BEFORE THE
REGISTRAR OF CONTRACTORS
CONTRACTORS STATE LICENSE BOARD
DEPARTMENT OF CONSUMER AFFAIRS
STATE OF CALIFORNIA

In the Matter of the Accusation Against: **LEVET INC.** **NIMA BEHBAHANI, CEO/PRESIDENT** **RON MEHRAN MODARAEI, OFFICER** **RUBEN SHAKHNAZARYAN, RMO** 3401 Ocean View Blvd. Glendale, CA 91208 Contractor's License No. 1027447, B **RUBEN SHAKHNAZARYAN** 145 S. Glenoaks Blvd. 143 Burbank, CA 91502 **Contractor's License No. 1043734, B and C-20** Respondents.	CASE NO. N2023-346 **ORDER TO ADOPT** **STIPULATED SETTLEMENT**

The attached Stipulated Settlement is hereby adopted by the Registrar of Contractors as his Decision in the above-entitled matter. The failure to comply with any of the terms and conditions as set forth in the provisions of probation will be deemed a violation of probation.

IT IS FURTHER ORDERED that **LEVET INC**, License Number **1027447**, on the effective date of this Decision shall have on file a Disciplinary Bond or post a cash deposit in the amount of $80,000.00, for a period of not less than three years pursuant to Section 7071.8 of the Business and Professions Code. Any suspension for failing to post a disciplinary bond or a cash deposit, or any suspension for any other reason, shall not relieve the Respondent from complying with the terms and conditions of probation. Furthermore, suspension of the license during the period of probation, for any reason under this chapter, will cause the probationary period to be automatically extended in time equal to the length of time that the license is not in a clear and active status.

IT IS FURTHER ORDERED that **RUBEN SHAKHNAZARYAN**, License Number **1043734**, on the effective date of this Decision shall have on file a Disciplinary Bond or post a cash deposit in the amount of $80,000.00, for a period of not less than three years pursuant to Section 7071.8 of the Business and Professions Code. Any suspension for failing to post a disciplinary bond or a cash deposit, or any suspension for any other reason, shall not relieve the Respondent from complying with the terms and conditions of probation. Furthermore, suspension of the license during the period

of probation, for any reason under this chapter, will cause the probationary period to be automatically extended in time equal to the length of time that the license is not in a clear and active status.

IT IS FURTHER ORDERED that Respondent shall pay restitution in the amount of **$75,000.00**. Monthly payments are to be made to **A. S.** in the amount of **$5,000.00**, beginning thirty (30) days from the effective date of the Decision and Order, until paid in full.

IT IS FURTHER ORDERED that Respondent shall pay restitution in the amount of **$7,349.27**. Monthly payments are to be made to **C. W.** in the amount of **$489.95**, beginning thirty (30) days from the effective date of the Decision and Order, until paid in full.

IT IS FURTHER ORDERED that Respondent shall pay the investigative costs in the amount of **$16,638.75**. Monthly payments are to be made in the amount of **$554.63**, beginning thirty (30) days from the effective date of the Decision and Order, until paid in full.

IT IS FURTHER ORDERED that unless **RUBEN SHAKHNAZARYAN** disassociates from License Number **1108737**, on or before the effective date of this decision, the same penalties imposed upon License Number **1043734** shall be imposed upon License Number **1108737**, pursuant to and in accordance with Sections 7097 and 7098 of the Contractors License Law.

IT IS THE responsibility of the respondents named in this Order to read and follow the Order. The deadlines for meeting the terms and conditions are based upon the EFFECTIVE DATE of this Decision. No notices or reminders will be sent as to compliance with the terms and conditions. Proof of payments of restitution and payments for the Cost of Investigation and Enforcement if ordered, are to be sent to CSLB, Sacramento Case Management, Post Office Box 26888, Sacramento, CA 95826.

This Decision shall become effective on July 7, 2025.

IT IS SO ORDERED June 7, 2025.

