

**FILED**

**MAR 29 2023**

**DEPT. OF REAL ESTATE**

By \_\_\_\_\_

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BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation of

No. H-42219 LA

JRG REALTY AND PROPERTY  
MANAGEMENT; and

JEFFREY JOHN GRICE II,  
individually and as designated officer of  
JRG Realty and Property Management,

Respondents.

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSES

On or about January 11, 2023, Respondent JRG REALTY AND PROPERTY  
MANAGEMENT (license no. 01938287) petitioned the Commissioner to voluntarily surrender  
its real estate broker license pursuant to California Business and Professions Code section  
10100.2.

IT IS HEREBY ORDERED that Respondent JRG REALTY AND PROPERTY  
MANAGEMENT's petition for voluntary surrender of its real estate license is accepted as of the  
effective date of this Order as set forth below, based upon the understanding and agreement  
expressed in Respondent's Declaration dated January 11, 2023 (attached as Exhibit "A" hereto).  
The license certificates and pocket cards of JRG REALTY AND PROPERTY MANAGEMENT

1 shall be sent to the below listed address so that they reach the Department of Real Estate on or  
2 before the effective date of this Order:

3 Department of Real Estate  
4 Attn: Licensing Flag Section  
5 P. O. Box 137013  
6 Sacramento, CA 95813-7013

7 This Order shall become effective at 12 o'clock noon on April 18, 2023.

8 DATED: 3.23.23.

9 DOUGLAS R. McCAULEY  
10 REAL ESTATE COMMISSIONER



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EXHIBIT "A"

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation of ) No. H-42219 LA  
)  
JRG REALTY AND PROPERTY )  
MANAGEMENT; and )  
)  
JEFFREY JOHN GRICE II, )  
individually and as designated officer )  
of JRG Realty and Property Management, )  
)  
Respondents. )

DECLARATION

My name is JEFFREY JOHN GRICE II, and am a licensed real estate broker  
(license no. 01919659). I am also the designated officer of JRG REALTY AND PROPERTY  
MANAGEMENT ("JRG"), which is licensed as a real estate broker and/or has license rights  
with respect to said license (license no. 01938287). I am acting on behalf of JRG in this matter.  
Both JRG and I are represented by Frank Buda, Esq. in this matter.

In lieu of proceeding in this matter in accordance with the provisions of the  
Administrative Procedures Act (California Government Code sections 11400 et seq.), JRG  
wishes to voluntarily surrender its real estate license and license rights issued by the Department  
of Real Estate ("Department") pursuant to California Business and Professions Code section

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I declare under penalty of perjury under the laws of the State of California that the  
above is true and correct and that this declaration was executed on

1/11/2023 (date), at Grosse Pointe Woods (city), California

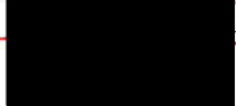
*Michigan*

JRG REALTY AND PROPERTY MANAGEMENT  
By: JEFFREY JOHN GRICE II

**FILED**

**MAR 29 2023**

**DEPT. OF REAL ESTATE**

By 

1 Department of Real Estate  
2 320 West 4th Street, Suite 350  
3 Los Angeles, California 90013

4 Telephone: (213) 576-6982

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8 BEFORE THE DEPARTMENT OF REAL ESTATE  
9 STATE OF CALIFORNIA

10 \* \* \*

11 In the Matter of the Accusation of	)	No. H-42219 LA
	)	
12 JRG REALTY AND PROPERTY	)	
13 MANAGEMENT; and	)	STIPULATION AND
	)	AGREEMENT FOR
14 <u>JEFFREY JOHN GRICE II</u> ,	)	JEFFREY JOHN GRICE II
15 individually and as designated officer	)	
16 of JRG Realty and Property Management,	)	
	)	
17 Respondents.	)	

18 It is hereby stipulated by and between Respondent JEFFREY JOHN GRICE II  
19 (“Respondent”), individually and as designated officer of JRG Realty and Property  
20 Management, represented by Frank Buda, Esq., and the Complainant, acting by and through  
21 Diane Lee, Counsel for the Department of Real Estate, as follows for the purpose of settling and  
22 disposing of the Accusation (“Accusation”) filed on or about June 22, 2022, in this matter:

23 1. All issues which were to be contested and all evidence which were to be  
24 presented by Complainant and Respondent at a formal hearing on the Accusation, which hearing  
25 was to be held in accordance with the provisions of the California Administrative Procedure Act  
26 (“APA”), shall instead and in place thereof be submitted solely on the basis of the provisions of  
27 this Stipulation and Agreement (“Stipulation”).

1                   2. Respondent has received and read, and understands the Statement to  
2 Respondent, the Discovery Provisions of the APA, and the Accusation filed by the  
3 Department of Real Estate in this proceeding.

