

deceit with reference to a transaction for which a real estate license is required.

DETERMINATION OF ISSUES

I

Cause for disciplinary action against Respondent exists pursuant to Business and Professions Code Section 10177.5.

II

The standard of proof applied was clear and convincing proof to a reasonable certainty.

ORDER

All licenses and license rights of Respondent ARA LOUIE KEUSHGERIAN under the provisions of Part I of Division 4 of the Business and Professions Code are revoked.

This Decision shall become effective at 12 o'clock noon March 23, 2009.

DATED: 12-29-08

JEFF DAVI
Real Estate Commissioner



BY: Barbara J. Bigby
Chief Deputy Commissioner

9:00
May

1 JAMES R. PEEL, Counsel (SBN 47055)
2 Department of Real Estate
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4 Los Angeles, CA 90013-1105

5 Telephone: (213) 576-6982
6 -or- (213) 576-6913 (Direct)

FILED
MAY 13 2008
DEPARTMENT OF REAL ESTATE



7
8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11	In the Matter of the Accusation of)	No. H-34931 LA
12)	
13	ARA LOUIE KEUSHGERIAN,)	<u>A C C U S A T I O N</u>
14)	
15)	
16	Respondent.)	

17 The Complainant, Maria Suarez, a Deputy Real Estate
18 Commissioner of the State of California, for cause of Accusation
19 against ARA LOUIE KEUSHGERIAN, alleges as follows:

20 I

21 The Complainant, Maria Suarez, acting in her official
22 capacity as a Deputy Real Estate Commissioner of the State of
23 California, makes this Accusation against ARA LOUIE KEUSHGERIAN.

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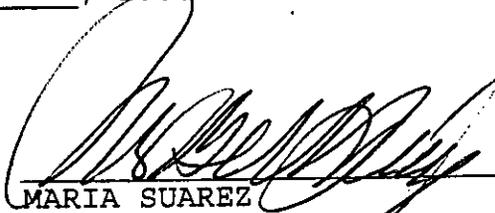
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WHEREFORE, Complainant prays that a hearing be conducted on the allegations of this Accusation and that upon proof thereof, a decision be rendered imposing disciplinary action against all licenses and license rights of Respondent ARA LOUIE KEUSHGERIAN under the Real Estate Law (Part 1 of Division 4 of the Business and Professions Code) and for such other and further relief as may be proper under other applicable provisions of law.

Dated at Los Angeles, California

this 2nd day of May, 2008.



MARIA SUAREZ
Deputy Real Estate Commissioner

cc: Ara Louie Keushgerian
Maria Suarez
Sacto