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FILED

AUG 04 2017

BUREAU OF REAL ESTATE

By *John Aziz*

9 **BEFORE THE BUREAU OF REAL ESTATE**
10 **DEPARTMENT OF CONSUMER AFFAIRS**
11 **STATE OF CALIFORNIA**

12 * * *

13 In the Matter of the Application of) No. H-40736 LA
14 BENJAMIN ZEV,) STATEMENT OF ISSUES
15 Respondent.)
16 _____)
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18 The Complainant, Maria Saurez, a Supervising Special Investigator of the State
19 of California, for Statement of Issues against BENJAMIN ZEV, a.k.a. Benjamin Zeev Fakheri,
20 Benjamin Fakheri, or Benjamin Z. Fakheri, ("Respondent"), is informed and alleges in her
21 official capacity as follows:

22 1.

23 On or about October 17, 2016, Respondent made application to the Bureau of
24 Real Estate of the State of California for a real estate salesperson license.

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1 FIRST CAUSE FOR DENIAL

2 (CRIMINAL CONVICTIONS)

3 2.

4 On or about January 5, 2011, in the Superior Court of California, County of
5 Riverside, Case No. BAF006290, Respondent was convicted on a plea of guilty for violation of
6 Penal Code section 602(m) (criminal trespass) and 240 (assault), misdemeanors. Respondent
7 was placed on summary probation for 60 months, under certain terms and conditions.

8 3.

9 The crimes of which Respondent was convicted, by their facts and
10 circumstances, bear a substantial relationship under Section 2910, Title 10, Chapter 6,
11 California Code of Regulations to the qualifications, functions or duties of a real estate licensee.

12 4.

13 The crimes of which Respondent was convicted, as described in Paragraph 2
14 above, constitute cause for denial of Respondent's application for a real estate license under
15 California Business and Professions Code sections 480(a)(1) and 10177(b).

16 SECOND CAUSE FOR DENIAL

17 (FAILURE TO DISCLOSE CONVICTIONS)

18 5.

19 On or about October 17, 2016, Respondent submitted an application for a real
20 estate salesperson license. In response to Question 28, under "Background Information," of
21 Respondent's license application, to wit, "HAVE YOU EVER BEEN CONVICTED (SEE
22 PARAGRAPH ABOVE) OF ANY VIOLATION OF THE LAW AT THE MISDEMEANOR
23 OR FELONY LEVEL? IF YES, COMPLETE ITEM 34 WITH INFORMATION ON EACH
24 CONVICTION," Respondent marked "NO" and failed to disclose the convictions, as alleged in
25 Paragraph 2 above. Respondent left Item 34 blank.

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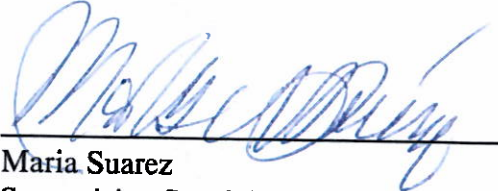
Respondent's failure to disclose the convictions, as set forth in Paragraph 2 above, in his license application constitutes an attempt to procure a real estate license by fraud, misrepresentation, or deceit, or by making a material misstatement of fact in an application, which is grounds for denial of the issuance of a license under California Business and Professions Code Section 10177(a).

7.

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

WHEREFORE, the Complainant prays that the above-entitled matter be set for hearing and, upon proof of the charges contained herein, that the Commissioner refuse to authorize the issuance of, and deny the issuance of, a real estate salesperson license to Respondent BENJAMIN ZEV and for such other and further relief as may be proper under other applicable provisions of law.

Dated at Los Angeles, California this 24th day of July, 2017



Maria Suarez
Supervising Special Investigator

cc: BENJAMIN ZEV
Maria Suarez
Sacto.