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1 DEPARTMENT OF REAL ESTATE
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3 Los Angeles, California 90013
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Dept. of Real Estate

SEP 30 2011

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DEPARTMENT OF REAL ESTATE
BY: *Suzanne Valencia*

MAIL SORT #2

8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * * *

12 To:)
13 VARTEVAR Y. MAZMANIAN) NO. H- 37562 LA
14) ORDER TO DESIST AND
15) REFRAIN
16) (B&P Code Section 10086)
17)
18)

18 The Commissioner (Commissioner) of the California Department of Real Estate
19 (Department) caused an investigation to be made of the activities of VARTEVAR Y.
20 MAZMANIAN (MAZMANIAN). Based on that investigation, the Commissioner has
21 determined that MAZMANIAN has engaged in, is engaging in, or is attempting to engage in, acts
22 or practices constituting violations of the California Business and Professions Code (Code)
23 and/or Title 10, Chapter 6, California Code of Regulations (Regulations), including the business
24 of, acting in the capacity of, and/or advertising or assuming to act as a real estate broker in the
25 State of California within the meaning of Section 10131(d) (soliciting borrowers, or negotiating,
26 loans or collecting payments in connection with loans) of the Code. Furthermore, based on the
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1 investigation, the Commissioner hereby issues the following Findings of Fact, Conclusions of
2 Law, and Desist and Refrain Order under the authority of Section 10086 of the Code.

3 Whenever acts referred to below are attributed to MAZMANIAN, those acts are
4 alleged to have been done by MAZMANIAN, acting by himself, or by and/or through one or
5 more agents, associates, affiliates, and/or co-conspirators, including, but not limited to
6 MAZMANIAN.

7 FINDINGS OF FACT

8 1. On March 13, 1996, all real estate licenses and license rights of
9 MAZMANIAN were revoked. MAZMANIAN has not been licensed by the Department in any
10 capacity since March 13, 1996.

11 Arutyun and Ruzan C. Transaction

12 2. In or about January 2009, Arutyun and Ruzan C. discussed negotiation by
13 MAZMANIAN of loan modifications and/or short sales for real properties owned by Arutyun
14 and Ruzan C. MAZMANIAN represented himself as a licensed agent, and told Arutyun and
15 Ruzan C. that they needed to transfer \$260,000 to his employer to effectuate a loan modification.

16 Maya B. Transaction

17 3. In or about April 2009, Maya B. contacted MAZMANIAN, who offered to
18 negotiate a mortgage loan for the purchase of real property by Maya B. MAZMANIAN told
19 Maya B. she would have to open an investment account to get a good interest rate on the loan.
20 Maya B. subsequently submitted checks of \$103,940 and \$100,000 to MAZMANIAN's
21 employer.

22 Ziva M. Transaction

23 4. In or about January 2010, Ziva M. was solicited by MAZMANIAN who
24 offered to obtain a loan secured by real property for Ziva M.

25 CONCLUSIONS OF LAW

26 5. Based on the findings of fact contained in paragraphs 1 through 4,
27 MAZMANIAN, acting by himself, or by and/or through one or more agents, associates, affiliates,


1 and/or co-conspirators, including, but not limited to MAZMANIAN, solicited borrowers,
2 negotiated loans, collected payments or performed services for borrowers in connection with
3 loans secured directly or collaterally by one or more liens on real property, which acts require a
4 real estate broker license under Section 10131(d) of the Code, during a period of time when
5 MAZMANIAN was not licensed by the Department as a real estate broker, in violation of
6 Section 10130 of the Code.

7 DESIST AND REFRAIN ORDER

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9 Based upon the FINDINGS OF FACT and CONCLUSIONS OF LAW stated herein, it is
10 hereby ordered that VARTEVAR Y. MAZMANIAN, whether doing business under his own
11 name, or any other names, IS HEREBY ORDERED to immediately desist and refrain from
12 performing any acts within the State of California for which a real estate broker license is
13 required.

14
15
16 DATED: 9/20/11

17
18 BARBARA J. BIGBY
19 Acting Real Estate Commissioner

20 By 

21
22 **Notice:** Business and Professions Code Section 10139 provides that “Any person acting as a
23 real estate broker or real estate salesperson without a license or who advertises using words
24 indicating that he or she is a real estate broker without being so licensed shall be guilty of a
25 public offense punishable by a fine not exceeding twenty thousand dollars (\$20,000), or by
26 imprisonment in the county jail for a term not to exceed six months, or by both fine and
27 imprisonment; or if a corporation, be punished by a fine not exceeding sixty thousand dollars
(\$60,000).”

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cc: VARTEVAR Y. MAZMANIAN
4405 Riverside Drive, Suite 105
Toluca Lake, CA 91505

JAD:AMG