

SACD. Hay

FILED
JUN 13 2011
DEPARTMENT OF REAL ESTATE

By [Signature]

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Accusation of)	No. H-26500 LA
)	
LORI ANN LOFLAND,)	
)	
Respondent.)	

ORDER GRANTING REINSTATEMENT OF LICENSE

On August 22, 1996, in Case No. H-26500 LA, a Decision was entered revoking the real estate salesperson license of Respondent.

On December 14, 2009, Respondent petitioned for reinstatement of said real estate salesperson license.

I have considered Respondent's petition for reinstatement and the evidence and arguments submitted in support thereof. Respondent has demonstrated to my satisfaction that Respondent meets the requirements of law for the issuance to Respondent of an unrestricted real estate salesperson license and that it would not be against the public interest to issue said license to Respondent.

1 NOW, THEREFORE, IT IS ORDERED that Respondent's petition for
2 reinstatement is granted and that a real estate salesperson license be issued to Respondent, if
3 Respondent satisfies the following conditions within twelve (12) months from the date of this

4 Order:

- 5 1. Takes and passes the real estate salesperson license examination.
6 2. Submits a completed application and pays the fee for a real estate salesperson
7 license.
8 3. Takes and passes the Professional Responsibility Examination administered by
9 the Department.

10 This Order shall be effective immediately.

11 Dated: 5/19/11
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15 BARBARA J. BIGBY
16 Acting Real Estate Commissioner

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Sacto Jan

FILED
MAY 3 2001
DEPARTMENT OF REAL ESTATE

By *Laura B. Jara*

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of) NO. H-26500 LA
LORI ANN LOFLAND,)
Respondent.)

ORDER DENYING RECONSIDERATION

On February 22, 2001, an Order Denying Reinstatement of License was signed in the above-entitled matter, to be effective March 28, 2001. Said Order was stayed by separate Orders to May 7, 2001.

On April 12, 2001, Respondent petitioned for reconsideration of the Order of February 22, 2001.

I have given due consideration to the petition of Respondent. I find no good cause to reconsider the Decision of February 22, 2001 and reconsideration is hereby denied.

IT IS SO ORDERED *April 27, 2001*.

PAULA REDDISH ZINNEBANN
Real Estate Commissioner

Paula Reddish Zinnemann

Subs. Jav

FILED
APR 19 2001
DEPARTMENT OF REAL ESTATE
By Laura B. Orme

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of) NO. H-26500 LA
LORI ANN LOFLAND,)
Respondent.)

ORDER STAYING EFFECTIVE DATE

On February 22, 2001, an Order Denying Reinstatement of License was rendered in the above-entitled matter, to become effective March 28, 2001. On March 16, 2001, the effective date of said Order was stayed until April 27, 2001.

IT IS HEREBY ORDERED that the effective date of the Order of February 22, 2001, is stayed for an additional period of ten (10) days.

The Order of February 22, 2001, shall become effective at 12 o'clock noon on May 7, 2001.

DATED: April 19, 2001.

PAULA REDDISH ZINNEMANN
Real Estate Commissioner

By: Randolph Brendia
RANDOLPH BRENDIA
Regional Manager

5/26/01
Flag

FILED
MAR 16 2001

DEPARTMENT OF REAL ESTATE

By: 

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * * *

In the Matter of the Accusation of) No. H-26500 LA
LORI ANN LOFLAND,)
Respondent.)

ORDER STAYING EFFECTIVE DATE

On February 22, 2001, an Order Denying Reinstatement of License ("Order") was rendered in the above-entitled matter to become effective March 28, 2001.

IT IS HEREBY ORDERED that the effective date of the Order of February 22, 2001, is stayed for a period of 30 days.

The Order of February 22, 2001, shall become effective at 12 o'clock noon on April 27, 2001.

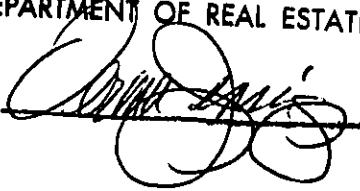
DATED: March 16, 2001.

