

1 Julie L. To (SBN 219482)  
2 Department of Real Estate  
3 320 West 4th Street, Suite 350  
4 Los Angeles, California 90013-1105  
5 (213) 559-5990 (Office)  
6 (213) 443-9264 (Direct)  
7 julie.to@dre.ca.gov  
8 *Department of Real Estate Counsel*

**FILED**

**OCT 16 2025**

**DEPT. OF REAL ESTATE**

By— 

9 BEFORE THE DEPARTMENT OF REAL ESTATE  
10 STATE OF CALIFORNIA

11 \* \* \*

12 In the Matter of the Accusation against ) No. H-43165 LA  
13 )  
14 CATHERINE LAURAIN GRIFFIN, ) **ACCUSATION**  
15 )  
16 Respondent. )

17 The Complainant, Veronica Kilpatrick, acting in her official capacity as a  
18 Supervising Special Investigator of the State of California, for cause of Accusation against  
19 CATHERINE LAURAIN GRIFFIN a.k.a. Catherin Laurain Leath a.k.a. Cathi Howieson a.k.a.  
20 Cathi Leath (Respondent), is informed and alleges as follows:

21 1.

22 All references to the "Code" are to the California Business and Professions Code  
23 and all references to "Regulations" are to Title 10, Chapter 6, California Code of Regulations.

24 ///

25 ///

26 ///

27 DRE Accusation against Catherine Laurain Griffin, H-43165 LA

1 DEPARTMENT OF REAL ESTATE LICENSE HISTORY

2 2.

3 According to DRE records to date and publicly accessible online at the  
4 Department of Real Estate (DRE) website  
5 ([https://www2.dre.ca.gov/PublicASP/pplinfo.asp?License\\_id=01310762](https://www2.dre.ca.gov/PublicASP/pplinfo.asp?License_id=01310762)), Respondent is  
6 presently licensed and/or has license rights under the Real Estate Law (Part 1 of Division 4 of  
7 the Code) as a real estate salesperson (RES), DRE license ID 01310762.

8 3.

9 According to DRE records to date and publicly accessible online at the  
10 aforementioned DRE website described in Paragraph 2, Respondent was originally licensed on  
11 or about May 19, 2001, and her mailing address of record on file with the DRE is 1968 S. Coast  
12 Hwy, Suite 520, Laguna Beach, CA 92651. Respondent's current responsible broker (REB) of  
13 record is Evergreen Realty Partners, Inc. (DRE license ID 01896421)

14 4.

15 According to DRE records to date and publicly accessible online at the  
16 aforementioned DRE website described in Paragraph 2, Respondent's RES license will expire  
17 on June 30, 2029. Upon license expiration and pursuant to Code Section 10201, Respondent  
18 will retain renewal rights, and pursuant to Code Section 10103, the DRE will retain  
19 jurisdiction.

20 5.

21 According to DRE records to date and publicly accessible online at the  
22 aforementioned DRE website described in Paragraph 2, Respondent's DRE license does not  
23 have history of disciplinary action.

24 ///

26 DRE Accusation against Catherine Laurain Griffin, H-43165 LA

1 **FACTS DISCOVERED BY THE DEPARTMENT**

2 **CRIMINAL CONVICTION**

3 6.

4 **01-13-25 Conviction for Violations of**

5 **Vehicle Code Sections 23152(A) and 20002(A)**

6 **(State of California, Orange County Case No. 24HM03847)**

7 According to certified court records (certified on January 28, 2025), on or about  
8 May 3, 2024, in the Superior Court of California, County of Orange, in Case No. 24HM03847,  
9 The People of the State of California vs. Catherine Laurain Griffin a.k.a. Catherine Laurain  
10 Leath a.k.a. Cathi Howieson a.k.a. Cathi Leath, a Complaint was filed that charged Respondent  
11 with violation of:

- 12 a. [Count 1] Vehicle Code (VC) 23152(A) (driving under the influence of  
13 alcohol), with a special allegation pursuant to VC Section 23577(A)(1) for  
14 willful and unlawful refusal of a peace officer's request to submit to, and  
15 willful and unlawful failure to complete, the breath and urine tests pursuant  
16 to VC Section 23612;
- 17 b. [Count 2] VC Section 23152(B) (driving with blood alcohol 0.08% or more)  
18 with a special allegation pursuant to VC Section 23577(A)(1);
- 19 c. [Count 3] VC Section 20002(A) (hit and run with property damage);
- 20 d. [Count 4] Health and Safety (HS) Code Section 11377(A) (possession of a  
21 controlled substance); and
- 22 e. [Count 5] HS Section 11350(A) (possession of a controlled substance).

