

1 DEPARTMENT OF REAL ESTATE
2 651 Bannon Street, Suite 507
3 Sacramento CA 95811
4 Telephone: (916) 576-8700

FILED

JUL 09 2026

DEPARTMENT OF REAL ESTATE
By B. Nicholas

7 BEFORE THE DEPARTMENT OF REAL ESTATE
8 STATE OF CALIFORNIA

9 * * *

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

15 It is hereby stipulated by and between Respondents BARSTOW
16 PROFESSIONAL MANAGEMENT, INC. ("BPMI") and GEORGE HERBERT STEESE
17 ("STEESE"), (collectively referred to as "Respondents"), and the Complainant, acting by and
18 through Kyle Jones, Counsel for the Department of Real Estate, as follows for the purpose of
19 settling and disposing of the Accusation filed on October 13, 2025, in this matter:

20 1. All issues which were to be contested and all evidence which was to be
21 presented by Complainant and Respondents at a formal hearing on the Accusation, which
22 hearing was to be held in accordance with the provisions of the Administrative Procedure Act
23 ("APA"), shall instead and in place thereof be submitted solely on the basis of the provisions of
24 this Stipulation and Agreement In Settlement and Order ("Stipulation and Agreement").

25 2. Respondents have received, read and understand the Statement to
26 Respondent, the Discovery Provisions of the APA and the Accusation filed by the Department
27 of Real Estate in this proceeding.

1 3. Respondents filed Notices of Defense pursuant to Section 11505 of the
2 Government Code for the purpose of requesting a hearing on the allegations in the Accusation.
3 Respondents hereby freely and voluntarily withdraw said Notices of Defense. Respondents
4 acknowledge that they understand that by withdrawing said Notices of Defense they will
5 thereby waive their rights to require the Real Estate Commissioner ("Commissioner") to prove
6 the allegations in the Accusation at a contested hearing held in accordance with the provisions
7 of the APA, and that they will waive other rights afforded to them in connection with the
8 hearing, such as the right to present evidence in defense of the allegations in the Accusation
9 and the right to cross-examine witnesses.

10 4. This Stipulation is based on the factual allegations contained in the
11 Accusation. In the interest of expediency and economy, Respondents choose not to contest these
12 factual allegations, but to remain silent and understand that, as a result thereof, these factual
13 statements will serve as a prima facie basis for the "Determination of Issues" and "Order" set
14 forth below. The Commissioner shall not be required to provide further evidence to prove such
15 allegations.

16 5. This Stipulation and Agreement is made for the purpose of reaching an agreed
17 disposition of this proceeding and is expressly limited to this proceeding and any other
18 proceeding or case in which the Department, the state or federal government, any agency of this
19 state, or an agency of another state is involved.

20 6. It is understood by the parties that the Real Estate Commissioner may adopt
21 the Stipulation and Agreement as their Decision in this matter, thereby imposing the penalties
22 and sanctions on Respondents' real estate licenses and license rights as set forth in the below
23 "Order." In the event that the Commissioner in their discretion does not adopt the Stipulation
24 and Agreement, it shall be void and of no effect, and Respondents shall retain the right to a
25 hearing and proceeding on the Accusation under all the provisions of the APA and shall not be
26 bound by any admission or waiver made herein.
27

1 7. The Order or any subsequent Order of the Real Estate Commissioner made
2 pursuant to this Stipulation and Agreement shall not constitute an estoppel, merger or bar to
3 any further administrative or civil proceedings by the Department of Real Estate with respect
4 to any matters which were not specifically alleged to be causes for accusation in this
5 proceeding.

6 8. Respondents understand that by agreeing to this Stipulation and Agreement,
7 Respondents agree to be responsible for jointly and severally paying, pursuant to Section 10148
8 of the California Business and Professions Code ("Code"), the costs of the audit which resulted
9 in the determination that Respondents committed the trust fund violation(s) found in the
10 Determination of Issues. The amount of such costs is \$3202.50.

11 9. Respondents further understand that by agreeing to this Stipulation and
12 Agreement, the findings set forth below in the Determination of Issues become final, and that the
13 Commissioner may charge said Respondents for the costs of any audit conducted pursuant to
14 Section 10148 of the Code to determine if the violations have been corrected and hold
15 Respondents jointly and severally responsible for paying the costs of the follow up audit. The
16 maximum costs of said audit shall not exceed \$4,003.13.

17 10. Respondents further understand that by agreeing to this Stipulation and
18 Agreement, Respondents agree to be responsible for jointly and severally paying, pursuant to
19 Section 10106 of the Code, the costs of the investigation and enforcement of this case which
20 resulted in the determination that Respondents committed the violation(s) found in the
21 Determination of Issues. The amount of such cost is \$4,966.40.

22 DETERMINATION OF ISSUES

23 By reason of the foregoing stipulations, admissions, and waivers, and solely for
24 the purpose of settlement of the pending Accusation without further proceedings, it is stipulated
25 and agreed that the following Determination of Issues shall be made:

26 The acts and/or omissions of BPMI as described in the Accusation are grounds for
27 the suspension or revocation of the licenses and license rights of BPMI under the provisions of

1 Sections 10145, 10177(d), and 10177(g) of the Code, and Section 2831.2 of Title 10 of the
2 California Code of the Regulations ("Regulations").

