

1 Department of Real Estate
320 West Fourth Street, Suite 350
2 Los Angeles, CA 90013-1105
Telephone: (213) 576-6982 or
3 Direct: (213) 576-6910

FILED
FEB 27 2004
DEPARTMENT OF REAL ESTATE

(Signature)

8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 TO:) No. H-30733 LA
12 AFG FUNDING, INC.) ORDER TO DESIST
13 and ARA LOUIE KEUSHGERIAN.) AND REFRAIN
) (B&P Code Section 10086)

14 The Real Estate Commissioner of the State of California
15 ("Commissioner") has caused an investigation to be made of your
16 activities as real estate brokers and is of the opinion that you
17 are in violation of Section 10177(f) and of the Business and
18 Professions Code ("Code") and Section 2742, Title 10, Chapter 6,
19 California Code of Regulations ("Regulations").

20 I

21 You, AFG FUNDING, INC., are currently licensed as a
22 corporate real estate broker.

23 II

24 You, ARA LOUIE KEUSHGERIAN, are currently licensed as
25 the designated officer of AFG FUNDING, INC. and, as such, are
26 responsible for the supervision and control of the activities
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1 conducted on behalf of the corporation by its officers and
2 employees as necessary to secure full compliance with the Real
3 Estate Law (Section 10000, et seq of the Code), including the
4 supervision of salespersons licensed to the corporation in the
5 performance of their acts for which a license is required.

6 III

7 On or about April 3, 2000, pursuant to the provisions
8 of Section 23302 of the California Revenue and Taxation Code, the
9 rights and privileges of you, AFG FUNDING, INC., were suspended
10 by the California Secretary of State. Said suspension is a
11 violation of Section 10177(f) of the Code in that it would have
12 constituted grounds for the denial of your corporate real estate
13 broker license under Section 2742 of the Regulations.

14 NOW, THEREFORE, YOU, AFG FUNDING, INC. AND YOUR
15 SUCCESSORS IN INTEREST ARE HEREBY ORDERED TO DESIST AND REFRAIN
16 from performing any acts for which a real estate license is
17 required until you have presented evidence satisfactory to the
18 Commissioner that you are no longer subject to the suspension
19 described in Paragraph III.

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1 FURTHER, YOU, ARA LOUIE KEUSHGERIAN, ARE HEREBY ORDERED
2 TO NOTIFY each real estate salesperson employed under AFG
3 FUNDING, INC.'s real estate license of the contents of this Order
4 if, within ten days of your receipt of this Order, the suspension
5 described in Paragraph III above is not removed.

6 DATED: February 23, 2004

7 JOHN R. LIBERATOR
8 Acting Commissioner

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19 cc: A F G Funding, Inc.
20 2421 W. Beverly Blvd.
21 Montebello, CA 90640

22 Ara Louie Keushgerian
23 P.O. Box 904
Yorba Linda, CA 92885

24 12509 Oxnard St. #305
25 North Hollywood, CA 91605
26
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