

**FILED**

**APR 27 2021**

**DEPT. OF REAL ESTATE**  
*@Silva*

1 ANDREA BENTLER, Counsel (SBN 319369)  
2 Department of Real Estate  
3 320 West 4th Street, Suite 350  
4 Los Angeles, California 90013-1105  
5 Telephone: (213) 576-6982  
6 Direct: (213) 576-6905  
7 Fax: (213) 576-6917  
8 *Attorney for Complainant*

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

11 \* \* \*

12 In the Matter of the Accusation of ) No. H-41971 LA  
13 )  
14 LORELEI ANN GRIGGS, ) ACCUSATION  
15 )  
16 Respondent. )  
17 )

18 The Complainant, Veronica Kilpatrick, a Supervising Special Investigator of the  
19 State of California, for cause of Accusation against LORELEI ANN GRIGGS ("Respondent"),  
20 alleges as follows:

21 1.

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

24 2.

25 Respondent presently has license rights under the Real Estate Law, Part 1 of  
26 Division 4 of the California Business and Professions Code ("Code"), as a real estate broker  
27 (License ID 00840980). Respondent's license is scheduled to expire on July 5, 2023, unless  
renewed.

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1 (CRIMINAL CONVICTION)

2 3.

3 On or about October 4, 2019, in the Superior Court of California, County of Los  
4 Angeles, Case No. VA144669, Respondent was convicted on a plea of nolo contendere for  
5 violation of Penal Code section 487(i) (defrauding a public housing authority), a misdemeanor,  
6 The imposition of the sentence was suspended. Respondent was placed on summary probation  
7 for thirty-six (36) months on certain terms and conditions, including, in part, performing four  
8 hundred eighty (480) hours of community service, payment of restitution in the amount of  
9 \$8,902.82 to the Pico Rivera Housing Authority, and payment of assessments and a fine.

10 4.

11 The conviction, as described in Paragraph above, bears a substantial relationship  
12 under Section 2910, Title 10, Chapter 6, California Code of Regulations to the qualifications,  
13 functions or duties of a real estate licensee.

14 5.

15 The crime of which Respondent was convicted, as described in Paragraph 3  
16 above, constitutes cause under Sections 490 and 10177(b) of the Code for the suspension or  
17 revocation of the license and license rights of Respondent under the Real Estate Law.

18 (COSTS OF INVESTIGATION AND ENFORCEMENT)

19 6.

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

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ACCUSATION

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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 LORELEI ANN GRIGGS under the Real Estate Law, for the costs 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 San Diego, California this 19 day of April, 2021.

V. Kilpatrick  
Veronica Kilpatrick  
Supervising Special Investigator

cc: LORELEI ANN GRIGGS  
Veronica Kilpatrick  
Sacto.