4                   3. Respondent filed a Notice of Defense pursuant to California Government  
5 Code section 11506 for the purpose of requesting a hearing on the allegations in the  
6 Accusation. Respondent hereby freely and voluntarily withdraws said Notice of  
7 Defense. Respondent acknowledges that by withdrawing said Notice of Defense he thereby  
8 waives his right to require the Commissioner to prove the allegations in the Accusation at a  
9 contested hearing held in accordance with the provisions of the APA and that Respondent will  
10 waive other rights afforded to him in connection with the hearing such as the right to present  
11 evidence in his defense and the right to cross-examine witnesses.

12                   4. This Stipulation is based on the factual allegations contained in the  
13 Accusation. In the interest of expediency and economy, Respondent chooses not to contest these  
14 factual allegations, but to remain silent and understand that, as a result thereof, these factual  
15 statements will serve as a prima facie basis for the disciplinary action stipulated to herein and  
16 violations set for below.

17                   5. This Stipulation and Respondent's decision not to contest the Accusation are  
18 made for the purpose of reaching an agreed disposition of this proceeding, and are expressly  
19 limited to this proceeding and any other proceeding or case in which the Department of Real  
20 Estate, or another licensing agency of this state or another state, or if a state or federal  
21 government is involved, and otherwise shall not be admissible in any other criminal or civil  
22 proceedings. Respondent further understands that the sustained violation(s) may be considered  
23 in any future administrative or disciplinary matters by the Department of Real Estate.

24                   6. It is understood by the parties that the Real Estate Commissioner may adopt  
25 this Stipulation as his Decision in this matter thereby imposing the penalties and sanctions on  
26 the real estate license(s) and license rights of Respondent as set forth in the below "Order." In  
27 the event that the Commissioner in his discretion does not adopt this Stipulation, it shall be void

1 and of no effect, and Respondent shall retain the right to a hearing and proceeding on the  
2 Accusation under the provisions of the APA and shall not be bound by this Stipulation herein.

3 7. The Order or any subsequent Order of the Real Estate Commissioner made  
4 pursuant to this Stipulation herein shall not constitute an estoppel, merger, or bar to any further  
5 administrative or civil proceedings by the Department of Real Estate with respect to any matters  
6 which were not specifically alleged to be causes for Accusation in this proceeding, but do  
7 constitute a bar, estoppel, and merger as to any allegations specifically and actually contained in  
8 the Accusation against Respondent herein.

9 8. Respondent understands that by agreeing to this Stipulation, Respondent  
10 agrees to pay, pursuant to California Business and Professions Code section 10106, the cost of  
11 the investigation and enforcement. The amount of investigation and enforcement cost  
12 is \$4,005.14.

13 9. Respondent understands that by agreeing to this Stipulation, Respondent  
14 agrees to pay, pursuant to California Business and Professions Code section 10148, the cost of  
15 the audit which led to this disciplinary action, or provide proof satisfactory to the Commissioner  
16 that this cost of audit has already been paid. The amount of said cost for the original audit (LA  
17 200119) is \$14,790.50.

18  
19 DETERMINATION OF ISSUES

20 By reason of the foregoing, it is stipulated and agreed that the following  
21 determination of issues shall be made:

22 The conduct, acts, or omissions of Respondent JEFFREY JOHN GRICE II, as  
23 described in the Accusation and Paragraph 4, above, are a basis for discipline of Respondent's  
24 licenses and license rights pursuant to California Business and Professions Code sections 10145,  
25 10159.2, 10177(g), and 10177(h) and Title 10, Chapter 6 of the California Code of Regulations,  
26 sections 2725, 2831, 2831.1, 2831.2, 2832, 2832.1, and 2834.

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1 (AUDIT COSTS)

2 III.

3 Pursuant to California Business and Professions Code section 10148, Respondent  
4 shall pay \$14,790.50 for the Commissioner's cost of audit which led to this disciplinary  
5 action. Respondent shall pay this \$14,790.50 either within thirty (30) days of receiving an  
6 invoice therefore from the Commissioner or within six (6) months from the effective date of this  
7 Decision and Order, whichever is later. Payment of audit costs should not be made until  
8 Respondent receives the invoice. If Respondent fails to satisfy this condition in a timely manner  
9 as provided for herein, the real estate license(s) and license rights of Respondent shall  
10 automatically be suspended until payment is made in full, or until a decision providing otherwise  
11 is adopted following a hearing.