3 The acts and/or omissions of STEESE as described in the Accusation are grounds
4 for the suspension or revocation of the licenses and license rights of STEESE under the
5 provisions of Sections 10145, 10159.2, 10177(d), 10177(g), and 10177(h) of the Code, and
6 Section 2725 of the Regulations.

7 ORDER

8 I.

9 BPMI

10 All licenses and licensing rights of BPMI under the Real Estate Law are
11 suspended for a period of sixty (60) days from the effective date of this Order; provided,
12 however, that:

13 1. Sixty (60) days of said suspension shall be stayed shall be stayed for two (2)
14 years upon the following terms and conditions:

15 a. BPMI shall obey all laws, rules and regulations governing the rights,
16 duties and responsibilities of a real estate licensee in the State of California, and

17 b. That no final subsequent determination be made, after hearing or
18 upon stipulation, that cause for disciplinary action occurred within two (2) years from the
19 effective date of this Order. Should such a determination be made, the Commissioner may, in
20 their discretion, vacate and set aside the stay order and reimpose all or a portion of the stayed
21 suspension. Should no such determination be made, the stay imposed herein shall become
22 permanent.

23 II.

24 STEESE

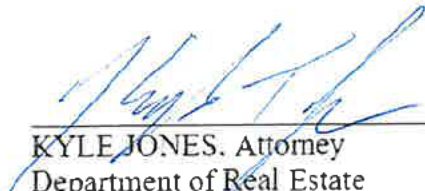
25 All licenses and licensing rights of STEESE under the Real Estate Law are
26 suspended for a period of sixty (60) days from the effective date of this Order; provided,
27 however, that:

1 suspended until payment is made in full, or until a decision providing otherwise is adopted
2 following a hearing held pursuant to this condition.

3 2. Respondents, jointly and severally, shall pay the Commissioner's costs, not to
4 exceed \$4,003.13, of any audit conducted pursuant to Section 10148 of the Code to determine
5 if Respondents have corrected the violations described in the Determination of Issues, above,
6 and any other violations found in the audit which led to this disciplinary action. In calculating
7 the amount of the Commissioner's reasonable cost, the Commissioner may use the estimated
8 average hourly salary for all persons performing audits of real estate brokers, and shall include
9 an allocation for travel time to and from the auditor's place of work. Respondents shall pay
10 such cost within sixty (60) days of receiving an invoice therefore from the Commissioner
11 detailing the activities performed during the audit and the amount of time spent performing
12 those activities. If Respondents fail to pay such cost within the sixty (60) days, the
13 Commissioner shall indefinitely suspend all licenses and licensing rights of Respondents under
14 the Real Estate Law until payment is made in full or until Respondents enter into an agreement
15 satisfactory to the Commissioner to provide for payment. Upon full payment, the indefinite
16 suspension provided for in this paragraph shall be stayed.

17 3. All licenses and licensing rights of Respondents are indefinitely suspended
18 unless or until Respondents, jointly and severally, pay the sum of \$4,966.40 for the
19 Commissioner's reasonable cost of the investigation and enforcement which led to this
20 disciplinary action. Said payment shall be in the form of a cashier's check or certified check
21 made payable to the Real Estate Fund. The investigative and enforcement costs must be
22 delivered to the Department of Real Estate, Flag Section at 651 Bannon Street, Suite 504,
23 Sacramento, CA 95811, prior to the effective date of this Order.

24
25 6/14/20
26 DATED

27 
KYLE JONES, Attorney
Department of Real Estate

I have read the Stipulation and Agreement in Settlement and Order and its terms are understood by me and are agreeable and acceptable to me. I understand that I am waiving rights given to me by the California Administrative Procedure Act (including but not limited to Sections 11506, 11508, 11509 and 11513 of the Government Code), and I willingly, intelligently, and voluntarily waive those rights, including the right of 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.

Respondents can signify acceptance and approval of the terms and conditions of this Stipulation and Agreement by faxing a copy of the signature page, as actually signed by Respondents, to the Department at fax number (916) 576-7840 or by e-mail to kyle.jones@dre.ca.gov. Respondents agree, acknowledge, and understand that by electronically sending to the Department a copy of Respondents' actual signature as it appears on the Stipulation and Agreement, that receipt of the copy by the Department shall be as binding on each Respondent as if the Department had received the original signed Stipulation and Agreement.

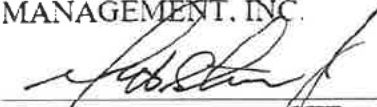
June 10, 2026

DATED


GEORGE HERBERT STEESE JR.
Designated Officer for Respondent,
BARSTOW PROPERTY
MANAGEMENT, INC.

June 10, 2026

DATED


GEORGE HERBERT STEESE JR.
Respondent

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IT IS SO ORDERED June 29, 2024.

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