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**STATE OF CALIFORNIA**  
**BUSINESS, TRANSPORTATION AND HOUSING AGENCY**  
**DEPARTMENT OF CORPORATIONS**

TO: Albrik Mehdikhani aka Al Mehdikhani  
Bel Air Trust  
P.O. Box 4011  
Glendale, California 91222

and

805 N. Central Ave., Suite 201  
Glendale, California 91203-1230

**DESIST AND REFRAIN ORDER**

**(For violations of sections 25110 and 25401 of the Corporations Code)**

The California Corporations Commissioner finds that:

1. Bel Air Trust (“Bel Air”) is, at all relevant times, an entity whose legal status is unknown. Bel Air Trust’s office address is located at P.O. Box 4011, Glendale, California 91222.
2. Albrik Mehdikhani aka Al Mehdikhani (“Mehdikhani”), is, at all relevant times, an individual who conducts business from an office address located at 805 N. Central Ave., Suite 201, Glendale, California 91203. Mehdikhani claims to have control or ownership interests in Bel Air. Mehdikhani represented to potential investors and held himself out as a prince whose alleged royalty originates from England.
3. Beginning in or about April 2007, and continuing thereafter, Mehdikhani and Bel Air offered or sold securities in the form of investment contracts in Bel Air Trust to the general public including at least eight California residents, raising at least \$30,000.
4. According to a written Agreement (“Agreement”), between Mehdikhani and an investor, Mehdikhani was purportedly to invest the investor’s money into Bel Air Trust for a term of two months. Mehdikhani represented to the investor that “...Bel Air Trust will provide you a 22% appreciation for every 60 calendar days...” Further, the Agreement provided the investor with two options; “... the first option is that you may receive your appreciation with your principal at the end

1 of the 60 calendar days. The second option is to receive your appreciation at the end of every 60  
2 calendar days. The monies will be paid in the form of wire transfer, Bank-Certified check or check  
3 drawn by **Bel Air Trust**....”

4 5. The purpose of the offering was to raise funds that purportedly would be advanced to  
5 individuals buying properties below their market values and thereafter, selling the properties  
6 purchased at their full market value to realize profit.

7 6. These securities were offered or sold in this state in issuer transactions. The  
8 Department of Corporations has not issued a permit or other form of qualification authorizing any  
9 person to offer and sell these securities in this state.

10 7. Mehdikhani and Bel Air offered to sell, and sold securities by means of written and  
11 oral communications which included untrue statements of material facts and omitted to state material  
12 facts necessary in order to make the statements made, in the light of the circumstances under which  
13 they were made, not misleading. The misrepresentations and omissions include, but are not limited  
14 to the following:

- 15 A. Representing that investors would receive a 22% return on their investment  
16 without any justification for making such a projection; to date, Mehdikhani and  
17 Bel Air have not paid any returns or the principal investment to investors;
- 18 B. Failing to disclose that several small claims court judgment liens were  
19 recorded against Mehdikhani during the period 2002 to 2006;
- 20 C. Failing to disclose that in or about June 2004, Mehdikhani was arrested and  
21 charged with a criminal offense of making a false financial statement in  
22 violation of Penal Code section 532A (1); and
- 23 D. Failing to disclose that on or about May 1, 2001, the US Department of Justice  
24 filed charges against Mehdikhani for a felony for impersonating a federal  
25 officer or employee. On or about August 9, 2001, Mehdikhani entered into a  
26 plea agreement wherein he plead guilty to the felony charge and agreed to,  
27 among other things, pay restitution in the amount of approximately \$13,395.84  
28 and be placed on probation for a term of five years.

26 Based upon the foregoing findings, the California Corporations Commissioner is of the  
27 opinion that the investment contracts in Bel Air Trust offered or sold by Mehdikhani and Bel Air are  
28 securities subject to qualification under the California Corporate Securities Law of 1968 and are

1 being or have been offered or sold without being qualified in violation of Corporations Code section  
2 25110. Pursuant to section 25532 of the Corporate Securities Law of 1968, Albrik Mehdikhani aka  
3 Al Mehdikhani and Bel Air Trust, are hereby ordered to desist and refrain from the further offer or  
4 sale in the State of California of securities, including but not limited to investment contracts in Bel  
5 Air Trust, unless and until qualification has been made under the law or unless exempt.

6 Further, the California Corporations Commissioner is of the opinion that the securities in the  
7 form of investment contracts in Bel Air Trust, were offered or sold in this state by means of written  
8 or oral communications which included an untrue statement of a material fact or omitted to state a  
9 material fact necessary in order to make the statements made, in the light of the circumstances under  
10 which they were made, not misleading, in violation of section 25401 of the Corporate Securities Law  
11 of 1968. Pursuant to section 25532 of the Corporate Securities Law of 1968, Mehdikhani aka Al  
12 Mehdikhani and Bel Air Trust are hereby ordered to desist and refrain from offering or selling or  
13 buying or offering to buy any security in the State of California, including but not limited to  
14 securities in the form of investment contracts in Bel Air Trust, by means of any written or oral  
15 communication which includes an untrue statement of a material fact or omits to state a material fact  
16 necessary in order to make the statements made, in the light of the circumstances under which they  
17 were made, not misleading.

18 This Order is necessary, in the public interest, for the protection of investors and consistent  
19 with the purposes, policies, and provisions of the Corporate Securities Law of 1968.

20 Dated: February 3, 2009  
21 Los Angeles, California

PRESTON DUFAUCHARD  
California Corporations Commissioner

22  
23 By: \_\_\_\_\_  
24 ALAN S. WEINGER  
25 Lead Corporations Counsel  
26 Enforcement Division  
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