23 ///

24 ///

25  
26 DRE Accusation against Catherine Laurain Griffin, H-43165 LA

1 7.

2 According to the aforementioned certified court records described above in  
3 Paragraph 6, on or about January 13, 2025, Respondent pled guilty as to Counts 1, 2 and 3.

4 8.

5 According to the aforementioned certified court records described above in  
6 Paragraph 6, on January 13, 2025, upon Respondent's guilty pleas to Counts 1, 2 and 3, the  
7 court sentenced Respondent on Counts 1 and 3 and stayed sentencing as to Count 2 pursuant to  
8 PC 654. The court sentenced Respondent to three (3) years informal probation and ordered her  
9 to pay fines and fees. In addition, Respondent was ordered to complete 80 hours of community  
10 service and a three-month Level 1 First Offender Alcohol program as well as Victim Impact  
11 Counseling. Respondent was also ordered to pay restitution to the victim in an amount to be  
12 determined by the victim, plus 10% interest from the date of loss per year.

13 **NON-REPORT OF THE CONVICTION TO THE DRE**

14 **(State of California, Orange County Case No. 24HM03847)**

15 9.

16 According to DRE records to date, Respondent did not report in writing to the  
17 Department, the aforementioned conviction in Orange County Case No. 24HM03847, as  
18 described above in Paragraphs 6 through 8, within thirty (30) days of the January 13, 2025  
19 conviction date.

20 ///

21 ///

22 ///

23 ///

24 ///

25  
26 DRE Accusation against Catherine Laurain Griffin, H-43165 LA



1 and regulations in question, resulting in potential harm to the consumers of California from  
2 licensees who have been convicted of crimes. Therefore, the Legislature finds and declares that  
3 this section establishes an independent basis for a board to impose discipline upon a licensee,  
4 and that the amendments to this section made by Chapter 33 of the Statutes of 2008 do not  
5 constitute a change to, but rather are declaratory of, existing law.”

6  
7 11.

8 Regulation 2910

9 (Substantial Relationship)

10 Pursuant to Regulation 2910 *Criteria of Substantial Relationship*:

11 “(a) When considering whether a license should be denied, suspended or  
12 revoked on the basis of the conviction of a crime, or on the basis of an act described in Section  
13 480(a)(2) or 480(a)(3) of the Code, the crime or act shall be deemed to be substantially related  
14 to the qualifications, functions or duties of a licensee of the Bureau within the meaning of  
15 Sections 480 and 490 of the Code if it involves:

- 16 (1) The fraudulent taking, obtaining, appropriating or retaining of funds  
17 or property belonging to another person.
- 18 (2) Counterfeiting, forging or altering of an instrument or the uttering of  
19 a false statement.
- 20 (3) Willfully attempting to derive a personal financial benefit through the  
21 nonpayment or underpayment of taxes, assessments or levies duly  
22 imposed upon the licensee or applicant by federal, state, or local  
23 government.
- 24 (4) The employment of bribery, fraud, deceit, falsehood or  
25 misrepresentation to achieve an end.

26 DRE Accusation against Catherine Laurain Griffin, H-43165 LA

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27

(5) Sexually related conduct affecting a person who is an observer or non-consenting participant in the conduct or convictions which require registration pursuant to the provisions of Section 290 of the Penal Code.

(6) Willfully violating or failing to comply with a provision of Division 4 of the Business and Professions Code of the State of California.

(7) Willfully violating or failing to comply with a statutory requirement that a license, permit or other entitlement be obtained from a duly constituted public authority before engaging in a business or course of conduct.

(8) Doing of any unlawful act with the intent of conferring a financial or economic benefit upon the perpetrator or with the intent or threat of doing substantial injury to the person or property of another.

(9) Contempt of court or willful failure to comply with a court order.