PAULA REDDISH ZINNEMANN
Real Estate Commissioner

By: 

RANDOLPH BRENDIA
Regional Manager

SACD.
Fly

FILED
MAR - 8 2001
DEPARTMENT OF REAL ESTATE
By 

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of) NO. H-26500 LA
LORI ANN LOFLAND,)
Respondent.)

ORDER DENYING REINSTATEMENT OF LICENSE

On August 22, 1996, a Decision was rendered herein
revoking the real estate salesperson license of Respondent.
On December 20, 2000, Respondent petitioned for reinstatement
of said license and the Attorney General of the State of
California has been given notice of the filing of the petition.

I have considered Respondent's petition and the
evidence submitted in support thereof. Respondent has failed to
demonstrate to my satisfaction that Respondent has undergone
sufficient rehabilitation to warrant the reinstatement of
Respondent's real estate salesperson license, in that:

///

///

I

1 The Decision which revoked Respondent's real estate
2 salesperson license pursuant to Sections 490 and 10177(b) of the
3 Business and Professions Code was based on findings that
4 Respondent was convicted of violating Section 496(a) of the Penal
5 Code (Receiving Stolen Property) on August 18, 1995. The facts
6 which resulted in said conviction were that Respondent and a male
7 friend and co-resident of her house had been in possession of a
8 stolen Chevrolet pick-up truck that had been completely stripped
9 of its parts. The judge found that Respondent's assertion that
10 she did not know the vehicle was stolen was not credible.
11

12 II

13 On January 16, 2001, Respondent was interviewed by a
14 Deputy Real Estate Commissioner ("Deputy"). The Deputy stated
15 that during the interview Respondent admitted she knew the truck
16 was stolen, but she said she was too afraid to say anything.
17 Respondent also stated that she did not call police and allowed
18 the vehicle to be stripped on her property, but she believes she
19 could have had the charges against her dismissed if she had
20 retained the services of an attorney.

21 Respondent's statements to the Deputy Real Estate
22 Commissioner that the charge could have been dismissed, despite
23 the fact that she was guilty of said charge, evidence a lack of
24 change in attitude. This is cause to deny Respondent's petition
25 pursuant to Regulation 2911(m)(1).

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27 ///

III

1 In 1997, Respondent was arrested for violation of
2 Section 273(a) of the Penal Code (Willful Cruelty of Child/Poss
3 Injury or Death) and for violation of Section 11377(a) of the
4 Health and Safety Code (Possess Controlled Substance).
5 Respondent was placed in a diversion program which she
6 successfully completed. This is cause to deny Respondent's
7 petition pursuant to Section 2911(g) of the Regulations.
8

IV

9
10 At the interview with the Deputy, Respondent stated
11 that in 1995 she got involved with some very bad people who were
12 involved in drugs. She and one, Scott Nuss, eventually got
13 involved with drugs. In 1997, when Respondent was again arrested
14 for violation of the law, she was involved with Scott Nuss. This
15 is cause to deny Respondent's petition pursuant to Section
16 2911(l) of the Regulations.

V

17
18 Due to the very serious nature of the misconduct which
19 led to the loss of Respondent's real estate salesperson license,
20 combined with the facts set forth in Paragraphs II, III and IV,
21 evidence that not enough time has passed to establish that
22 Respondent is now fully rehabilitated. This is cause to deny
23 Respondent's petition pursuant to Section 2911(a) of the
24 Regulations.

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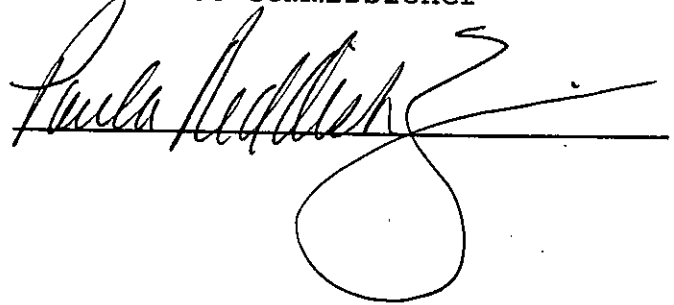
27 ///

1 NOW, THEREFORE, IT IS ORDERED that Respondent's
2 petition for reinstatement of Respondent's real estate
3 salesperson license is denied.

