

OCT 13 2025

DEPARTMENT OF REAL ESTATE  
By RJ *dew*

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## 8 BEFORE THE DEPARTMENT OF REAL ESTATE

## 9 STATE OF CALIFORNIA

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11 In the Matter of the Accusation of: ) No. H-3622 FR  
12 BARSTOW PROFESSIONAL MANAGEMENT, INC. )  
13 and GEORGE HERBERT STEESE JR., )  
14 Respondents. )

15 The Complainant, RUBEN CORONADO, acting in his official capacity as a  
16 Supervising Special Investigator of the State of California, for this Accusation against  
17 BARSTOW PROFESSIONAL MANAGEMENT, INC. (“BPMI”) and GEORGE HERBERT  
18 STEESE JR. (“STEESE”), sometimes collectively referred to as Respondents, is informed and  
19 alleges as follows:

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21 BPMI is presently licensed and/or has license rights under the Real Estate Law,  
22 Part 1 of Division 4 of the Business and Professions Code (“Code”), by the Department of Real  
23 Estate (“Department”) as a corporate real estate broker, License No. 02173298.

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25 STEESE is presently licensed and/or has license rights under the Code as a real  
26 estate broker, License No. 01019646.

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2 At all times mentioned, STEESE was the designated broker-officer of BPMI. As  
3 the designated broker-officer, STEESE was responsible, pursuant to Section 10159.2 of the  
4 Code, for the supervision of the activities of officers, agents, real estate licensees and  
5 employees of BPMI for which a real estate license is required to ensure the compliance of the  
6 corporation with the Real Estate Law and the Regulations.

8 Whenever acts referred to below are attributed to Respondents, those acts are  
9 alleged to have been done by Respondents, acting by themselves, or by and/or through one or  
10 more known or unknown agents, associates, and/or co-conspirators.

12 At all times mentioned, Respondents engaged in the business of, acted in the  
13 capacity of, advertised, or assumed to act as a real estate broker within the State of California  
14 within the meaning of Section 10131(b) of the Code, including the operation and conduct of a  
15 property management business with the public wherein, on behalf of others, for compensation or  
16 in expectation of compensation, Respondents leased or rented or offered to lease or rent, or  
17 placed for rent, or solicited listings of places for rent, or solicited for prospective tenants, or  
18 negotiated the sale, purchase or exchange of leases on real property, or on a business  
19 opportunity, or collected rents from real property, or improvements thereon, or from business  
20 opportunities.

22 On or about April 8, 2025, the Department completed its audit (FR24-0012) of the  
23 books and records of BPMI's property management activities described above in Paragraph 5.  
24 The auditor examined property management records for the period of January 1, 2023, through  
25 August 31, 2024 ("the audit period").

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## FIRST CAUSE OF ACTION

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Complainant refers to Paragraphs 1 through 6, above, and incorporates the same, herein.

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While acting as a real estate broker as described in Paragraph 5, above, and within the audit period, Respondents accepted or received funds in trust (“trust funds”) from or on behalf of property owners, lessees and others in connection with property management activities, and deposited or caused to be deposited those funds into bank accounts maintained by Respondents at FFB, 7690 North Palm Avenue, Fresno, CA 93711, as described below:

TRUST ACCOUNT #1 ("T/A1")	
Account No.:	XXXXX6274
Entitled:	Barstow Professional Management, Inc DBA Barstow Professional Management Trust Account - Client & Tenant Funds

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In the course of the activities described in Paragraph 5, in connection with the collection and disbursement of trust funds, it was determined that:

(a) An accountability was performed on account T/A1, and as of July 31, 2024, a shortage of \$10,870.60 was revealed out of a total accountability of \$74,768.13 in violation of Section 10145 (handling of trust funds) of the Code; and

(b) Respondents failed to obtain written permission from the owners of the trust funds in account B/A1 to allow the balances to drop below accountability, in violation of Section 2832.1 (trust fund handling for multiple beneficiaries) of Title 10, Chapter 6, California Code of Regulations (“Regulations”).

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The act and/or omissions described above constitute violations of Section 2832.1 of the Regulations and Section 10145 of the Code and are grounds for discipline under the aforementioned Section and/or Sections 10177(d) (willful disregard or violation of real estate laws), and 10177(g) (negligence/incompetence) of the Code.

## SECOND CAUSE OF ACTION

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Complainant refers to Paragraphs 1 through 10, above, and incorporates the same, herein.

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At times mentioned above, STEESE was responsible, as the supervising designated broker/officer for BPMI, for the supervision and control of the activities conducted on behalf of BPMI's business by its employees to ensure its compliance with the Real Estate Law and Regulations. STEESE failed to exercise reasonable supervision and control over the property management activities of BPMI. In particular, STEESE permitted, ratified and/or caused the conduct described above to occur, and failed to take reasonable steps, including but not limited to, the handling of trust funds, supervision of employees, and the implementation of policies, rules, and systems to ensure compliance of the business with the Real Estate Law and the Regulations.

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The above acts and/or omissions of STEESE violate Section 2725 (broker supervision) of the Regulations and Section 10159.2 (responsibility/designated officer) of the Code and constitute grounds for disciplinary action under the provisions of Sections 10177(d), 10177(g) and 10177(h) (broker supervision) of the Code.

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## **COSTS OF INVESTIGATION AND ENFORCEMENT**

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Section 10106 of the Code provides, in pertinent part, that 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.

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9                   The acts and/or omissions of Respondents as alleged above, entitle the Department  
10 to reimbursement of the costs of its audit pursuant to Section 10148(b) of the Code.

11 WHEREFORE, Complainant prays that a hearing be conducted on the allegations  
12 of this Accusation and that upon proof thereof, a decision be rendered imposing disciplinary  
13 action against all licenses and license rights of Respondent under the Real Estate Law, for the  
14 cost of investigation and enforcement as permitted by law, and for such other and further relief  
15 as may be proper under other provisions of law.

RUBEN CORONADO  
Supervising Special Investigator

20 Dated at Fresno, California,

21 this 30<sup>th</sup> day of September, 2025.

## DISCOVERY DEMAND

Pursuant to Sections 11507.6, *et seq.* of the *Administrative Procedure Act*, the Department hereby makes demand for discovery pursuant to the guidelines set forth in the *Administrative Procedure Act*. Failure to provide Discovery to the Department may result in the exclusion of witnesses and documents at the hearing or other sanctions that the Office of Administrative Hearings deems appropriate.