

7-14-16

DIANE LEE, Counsel (SBN 247222)
Bureau of Real Estate
320 West 4th Street, Suite 350
Los Angeles, California 90013

Telephone: (213) 576-6982
(Direct) (213) 576-6907

FILED

JAN 26 2016

BUREAU OF REAL ESTATE

By [Signature]

BEFORE THE BUREAU OF REAL ESTATE
STATE OF CALIFORNIA

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

This First Amended Accusation amends the Accusation filed on December 9, 2015. The Complainant, Veronica Kilpatrick, a Deputy Real Estate Commissioner 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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(CRIMINAL COMPLAINT AND CONVICTION)

3.

On or about December 16, 2013, in the Superior Court of California, County of Los Angeles, case no. 3BR03706, a Misdemeanor Complaint was filed alleging Respondent violated California Penal Code section 487(a) (grand theft: taking money or personal property exceeding nine hundred fifty dollars (\$950)), a misdemeanor. On or about December 30, 2013, Respondent was present in court, demanded counsel, was appointed a public defender,¹ and pled not guilty.

4.

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

5.

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

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¹ On or about March 27, 2014, Respondent obtained private counsel to represent him.

(FAILURE TO REVEAL THEN-PENDING CHARGES)

6.

On or about March 12, 2014, Respondent filed a Salesperson Renewal Application with the Bureau of Real Estate. In response to Question 5 of this license application, to wit: ARE THERE CRIMINAL CHARGES PENDING AGAINST YOU AT THIS TIME? IF YES TO EITHER ITEM 4 OR 5, COMPLETE ITEM 17 ON PAGE 2," Respondent answered, "No," and failed to reveal the then-criminal charges described in Paragraph 3, above.

7.

Respondent's false statement of material facts on his Salesperson Renewal Application constitutes grounds for disciplinary action against Respondent's salesperson license under California Business and Professions Code sections 475(a)(1), 475(a)(3), 480(d), 10177(a), and 10177(j).

(FAILURE TO REPORT CONVICTION)

8.

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

9.

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

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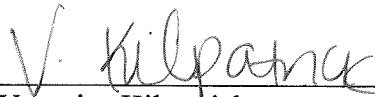
(COSTS)

10.

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: January 13, 2016.


Veronica Kilpatrick
Supervising Special Investigator

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