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FILED

DEC 09 2015

BUREAU OF REAL ESTATE

By At Solorio

BEFORE THE BUREAU OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)	No. H-40055 LA
)	
ALBERT GRIGORIAN,)	<u>ACCUSATION</u>
)	
Respondent.)	
)	

The Complainant, Veronica Kilpatrick, a Supervising Special Investigator of the State of California for cause of Accusation against ALBERT GRIGORIAN ("Respondent") alleges as follows:

1.

The Complainant, Veronica Kilpatrick, a Supervising Special Investigator of the State of California, makes this Accusation in her official capacity.

2.

Respondent is presently licensed and/or has license rights under the Real Estate Law, Part 1 of Division 4 of the California Business and Professions Code as a real estate salesperson (license no. 01336078).

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1 (CRIMINAL CONVICTION)

2 3.

3 On or about September 10, 2014, in the Superior Court of California, County of
4 Los Angeles, case no. 3BR03706, Respondent was convicted of violating California Penal
5 Code section 602(m) (trespass), a misdemeanor. In part, Respondent was sentenced to 36
6 months of summary probation, 90 days of community service, stay away from Target stores in
7 Los Angeles County, and pay various fines and fees. The underlying facts involved Respondent
8 taking approximately \$976.99 worth of merchandise from a store without paying for them.
9 This crime is substantially related to the qualifications, functions, or duties of a real estate
10 licensee under Section 2910, Title 10, Chapter 6, California Code of Regulations.

11 4.

12 The crime of which Respondent was convicted, as described above, constitutes
13 cause under California Business and Professions Code sections 490 and 10177(b) for the
14 suspension or revocation of the license and license rights of Respondent under the Real Estate
15 Law.

16
17 (FAILURE TO REPORT CONVICTION)

18 5.

19 As of August 31, 2015, Respondent has failed to report the conviction, as
20 described in Paragraph 3, above, to the Bureau of Real Estate.

21 6.

22 Respondent's failure to report his conviction, as described above, constitutes
23 cause under California Business and Professions Code sections 10186.2(a)(1)(B) and
24 10186.2(b) for the suspension or revocation of the license and license rights of Respondent
25 under the Real Estate Law.

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(COSTS)

7.

California Business and Professions Code section 10106 provides, in pertinent part, that in any order issued in resolution of a disciplinary proceeding before the bureau, the Commissioner may request the administrative law judge to direct a licensee found to have committed a violation of this part to pay a sum not to exceed the reasonable costs of investigation and enforcement of the case.

WHEREFORE, Complainant prays that a hearing be conducted on the allegations of this Accusation and that upon proof thereof, a decision be rendered imposing disciplinary action against all licenses and/or license rights under the Real Estate Law (Part 1 of Division 4 of the California Business and Professions Code) of Respondent ALBERT GRIGORIAN for the cost of investigation and enforcement as permitted by law, and for such other and further relief as may be proper under applicable provisions of law.

Dated at San Diego, California: November 20, 2015.


Veronica Kilpatrick
Supervising Special Investigator

cc: ALBERT GRIGORIAN
Coldwell Banker Residential Brokerage Company
Veronica Kilpatrick
Sacto.