
22 the right to exercise any privileges granted under
23 this restricted license in the event of:
24 a. The conviction of respondent (including a plea of
25 nolo contendere) to a crime which bears a
26 significant relation to respondent's fitness or
27 capacity as a real estate licensee; or

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b. The receipt of evidence that respondent has
violated provisions of the California Real Estate
Law, the Subdivided Lands Law, Regulations of the
Real Estate Commissioner or conditions attaching
to this restricted license.

2. Respondent shall not be eligible to apply 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 one year has elapsed from the date of issuance
of the restricted license to respondent.

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 of Real Estate 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

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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.

DATED this 10 day of 20, 19 86.

Fariba Panahgahi-Vijeh
FARIBA PANAHGAHI-VIJEH
Respondent

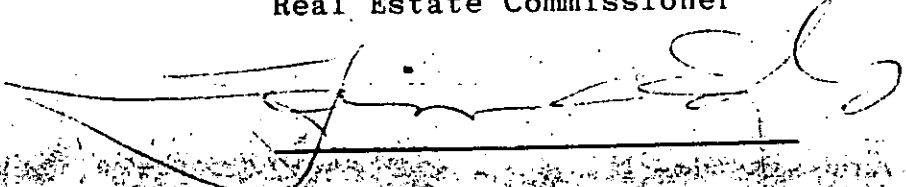
* * * *

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

Therefore, IT IS HEREBY ORDERED that a restricted real
estate salesperson license be issued to respondent FARIBA
PANAHGAHI-VIJEH, aka Fariba Vijeh, aka Fariba P. Vijeh, if
respondent has otherwise fulfilled all of the statutory
requirements for licensure. The restricted license shall be
limited, conditioned and restricted as specified in the foregoing
Stipulation and Waiver.

DATED: 10-31-86

JAMES A. EDMONDS, JR.
Real Estate Commissioner



SACD.
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MARILYN L. MOSHER, Counsel
Department of Real Estate
107 South Broadway, Room 8107
Los Angeles, California 90012

(213) 620-4790

OCT 16 1986

DEPARTMENT OF REAL ESTATE
[Signature]

DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * * *

In the Matter of the Application of)
FARIBA PANAHAHI-VIJEH,)
aka Fariba Vijeh, aka)
Fariba P. Vijeh,)
Respondent.)

No. H-22707 LA
STATEMENT OF ISSUES

The Real Estate Commissioner, in conformity with Section 10152, Division 4, Business and Professions Code of the State of California, requires further proof of the honesty and truthfulness of FARIBA PANAHAHI-VIJEH, aka Fariba Vijeh, aka Fariba P. Vijeh (hereinafter referred to as respondent), in connection with respondent's application for a real estate salesperson license, filed on June 2, 1986, and, in relation thereto, will consider the following:

I

On or about November 2, 1985, respondent submitted an application to the Department of Real Estate of the State of California (hereinafter the Department) for admission to the real

1 estate salesperson examination. On said application, respondent
2 represented to the Department that (1) respondent's name was
3 Fariba Panahgahi-Vijeh, and (2) respondent's date of birth was
4 February 23, 1956.

5 II

6 During December, 1985, respondent was admitted to the
7 real estate salesperson examination based upon her application of
8 November 2, 1985.

9 III

10 On or about December 27, 1985, respondent submitted a
11 second application to the Department for admission to the real
12 estate salesperson examination. On said application, respondent
13 represented to the Department that (1) respondent's name was
14 Fariba Vijeh, and (2) respondent's date of birth was
15 June 21, 1955.

16 IV

17 The application forms referred to in Paragraphs I and
18 II, above, include the specific advisement, to wit: "This is an
19 original application and should be submitted only if you have not
20 applied for this examination previously."

21 V

22 During January, 1986, the Department mailed to
23 respondent a salesperson license application based upon
24 respondent's having successfully completed the examination during
25 December, 1985, as referred to in Paragraph II, above.

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VI

On or about June 2, 1986, respondent submitted the said application for a real estate salesperson license to the Department. On said application, respondent represented to the Department that (1) respondent's name was Fariba P. Vijeh, and (2) respondent's date of birth was February 15, 1957. In truth and in fact, respondent's date of birth is January 21, 1955.

VII

Respondent knowingly submitted the application referred to in Paragraph III, above, for the purpose of avoiding the educational requirements imposed by Section 10153.3 of the California Business and Professions Code.

VIII

Respondent's conduct in submitting false information on the applications referred to in Paragraphs I and III, above, constitutes an attempt to practice deception and/or fraud with regard to her identity in connection with her application for admission to the examination filed on or about December 27, 1985, and such conduct is a violation of Section 10153.1 of the California Business and Professions Code of the State of California (hereinafter the Code), and is cause for denial of respondent's application for a real estate license under Sections 480(a) and 10177(d) of the Code.

IX

Respondent's conduct in submitting false information on the application referred to in Paragraph VI, above, constitutes an attempt to procure a real estate license by fraud,

1 misrepresentation or deceit, or by making a material misstatement
2 of fact in said application, which conduct is cause for denial of
3 respondent's application for a real estate license under Sections
4 480(c) and 10177(a) of the Code.

5
6 These proceedings are brought under the provisions of
7 Section 10100, Division 4 of the Business and Professions Code of
8 the State of California and Sections 11500 through 11528 of the
9 Government Code.

10 Dated at Los Angeles, California
11 this 16th day of October, 1986.

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13 RANDOLPH BRENDIA
14 Deputy Real Estate Commissioner
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25 cc:.. Fariba Panahgahi-Vijeh
26 Sacto.
27 TCD