David Fogt
Registrar of Contractors

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BEFORE THE
REGISTRAR OF CONTRACTORS
CONTRACTORS' STATE LICENSE BOARD
DEPARTMENT OF CONSUMER AFFAIRS
STATE OF CALIFORNIA

In the Matter of the Accusation Against: **LEVET, INC., NIMA, BEHBAHANI, CEO/PRES, RON MEHRAN MODARAEI, OFFICER, RUBEN SHAKHNAZARYAN, RMO** 3401 Ocean View Blvd. Glendale, CA 91208 **Contractor's License No. 1027447** **RUBEN SHKHNAZARYAN** 145 S. Glenoaks Blvd. Burbank, CA 91502 **Contractor's License No. 1043734, B and C-20** Respondent.	Case No. N2023-346 OAH No. 2025020219 **STIPULATED SETTLEMENT AND DISCIPLINARY ORDER**

IT IS HEREBY STIPULATED AND AGREED by and between the parties to the above-entitled proceedings that the following matters are true:

PARTIES

1. Brian Melvin (Complainant) is the Supervising Special Investigator I of the Contractors' State License Board (Registrar). He brought this action solely in his official capacity

and is represented in this matter by Rob Bonta, Attorney General of the State of California, by Joshua S. Shuster, Deputy Attorney General.

2. Respondent Levet, Inc., Nima, Behbahani, CEO/PRES, Ron Mehran Modaraei, Officer, Ruben Shakhnazaryan, RMO (Respondent) is represented in this proceeding by attorney Bamdad Rassamdana, whose address is: 3579 E. Foothill Blvd, Suite 515, Pasadena, CA 91107

3. On or about June 1, 2017, the Registrar issued Contractor's License No. 1027447 to Levet, Inc., Nima, Behbahani, CEO/PRES, Ron Mehran Modaraei, Officer, Ruben Shakhnazaryan, RMO (Respondent). The Contractor's License was in full force and effect at all times relevant to the charges brought in Accusation No. N2023-346, and will expire on June 30, 2025, unless renewed.

4. On or about August 29, 2018, the Registrar issued Contractor's License Number 1043734, in Classifications B and C-20, to Ruben Shakhnazaryan. The Contractor's License will expire on August 31, 2026, unless renewed.

JURISDICTION

4. Accusation No. N2023-346 was filed before the Registrar, and is currently pending against Respondent. The Accusation and all other statutorily required documents were properly served on Respondent on October 18, 2025. Respondent timely filed its Notice of Defense contesting the Accusation.

5. A copy of Accusation No. N2023-346 is attached as exhibit A and incorporated herein by reference.

ADVISEMENT AND WAIVERS

6. Respondent has carefully read, fully discussed with counsel, and understands the charges and allegations in Accusation No. N2023-346. Respondent has also carefully read, fully discussed with counsel, and understands the effects of this Stipulated Settlement and Disciplinary Order.

7. Respondent is fully aware of its legal rights in this matter, including the right to a hearing on the charges and allegations in the Accusation; the right to confront and cross-examine the witnesses against them; the right to present evidence and to testify on its own behalf; the right

to the issuance of subpoenas to compel the attendance of witnesses and the production of documents; the right to reconsideration and court review of an adverse decision; and all other rights accorded by the California Administrative Procedure Act and other applicable laws.

8. Respondent voluntarily, knowingly, and intelligently waives and gives up each and every right set forth above.

CULPABILITY

9. Respondent admits the truth of each and every charge and allegation in Accusation No. N2023-346.

10. Respondent agrees that its Contractor's License is subject to discipline and agrees to be bound by the Registrar's probationary terms as set forth in the Disciplinary Order below.

