

FILED  
MAR - 5 1999  
DEPARTMENT OF REAL ESTATE

By Lana B. Dine

DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \*

In the Matter of the Application of ) No. H-7164 SF  
)  
)  
BRIDGET ROCHELLE KNIGHT-MCGRIFF )  
)  
Respondent. )  
\_\_\_\_\_)

ORDER GRANTING UNRESTRICTED LICENSE

On November 23, 1994, an Order was rendered herein, effective immediately, denying the Respondent's application for a real estate salesperson license, but granting Respondent the right to the issuance of a restricted real estate salesperson license. A restricted real estate salesperson license (conditional) was issued to Respondent on December 5, 1994, and Respondent has operated as a restricted licensee without cause for disciplinary action against Respondent since that time.

On September 3, 1998, Respondent petitioned for the removal of restrictions attaching to Respondent's real estate salesperson license.

I have considered Respondent's petition and the evidence submitted in support thereof. Respondent has

1 demonstrated to my satisfaction that Respondent meets the  
2 requirements of law for the issuance to Respondent of an  
3 unrestricted real estate salesperson license and that it would  
4 not be against the public interest to issue said license to  
5 Respondent.

6 NOW, THEREFORE, IT IS ORDERED that Respondent's  
7 petition for removal of restrictions is granted and that a real  
8 estate salesperson license be issued to Respondent subject to  
9 the following understanding and conditions:

10 1. Within six months from the date of this Order,  
11 Respondent shall:

12 a. Submit a completed application and payment of the  
13 fee for a real estate salesperson license.

14 b. Submit evidence satisfactory to the Real Estate  
15 Commissioner that she has taken and successfully completed the  
16 courses specified in paragraphs (1) to (4) inclusive of  
17 subdivision (a) of Section 10170.5 of the Real Estate Law  
18 (effective January 1, 1996) for renewal of a real estate  
19 license.

20 c. Upon renewal of the license issued pursuant to this  
21 Order, Respondent shall submit evidence of having taken and  
22 successfully completed the courses specified in subdivisions (a)  
23 and (b) of Section 10170.5 of the Real Estate Law for renewal of  
24 a real estate license.



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This Order shall be effective immediately.

Dated: March 3, 1999.

JOHN R. LIBERATOR  
Acting Commissioner

John R. Liberator

BRIDGET ROCHELLE KNIGHT-MCGRIFF  
5512 S. Rimpau Blvd.  
Los Angeles, California 90043



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NOV 29 1994

DEPARTMENT OF REAL ESTATE

By Lynda Montiel  
Lynda Montiel

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

♦ ♦ ♦

In the Matter of the Application of

BRIDGET ROCHELLE KNIGHT-McGRIFF,

Respondent.

No. H- 7164 SF

STIPULATION AND WAIVER

I, BRIDGET ROCHELLE KNIGHT-McGRIFF, respondent herein, do hereby affirm that I have applied to the Department of Real Estate for a real estate salesperson license and that to the best of my knowledge I have satisfied all of the statutory requirements for the issuance of the license, including the payment of the fee therefor.

I acknowledge that I have received and read the Statement of Issues and the Statement to Respondent filed by the Department of Real Estate on November 4, 1994, in connection with my application for a real estate salesperson license. I understand that the Real Estate Commissioner may hold a hearing on this Statement of Issues for the purpose of requiring further proof of my honesty and truthfulness and to prove other allegations therein, or that he may in his discretion waive the hearing and grant me a restricted real estate salesperson license based upon this Stipulation and Waiver. I also understand that by filing the Statement of Issues in this matter the Real Estate Commissioner is shifting the burden to me to make a satisfactory showing that I meet all the requirements for issuance of a real estate salesperson license. I further understand that by entering into this stipulation and waiver I will be stipulating that the Real Estate

1 Commissioner has found that I have failed to make such a showing, thereby justifying the denial of the issuance  
2 to me of an unrestricted real estate salesperson license.

3 I hereby admit that the allegations of the Statement of Issues filed against me are true and correct and  
4 request that the Real Estate Commissioner in his discretion issue a restricted real estate salesperson license to  
5 me under the authority of Section 10156.5 of the Business and Professions Code. I understand that any such  
6 restricted license will be issued subject to and be limited by Section 10153.4 of the Business and Professions  
7 Code.

8 I am aware that by signing this Stipulation and Waiver, I am waiving my right to a hearing and the  
9 opportunity to present evidence at the hearing to establish my rehabilitation in order to obtain an unrestricted  
10 real estate salesperson license if this Stipulation and Waiver is accepted by the Real Estate Commissioner.  
11 However, I am not waiving my right to a hearing and to further proceedings to obtain a restricted or unrestricted  
12 license if this Stipulation and Waiver is not accepted by the Commissioner.