(10) Conduct which demonstrates a pattern of repeated and willful disregard of law.

(11) Two or more convictions involving the consumption or use of alcohol or drugs when at least one of the convictions involve driving and the use or consumption of alcohol or drugs.

(b) The conviction of a crime constituting an attempt, solicitation or conspiracy to commit any of the above enumerated acts or omissions is also deemed to be substantially related to the qualifications, functions or duties of a licensee of the department.

(c) If the crime or act is substantially related to the qualifications, functions or duties of a licensee of the department, the context in which the crime or acts were committed

1 shall go only to the question of the weight to be accorded to the crime or acts in considering the  
2 action to be taken with respect to the applicant or licensee.”

3 12.

4 Code Section 10177

5 (Selected Portions)

6 Pursuant to Code Section 10177 *Further Grounds for Disciplinary Action:*

7 “The commissioner may suspend or revoke the license of a real estate licensee,  
8 delay the renewal of a license of a real estate licensee, or deny the issuance of a license to an  
9 applicant, who has done any of the following, or may suspend or revoke the license of a  
10 corporation, delay the renewal of a license of a corporation, or deny the issuance of a license to  
11 a corporation, if an officer, director, or person owning or controlling 10 percent or more of the  
12 corporation’s stock has done any of the following:

13 (a) Procured, or attempted to procure, a real estate license or license  
14 renewal, for themselves or a salesperson, by fraud, misrepresentation, or  
15 deceit, or by making a material misstatement of fact in an application for  
16 a real estate license, license renewal, or reinstatement.

17 (b) (1) Entered a plea of guilty or no contest to, or been found guilty of,  
18 or been convicted of, a felony, or a crime substantially related to the  
19 qualifications, functions, or duties of a real estate licensee, and the time  
20 for appeal has elapsed or the judgment of conviction has been affirmed  
21 on appeal, irrespective of an order granting probation following that  
22 conviction, suspending the imposition of sentence, or of a subsequent  
23 order under Section 1203.4 of the Penal Code allowing that licensee to  
24

25  
26 DRE Accusation against Catherine Laurain Griffin, H-43165 LA



Code Section 10186.2

(Reporting)

Pursuant to Code Section 10186.2 *Reporting of Convictions, Indictments and License Disciplinary Actions:*

“(a) (1) A licensee shall report any of the following to the department:

(A) The bringing of a criminal complaint, information, or indictment charging a felony against the licensee.

(B) The conviction of the licensee, including any verdict of guilty, or plea of guilty or no contest, of any felony or misdemeanor.

(C) Any disciplinary action taken by another licensing entity or authority of this state or of another state or an agency of the federal government.

(2) The report required by this subdivision shall be made in writing within 30 days of the date of the bringing of the indictment or the charging of a felony, the conviction, or the disciplinary action.

(b) Failure to make a report required by this section shall constitute a cause for discipline.”

///

///

///

///

///

///

///

14.

Code Section 10106

(Costs)

Pursuant to Code Section 10106 *Cost Recovery of Investigations*:

“(a) Except as otherwise provided by law, in any order issued in resolution of a disciplinary proceeding before the department, 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.

(b) In the case of a disciplined licensee that is a corporation or a partnership, the order may be made against the licensed corporate entity or licensed partnership.

(c) A certified copy of the actual costs, or a good faith estimate of costs where actual costs are not available, signed by the commissioner or the commissioner’s designated representative, shall be prima facie evidence of reasonable costs of investigation and prosecution of the case. The costs shall include the amount of investigative and enforcement costs up to the date of the hearing, including, but not limited to, charges imposed by the Attorney General.

(d) The administrative law judge shall make a proposed finding of the amount of reasonable costs of investigation and prosecution of the case when requested pursuant to subdivision (a). The finding of the administrative law judge with regard to costs shall not be reviewable by the commissioner to increase the cost award. The commissioner may reduce or eliminate the cost award, or remand to the administrative law judge where the proposed decision fails to make a finding on costs requested pursuant to subdivision (a).

(e) Where an order for recovery of costs is made and timely payment is not made as directed in the commissioner’s decision, the commissioner may enforce the order for

DRE Accusation against Catherine Laurain Griffin, H-43165 LA

1 repayment in any appropriate court. This right of enforcement shall be in addition to any other  
2 rights the commissioner may have as to any licensee to pay costs.