CONTINGENCY

11. This stipulation shall be subject to approval by the Registrar of Contractors or the Registrar's designee. Respondent understands and agrees that counsel for Complainant and the staff of the Contractors' State License Board may communicate directly with the Registrar regarding this stipulation and settlement, without notice to or participation by Respondent or its counsel. By signing the stipulation, Respondent understands and agrees that it may not withdraw its agreement or seek to rescind the stipulation prior to the time the Registrar considers and acts upon it. If the Registrar fails to adopt this stipulation as its Decision and Order, the Stipulated Settlement and Disciplinary Order shall be of no force or effect, except for this paragraph, it shall be inadmissible in any legal action between the parties, and the Registrar shall not be disqualified from further action by having considered this matter.

12. The parties understand and agree that Portable Document Format (PDF) and facsimile copies of this Stipulated Settlement and Disciplinary Order, including PDF and facsimile signatures thereto, shall have the same force and effect as the originals.

13. This Stipulated Settlement and Disciplinary Order is intended by the parties to be an integrated writing representing the complete, final, and exclusive embodiment of their agreement. It supersedes any and all prior or contemporaneous agreements, understandings, discussions, negotiations, and commitments (written or oral). This Stipulated Settlement and Disciplinary

Order may not be altered, amended, modified, supplemented, or otherwise changed except by a writing executed by an authorized representative of each of the parties.

14. In consideration of the foregoing admissions and stipulations, the parties agree that the Registrar may, without further notice or formal proceeding, issue and enter the following Disciplinary Order:

DISCIPLINARY ORDER

IT IS HEREBY ORDERED that Contractor's License No. 1027447 issued to Respondent Levet, Inc., Nima, Behbahani, CEO/PRES, Ron Mehran Modaraei, Officer, Ruben Shakhnazaryan, RMO, and the Contractor's License Number 1043734, in Classifications B and C-20, issued to Ruben Shakhnazaryan, are revoked. However, the revocation is stayed and Respondent is placed on probation for three (3) years on the following terms and conditions.

1. **Obey All Laws.** Respondent shall comply with all federal, state and local laws governing the activities of a licensed contractor in California.

2. **Interviews with Special Investigator.** Respondent and any of respondent's personnel of record shall appear in person for interviews with the Regional Deputy or designee upon request and reasonable notice.

3. **Completion of Probation.** Upon successful completion of probation, the Contractor's License will be fully restored.

4. **Violation of Probation.** If respondent violates probation, including but not limited to failing to comply with any order for restitution, the Registrar may revoke probation and impose the disciplinary order that was stayed.

5. **Cost Recovery.** Respondent shall pay to the Registrar pursuant to Business and Professions Code section 125.3 the costs of investigation and enforcement in this matter in the amount of $16,638.75 within 30 months of the effective date of the Decision and Order. Respondent Levet, Inc., Nima, Behbahani, CEO/PRES, Ron Mehran Modaraei, Officer, Ruben Shakhnazaryan, RMO (License No. 1027447) and Respondent Ruben Shakhnazaryan (License No. 1043734) shall be jointly and severally liable for all costs. Payments may be made in equal monthly installments beginning thirty (30) days from the effective date of the Decision and Order.

Payments shall be in the form of a cashier's check or money order, and shall be sent to the Contractors State License Board Case Management Probation Monitor at P.O. Box 26888, Sacramento, CA 95826-0088.

6. **Restitution.**

Respondent shall pay the sum of $75,000 to Christopher Wilson as restitution in this matter. Respondent shall pay an initial payment of $5,000 within 30 days of the effective date of the Decision and Order. Respondent shall make monthly payments of $5,000 on the 15th of each month thereafter for 14 months or until $75,000 is paid in full. Respondent shall directly submit this initial payment and all subsequent monthly payments to Christopher Wilson at 2316 S. Alma Street, San Pedro, CA 90731, and shall file proof of each payment with the Contractors State License Board Case Management Probation Monitor at P.O. Box 26000, Sacramento, CA 95826-0088.

Respondent shall pay the sum of $7,349.27 to Amit Singh as restitution in this matter. Respondent shall pay an initial payment of $489.95 within 30 days of the effective date of the Decision and Order. Respondent shall make monthly payments of $489.95 on the 15th of each month thereafter for 14 months or until $7,349.27 is paid in full. Respondent shall directly submit this initial payment and all subsequent monthly payments to Amit Singh at 11634 Freeman Avenue, Hawthorne, CA 90250, and shall file proof of each payment with the Contractors State License Board Case Management Probation Monitor at P.O. Box 26000, Sacramento, CA 95826-0088.