13 I further understand that the following conditions, limitations and restrictions will attach to a restricted  
14 license issued by the Department of Real Estate pursuant hereto:

- 15 1. The license shall not confer any property right in the privileges to be exercised including the right  
16 of renewal, and the Real Estate Commissioner may by appropriate order suspend the right to  
17 exercise any privileges granted under this restricted license in the event of:
- 18 a. The conviction of respondent (including a plea of nolo contendere) to a crime which bears a  
19 substantial relationship to respondent's fitness or capacity as a real estate licensee; or
- 20 b. The receipt of evidence that respondent has violated provisions of the California Real Estate  
21 Law, the Subdivided Lands Law, Regulations of the Real Estate Commissioner or conditions  
22 attaching to this restricted license.
- 23 2. Respondent shall not be eligible to apply for the issuance of an unrestricted real estate license nor  
24 the removal of any of the conditions, limitations or restrictions attaching to the restricted license  
25 until one year has elapsed from the date of issuance of the restricted license to respondent.
- 26 3. With the application for license, or with the application for transfer to a new employing broker,  
27 respondent shall submit a statement signed by the prospective employing broker on a form



1 approved by the Department of Real Estate wherein the employing broker shall certify as follows:

2 a. That broker has read the Statement of Issues which is the basis for the issuance of the restricted  
3 license; and

4 b. That broker will carefully review all transaction documents prepared by the restricted licensee  
5 and otherwise exercise close supervision over the licensee's performance of acts for which  
6 a license is required.

7 4. Respondent shall, within eighteen (18) months of the date of issuance of the restricted license under  
8 the provisions of Section 10153.4 of the Business and Professions Code, submit evidence  
9 satisfactory to the Commissioner of successful completion at an accredited institution of two of the  
10 courses listed in Section 10153.2, other than real estate principles, advanced legal aspects of real  
11 estate, advanced real estate finance or advanced real estate appraisal. If respondent fails to present  
12 satisfactory evidence of successful completion of said courses, the restricted license shall be  
13 automatically suspended effective eighteen (18) months after the date of issuance of the restricted  
14 license. Said suspension shall not be lifted until respondent has submitted the required evidence  
15 of course completion and the Commissioner has given written notice to the respondent of lifting  
16 of the suspension.

17 DATED this 7<sup>th</sup> day of November, 1994.

18 Bridget Rochelle Knight-McGriff  
19 Respondent

20 BRIDGET ROCHELLE KNIGHT-McGRIFF

1 I have read the Statement of Issues filed herein and the foregoing Stipulation and Waiver signed by  
2 respondent. I am satisfied that the hearing for the purpose of requiring further proof as to the honesty and  
3 truthfulness of respondent need not be called and that it will not be inimical to the public interest to issue a  
4 restricted real estate salesperson license to respondent.

5 Therefore, IT IS HEREBY ORDERED that a restricted real estate salesperson license be issued to  
6 respondent BRIDGET ROCHELLE KNIGHT-McGRIFF if respondent has otherwise fulfilled  
7 all of the statutory requirements for licensure. The restricted license shall be limited, conditioned and  
8 restricted as specified in the foregoing Stipulation and Waiver.

9 This Order is effective immediately.

10 DATED this 23<sup>rd</sup> day of November, 1994.

11 JOHN R. LIBERATOR  
12 Interim Real Estate Commissioner

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DEPARTMENT OF REAL ESTATE

By *Lynda Montiel*  
 Lynda Montiel

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \*

In the Matter of the Application of )  
 )  
 BRIDGET ROCHELLE KNIGHT-McGRAFF, )  
 )  
 Respondent. )

No. H-7164 SF

STATEMENT OF ISSUES

The Complainant, Les R. Bettencourt, a Deputy Real Estate Commissioner of the State of California, for Statement of Issues against BRIDGET ROCHELLE KNIGHT-McGRAFF (hereafter Respondent), alleges as follows:

I

Respondent, pursuant to the provisions of Section 10153.3 of the Business and Professions Code, made application to the Department of Real Estate of the State of California for a real estate salesperson license on or about July 19, 1994, with the knowledge and understanding that any license issued as a result of said application would be subject to the conditions of Section 10153.4 of the Business and Professions Code.



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II

Complainant, Les R. Bettencourt, a Deputy Real Estate Commissioner of the State of California, makes this Statement of Issues in his official capacity and not otherwise.

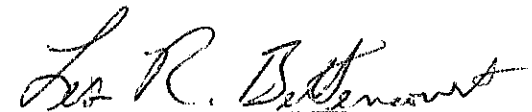
III

On or about June 21, 1994, in the Justice Court of California, County of San Benito, Respondent was convicted of violation of Section 31 of the California Vehicle Code (FALSE INFORMATION TO PEACE OFFICER), a crime involving moral turpitude, and a crime which bears a substantial relationship under Section 2910, Title 10, California Code of Regulations to the qualifications, functions or duties of a real estate licensee.

IV

The crime of which Respondent was convicted as alleged above constitutes cause for denial of Respondent's application for a real estate license under Sections 480(a) and 10177(b) of the California Business and Professions 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, and for such other and further relief as may be proper in the premises.

  
LES R. BETTENCOURT  
Deputy Real Estate Commissioner

Dated at San Francisco, California,  
this 1st day of November, 1994