4 This Order shall become effective at 12 o'clock noon on
5 March 28, 2001

6 DATED: February 22, 2001.

7 PAULA REDDISH ZINNEMANN
8 Real Estate Commissioner

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25 cc: Lori Ann Norton
26 11186 Terra Vista, # 116
27 Rancho Cucamonga, CA 91730

FILED
AUG 27 1996
DEPARTMENT OF REAL ESTATE

DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

By K. Friederholt

* * * * *

In the Matter of the Accusation of)	No. H-26500 LA
)	
LORI ANN LOFLAND,)	L-9605123
)	
Respondent.)	
_____)	

DECISION

The Proposed Decision dated August 9, 1996, of the Administrative Law Judge of the Office of Administrative Hearings, is hereby adopted as the Decision of the Real Estate Commissioner in the above-entitled matter.

The Decision suspends or revokes one or more real estate licenses on grounds of the conviction of a crime.

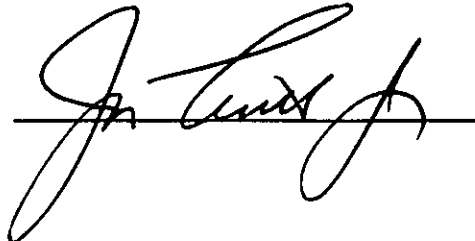
The right to reinstatement of a revoked real estate license or to the reduction of a suspension is controlled by Section 11522 of the Government Code. A copy of Section 11522 and a copy of the Commissioner's Criteria of Rehabilitation are attached hereto for the information of respondent.

This Decision shall become effective at 12 o'clock noon on September 17, 1996

IT IS SO ORDERED

8/22/96

JIM ANTT, JR.
Real Estate Commissioner



BEFORE THE
DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Accusation)	
of:)	
LORI ANN LOFLAND,)	No. H-26500 LA
)	
Respondent.)	OAH No. L-9605123
_____)	

PROPOSED DECISION

This matter was heard by Humberto Flores,
Administrative Law Judge of the Office of Administrative
Hearings, in Los Angeles, California, on July 19, 1996.

Complainant was represented by Marjorie P. Mersel,
Staff Counsel.

Respondent appeared personally and represented herself.
All jurisdictional requirements have been met.

Oral and documentary evidence was received and the
matter was submitted. The Administrative Law Judge finds the
following facts:

I

Thomas McCrady made the Accusation in his official
capacity as Deputy Real Estate Commissioner of the State of
California.

II

At all relevant times, respondent Lori Ann Lofland
("respondent"), was licensed by the Department of Real Estate as
a real estate salesperson and has licensing rights under Part 1,
Division 4, of the Business and Professions Code.

III

A. On August 18, 1995, in the Superior and Municipal
Court of California, County of San Bernardino, (Case No.
FWV05612), respondent pleaded guilty to one count charging a
violation of section 496(a) of the Penal Code (receiving stolen
property), a crime of moral turpitude and substantially related
to the duties and qualifications of the departmental licensee.

B. Respondent was sentenced to a probationary term of three years on the condition that she obey all laws.

C. Respondent has thus far complied with the terms and conditions of probation.

IV

The facts and circumstances surrounding the conviction were that respondent, and a male friend who was a co-resident of her house, had been in possession of a stolen Chevrolet pick-up truck. Respondent's friend completely stripped the vehicle of its parts. Respondent's assertion that she did not know that the vehicle was stolen is not credible.

VI

A. Only one year has elapsed since the conviction. The underlying incident occurred less than two years ago. Respondent has two more years remaining on her criminal probation.

B. Respondent has suffered no other convictions. However, the serious nature of the conviction and the fact that the offense is a recent crime of moral turpitude, dictate that revocation is the appropriate discipline in this case.

DETERMINATION OF ISSUES

Grounds for disciplinary action against respondent's license and licensing rights exist under the provisions of Business and Professions Code sections 490 and 10177(b), for the conviction set forth in finding III.