3 (f) In any action for recovery of costs, proof of the commissioner's decision  
4 shall be conclusive proof of the validity of the order of payment and the terms for payment.

5 (g) (1) Except as provided in paragraph (2), the department shall not renew or  
6 reinstate the license of any licensee who has failed to pay all of the costs ordered under this  
7 section.

8 (2) The department may, in its discretion, conditionally renew or reinstate  
9 for a maximum of one year the license of any licensee who demonstrates  
10 financial hardship and who enters into a formal agreement with the  
11 department to reimburse the department within that one-year period for the  
12 unpaid costs.

13 (h) All costs recovered under this section shall be considered a reimbursement  
14 for costs incurred and shall be deposited in the Real Estate Fund to be available,  
15 notwithstanding Section 10451, upon appropriation by the Legislature.

16 (i) Nothing in this section shall preclude the department from including the  
17 recovery of the costs of investigation and enforcement of a case in any stipulated settlement.”

18 ///

19 ///

20 ///

21 ///

22 ///

23 ///

24 ///

25

26

27

1 FIRST CAUSE FOR DISCIPLINE

2 (SUBSTANTIALLY RELATED CRIMES)

3 15.

4 The crimes of which Respondent was convicted in Orange County Case No.  
5 24HM03847, as described above in Paragraphs 6 through 8 (Count 1: VC Section 23152(A)  
6 (driving under the influence of alcohol), with a special allegation pursuant to VC Section  
7 23577(A)(1) for willful and unlawful failure to complete the breath and urine tests pursuant to  
8 VC Section 23612 and Count 3: VC Section 20002(A) (hit and run with property damage), by  
9 their facts and circumstances, bear a substantial relationship under Section 2910, Title 10,  
10 Chapter 6, California Code of Regulations to the qualifications, functions or duties of a real  
11 estate licensee.

12 16.

13 The crimes of which Respondent was convicted in Orange County Case No.  
14 24HM03847, as described above in Paragraphs 6 through 8, constitute cause under **Code**  
15 **Sections 490 and 10177(b)** for the suspension or revocation of Respondent's RES license,  
16 license rights and associated license endorsements, if any, under the Real Estate Law.

17 ///

18 ///

19 ///

20 ///

21 ///

22 ///

23 ///

24 ///

25  
26 DRE Accusation against Catherine Laurain Griffin, H-43165 LA

1 **SECOND CAUSE FOR DISCIPLINE**

2 **(FAILURE TO REPORT)**

3 17.

4 Respondent's failure to report the conviction in Orange County Case No.  
5 24HM03847 for violations of VC Section 23152(A) (with the special allegation pursuant to VC  
6 Section 23577(A)) and VC Section 20002(A), as described above in Paragraph 9, in  
7 conjunction with Paragraphs 6 through 8, constitutes cause for discipline under **Code Section**  
8 **10186.2** of the RES license, license rights and associated license endorsements, if any, of  
9 Respondent under the Real Estate Law.

10 **COSTS**

11 18.

12 **Code Section 10106** provides, in pertinent part, that in any order issued in  
13 resolution of a disciplinary proceeding before the Department, the Commissioner may request  
14 the administrative law judge to direct a licensee found to have committed a violation of this  
15 part to pay a sum not to exceed the reasonable costs of investigation and enforcement of the  
16 case.

17 ///

18 ///

19 ///

20 ///

21 ///

22 ///

23 ///

24 ///

25  
26 DRE Accusation against Catherine Laurain Griffin, H-43165 LA

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27

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 and/or associated license endorsements under the Real Estate Law (Part 1 of Division 4 of the California Business and Professions Code) of **CATHERINE LAURAIN GRIFFIN** 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 Los Angeles: October 15, 2025

[Redacted Signature]

Veronica Kilpatrick  
Supervising Special Investigator

cc: Catherine Laurain Griffin  
Evergreen Realty Partners, Inc. (Attn: D.O. Lisa M. Schulz and D.O. Randy Rector)  
LA Enforcement – V. Kilpatrick  
Sacto.