12  
13 (TRUST FUND COURSE)

14 IV.

15 All licenses and licensing rights of Respondent are indefinitely suspended unless  
16 or until Respondent provides proof satisfactory to the Commissioner, of having taken and  
17 successfully completed the continuing education course on trust fund accounting and handling  
18 specified in California Business and Professions Code section 10170.5(a)(3). Proof of  
19 satisfaction of this requirement includes evidence that Respondent has successfully completed  
20 the trust fund account and handling continuing education course no earlier than ninety (90) days  
21 prior to the effective date of the Decision in this matter. Proof of completion of the trust fund  
22 accounting and handling course must be delivered to the Department of Real Estate, Flag Section  
23 at P.O. Box 137013, Sacramento, CA 95813-7013 or by fax at (916) 263-8758, within ninety  
24 (90) days of the effective date of this Decision and Order.

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1 (CONTINUING EDUCATION)

2 V.

3 Respondent shall, within nine (9) months from the effective date of this Order,  
4 present evidence satisfactory to the Commissioner that Respondent has, since the most recent  
5 issuance of an original or renewal real estate license, taken and successfully completed the  
6 continuing education requirements of Article 2.5 of Chapter 3 of the Real Estate Law for renewal  
7 of a real estate license. If Respondent fails to satisfy this condition, Respondent's real estate  
8 license shall automatically be suspended until Respondent presents evidence satisfactory to the  
9 Commissioner of having taken and successfully completed the continuing education  
10 requirements. Proof of completion of the continuing education courses must be delivered to the  
11 Department of Real Estate, Flag Section at P.O. Box 137013, Sacramento, CA 95813-7013.

12  
13 DATED: 01/18/2023

14   
15 \_\_\_\_\_  
16 /s/ DIANE LEE,  
17 Counsel for Department of Real Estate

18 \* \* \*

19 EXECUTION OF THE STIPULATION

20 I, JEFFREY JOHN GRICE II, individually and as designated officer of JRG  
21 Realty and Property Management, have read the Stipulation and discussed it with our  
22 attorney, Frank Buda, Esq. Its terms are understood by me, and are agreeable and acceptable to  
23 me. I understand that I am waiving rights given to me by the California APA (including, but not  
24 limited to, California Government Code sections 11506, 11508, 11509, and 11513),  
25 and I, individually and as designated officer of JRG Realty and Property Management, willingly,  
26 intelligently, and voluntarily waive those rights, including, but not limited to, the right of  
27 requiring the Commissioner to prove the allegations in the Accusation at a hearing at which I  
would have the right to cross-examine witnesses against me and to present evidence in defense  
and mitigation of the charges.

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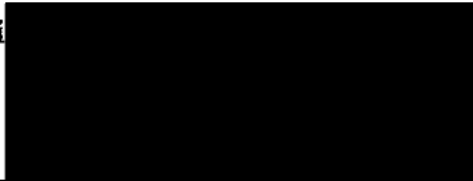
MAILING AND E-MAIL

Respondent shall mail the original signed signature page of this Stipulation herein to Department of Real Estate, Attention: Legal Section – Diane Lee, 320 West Fourth Street, Suite 350, Los Angeles, California 90013-1105.


In the event of time constraints before an administrative hearing, Respondent can signify acceptance and approval of the terms and conditions of this Stipulation and Agreement by emailing a scanned copy of the signature page, as actually signed by Respondent, to the Department counsel assigned to this case. Respondent agrees, acknowledges, and understands that by electronically sending the Department a scan of Respondent’s actual signature as it appears on the Stipulation and Agreement that receipt of the scan by the Department shall be binding on Respondent as if the Department had received the original signed Stipulation.

Respondent’s signature below constitutes acceptance and approval of the terms and conditions of this Stipulation. Respondent agrees, acknowledges, and understands that by signing this Stipulation, Respondent is bound by its terms as of the date of such signature and that this agreement is not subject to rescission or amendment at a later date except by a separate Decision and Order of the Real Estate Commi

DATED: 1/11/2023

  
JEFFREY JOHN GRICE II, individually and as designated officer of JRG Realty and Property Management

DATED: 1/12/2023

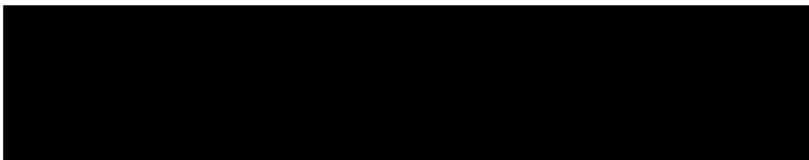
  
FRANK BUDA, ESQ.  
Attorney for Respondent  
*Approved as to Form*

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1                   The foregoing Stipulation and Agreement is hereby adopted as my Decision as to  
2 Respondent JEFFREY JOHN GRICE II, and shall become effective at 12 o'clock noon on  
3 April 18, 2023.

4                   IT IS SO ORDERED 3.23.23.

5  
6                   DOUGLAS R. McCAULEY  
7                   REAL ESTATE COMMISSIONER



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