ORDER

All licenses and licensing rights of respondent Lori Ann Lofland are revoked.

DATED: August 9, 1996

Humberto Flores

HUMBERTO FLORES
Administrative Law Judge
Office of Administrative Hearings

Sacto

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

FILED
JUN 11 1996
DEPARTMENT OF REAL ESTATE

In the Matter of the Accusation of

LORI ANN LOFLAND,

By *K. M. ...*

Case No. H-26500 LA

OAH No. L-9605123

Respondent

NOTICE OF HEARING ON ACCUSATION

To the above named respondent:

You are hereby notified that a hearing will be held before the Department of Real Estate at

Office of Administrative Hearings, 314 West First Street,
Los Angeles

on July 19, 1996, at the hour of 1:30 p.m.
or as soon thereafter as the matter can be heard, upon the Accusation served upon you.

You may be present at the hearing. You have the right to be represented by an attorney at your own expense. You are not entitled to the appointment of an attorney to represent you at public expense. You are entitled to represent yourself without legal counsel. If you are not present in person nor represented by counsel at the hearing, the Department may take disciplinary action against you based upon any express admission or other evidence including affidavits, without any notice to you.

You may present any relevant evidence and will be given full opportunity to cross-examine all witnesses testifying against you. You are entitled to the issuance of subpoenas to compel the attendance of witnesses and the production of books, documents or other things by applying to the Department of Real Estate.

The hearing shall be conducted in the English language. If you want to offer the testimony of any witness who does not proficiently speak the English language, you must provide your own interpreter. The interpreter must be approved by the Administrative Law Judge conducting the hearing as someone who is proficient in both English and the language in which the witness will testify. You are required to pay the costs of the interpreter unless the Administrative Law Judge directs otherwise.

DEPARTMENT OF REAL ESTATE

Dated: June 11, 1996

By *Margaret P. ...*
Counsel

cc: Lori Ann Lofland
Jon Douglas Company
Sacto
OAH

RE 501 (1/92)

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MARJORIE P. MERSEL, Counsel
Department of Real Estate
107 South Broadway, Room 8107
Los Angeles, California 90012

(213) 897-3937

FILED
APR 19 1996
DEPARTMENT OF REAL ESTATE

By K. Friedenthal

DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * * * *

In the Matter of the Accusation of)	No. H-26500 LA
LORI ANN LOFLAND,)	<u>A C C U S A T I O N</u>
Respondent.)	

The Complainant, Thomas McCrady, a Deputy Real Estate Commissioner of the State of California, for cause of Accusation against LORI ANN LOFLAND (hereinafter "Respondent"), is informed and alleges as follows:

I

Respondent is presently licensed and/or has license rights under the Real Estate Law, Part 1 of Division 4 of the Business and Professions Code (hereinafter "Code"). At all times herein mentioned, Respondent was licensed by the Department of Real Estate of the State of California as a real estate salesperson.

II

The Complainant, Thomas McCrady, a Deputy Real Estate Commissioner of the State of California, makes this Accusation against Respondent in his official capacity.

III

On or about November 21, 1994, in the Municipal Court of California, County of San Bernardino, Respondent pled guilty to was convicted of the crime of violating Penal Code 496(a) (Receiving Stolen Property), a felony and a crime involving moral turpitude.

IV

The crime and/or conduct of which Respondent was convicted, as described in Paragraph III, above, constitutes cause under Sections 490 and 10177(b) of the Code for suspension or revocation of all licenses and license rights of Respondent under the Real Estate Law

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1 WHEREFORE, Complainant prays that a hearing be
2 conducted on the allegations of this Accusation and that upon
3 proof thereof, a decision be rendered imposing disciplinary action
4 against the license and license rights of Respondent LORI ANN
5 LOFLAND, under the Real Estate Law (Part 1 of Division 4 of the
6 Business and Professions Code), and for such other and further
7 relief as may be proper under other provisions of law.

8 Dated at Los Angeles, California
9 this 19th day of April, 1996.

10
11 THOMAS MC CRADY

12 Deputy Real Estate Commissioner
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cc: Lori Ann Lofland
Sacto