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FILED

APR 27 2018

BUREAU OF REAL ESTATE

By 

9 **BEFORE THE BUREAU OF REAL ESTATE**
10 **STATE OF CALIFORNIA**

11 * * *

12 In the Matter of the Accusation of) No. H-41019 LA
13 JUAN C GRANADOS,)
14 Respondent.) ACCUSATION
15)

16 The Complainant, Maria Suarez, a Supervising Special Investigator of the State
17 of California, for cause of Accusation against JUAN C GRANADOS, a.k.a. JUAN CARLOS
18 GRANADOS, a.k.a. CARLOS GRANADOS, a.k.a. JUAN CARLOS GRANADOS FLORES,
19 a.k.a. JUAN CARLOS FLORES, doing business as Contact One Realty ("Respondent"), is
20 informed and alleges as follows:

21 1.

22 The Complainant, Maria Suarez, acting in her official capacity as a Supervising
23 Special Investigator of the State of California, makes this Accusation against JUAN C
24 GRANADOS.

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2.

Respondent presently has license rights under the Real Estate Law, Part 1 of Division 4 of the California Business and Professions Code ("Code"), as a real estate broker. Respondent also has an individual mortgage loan originator license endorsement.

FIRST CAUSE OF ACTION

(CRIMINAL CONVICTIONS)

3.

In aggravation, on or about January 31, 1989, Respondent was convicted in the Superior Court of California, County of Los Angeles, Case No. 88M07488, for violation of California Vehicle Code section 12500(a) (Unlawful To Drive Unless Licensed), a misdemeanor.

4.

On or about December 12, 2017, Respondent pled guilty and was convicted in the Superior Court of California, County of Orange, Case No. 17WM07911 M A, for violation of California Vehicle Code section 23152(a) (Driving Under The Influence), a misdemeanor, section 23152(b) (Driving With A Blood Alcohol Level Of 0.08 Percent Or Higher), a misdemeanor, and section 14601.1(a) (Driving When Privilege Suspended Or Revoked), a misdemeanor. Respondent was placed on three years of informal probation, and ordered to pay restitution, fines and fees. Additionally, Respondent was ordered to not drive without a valid driver's license in his possession, to complete a three month Level 1 First Offender Alcohol Program, and to complete Victim Impact Counseling.

5.

The convictions described in Paragraph 4 bear a substantial relationship under section 2910, Title 10, Chapter 6, California Code of Regulations to the qualifications, functions or duties of a real estate licensee.

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6.

The crimes of which Respondent was convicted, as described in Paragraph 4 above, constitute cause under sections 490 and 10177(b)(1) of the Code for the suspension or revocation of all the licenses and license rights of Respondent under the Real Estate Law.

SECOND CAUSE OF ACTION

(FAILURE TO REVEAL CONVICTIONS ON LICENSE RENEWAL APPLICATION)

7.

On or about January 8, 2018, Respondent certified and submitted his Broker Renewal Application. In response to Question 16, to wit, "WITHIN THE SIX-YEAR PERIOD PRIOR TO FILING THIS APPLICATION, HAVE YOU EVER BEEN CONVICTED (SEE PARAGRAPH ABOVE) OF ANY VIOLATION OF THE LAW AT THE MISDEMEANOR OR FELONY LEVEL? IF YES, COMPLETE ITEM 22 WITH INFORMATION ON EACH CONVICTION", Respondent answered "NO," and failed to disclose the convictions described in Paragraph 4 above.

8.

Respondent's failure to reveal these convictions, as set forth in Paragraph 4 above, in his license renewal application constitutes procurement of a real estate license renewal by fraud, misrepresentation, or deceit, or by making a false statement of material fact required to be revealed in said application, and constitutes cause under Section 10177(a) of the Code for the suspension or revocation of all the licenses and license rights of Respondent under the Real Estate Law.

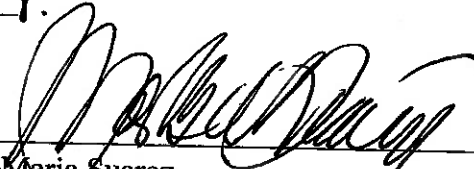
9.

Code Section 10106 provides, in pertinent part, that in any order issued in resolution of a disciplinary proceeding before the Bureau of Real Estate, 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 the investigation and enforcement of the case.

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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 the licenses and license rights of Respondent JUAN C GRANADOS under the Real Estate Law, for the cost of investigation and enforcement as permitted by law, and for such other and further relief as may be proper under other applicable provisions of law.

Dated at Los Angeles, California,
this 9th day of April, 2017.



Maria Suarez
Supervising Special Investigator

cc: JUAN C GRANADOS
Maria Suarez
Sacto.