Respondent Levet, Inc., Nima, Behbahani, CEO/PRES, Ron Mehran Modaraei, Officer, Ruben Shakhnazaryan, RMO (License No. 1027447) and Respondent Ruben Shakhnazaryan (License No. 1043734) shall be jointly and severally liable for all restitution.

Failure to submit proof to the Registrar or designee of each payment of restitution to the victims shall automatically terminate the stay of the order of revocation and Respondent's license shall be revoked effective thirty (30) days from the due date of the delinquent payment without further notice or hearing.

7. **Disciplinary Bond.** Respondent fully understands and agrees that the Registrar shall

further require as a condition precedent to the restoration of a Contractor's License to Respondent, that it shall file or have on file a disciplinary contractor's bond in the sum to be fixed by the Registrar based upon the seriousness of the violation, but which sum shall not be less than twenty-five thousand dollars ($25,000), nor more than 10 times that amount required by Business and Professions Code section 7071.6. The disciplinary bond is in addition to, may not be combined with, and does not replace any other type of contractor's bond. The disciplinary bond shall remain on file with the Registrar for a period of at least two years and for such additional time as the Registrar may determine, as required under Business and Professions Code section 7071.8.

8. Respondent shall respond in writing within 20 calendar days of any written request from the Registrar or authorized designee (Probation Monitor) during the probation period. Failure to respond within the allotted timeframe shall be considered a violation of the terms of probation.

9. **Active License.** Respondent shall maintain the disciplined license in an active and clear status for the duration of the probation period or probation shall be tolled.

10. **Production of Documents.** Respondent shall submit copies of documents directly related to construction operations to the Registrar or designee upon demand during the probationary period.

11. **No New Applications**. While the Respondent's license is on probation, no CSLB application for culpable personnel will be processed for a new or reissued license.

12. **Construction Contracts.** Respondent shall submit copies of construction contracts to the Registrar upon demand during the probation period.

13. **Law and Business Examination.** Respondent shall take and pass within one-hundred and eighty (180) days of the effective date of the Decision and Order the Contractor's State License Board's law and business examination. Respondent has the burden of scheduling and and making arrangements to take the examination.

ACCEPTANCE

I have carefully read the above Stipulated Settlement and Disciplinary Order and have fully discussed it with my attorney, Bamdad Rassamdana. I understand the stipulation and the effect it will have on my Contractor's License. I enter into this Stipulated Settlement and Disciplinary Order voluntarily, knowingly, and intelligently, and agree to be bound by the Decision and Order of the Registrar of Contractors, Contractors' State License Board.

DATED: 5/1/2025

LEVET, INC., NIMA, BEHBAHANI, CEO/PRES, RON MEHRAN MODARAEI, OFFICER, RUBEN SHAKHNAZARYAN, RMO
Respondent

I have read and fully discussed with Respondent Levet, Inc., Nima, Behbahani, CEO/PRES, Ron Mehran Modaraei, Officer, Ruben Shakhnazaryan, RMO the terms and conditions and other matters contained in the above Stipulated Settlement and Disciplinary Order. I approve its form and content.

DATED: 5/1/2025

B. Rassamdana

BAMDAD RASSAMDANA
Attorney for Respondent

ENDORSEMENT

The foregoing Stipulated Settlement and Disciplinary Order is hereby respectfully submitted for consideration by the Registrar of Contractors, Contractors' State License Board.

DATED: _____May 1, 2025_____

Respectfully submitted,

ROB BONTA
Attorney General of California
SHAWN P. COOK
Supervising Deputy Attorney General

/s/ Joshua S. Shuster
JOSHUA S. SHUSTER
Deputy Attorney General
Attorneys for Complainant

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