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DEPARTMENT OF REAL ESTATE
By B. Nicholas

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of)
12 KEVIN EARL CHRISTIANSEN) No. H-3623 FR
13) ACCUSATION
14 Respondent.)

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 KEVIN
17 EARL CHRISTIANSEN ("CHRISTIANSEN"), sometimes referred to as Respondent, is
18 informed and alleges as follows:

19 1

20 CHRISTIANSEN is presently licensed and/or has license rights under the Real
21 Estate Law, Part 1 of Division 4 of the Business and Professions Code ("Code"), by the
22 Department of Real Estate ("Department") as a restricted real estate broker.

23 2

24 At all times mentioned, Respondent engaged in the business of, acted in the
25 capacity of, advertised, or assumed to act as a real estate broker within the State of California
26 within the meaning of Section 10131(b) of the Code, including the operation and conduct of a
27 property management business with the public wherein, on behalf of others, for compensation or

1 in expectation of compensation, Respondent leased or rented or offered to lease or rent, or placed
2 for rent, or solicited listings of places for rent, or solicited for prospective tenants, or negotiated
3 the sale, purchase or exchange of leases on real property, or on a business opportunity, or
4 collected rents from real property, or improvements thereon, or from business opportunities.

5 3

6 Whenever acts referred to below are attributed to Respondent, those acts are alleged to
7 have been done by Respondent, acting by himself, or by and/or through one or more known or
8 unknown agents, associates, and/or co-conspirators.

9 4

10 On or about May 5, 2025, the Department completed its audit of the books and
11 records of CHRISTIANSEN's property management activities described above in Paragraph 2.
12 The auditor examined the property management records for the period of January 1, 2023,
13 through June 30, 2024 ("the audit period").

14 5

15 While acting as a real estate broker as described in Paragraph 2, above, and within
16 the audit period, CHRISTIANSEN accepted or received funds in trust ("trust funds") from or on
17 behalf of property owners, lessees and others in connection with property management activities,
18 and deposited or caused to be deposited those funds into bank accounts maintained by
19 CHRISTIANSEN at JP Morgan Chase Bank, located at 247 Mt. Hermon Road, Scotts Valley,
20 CA 95066 and Premier Valley Bank, located at 5171 CA-49, Mariposa, CA 95338, as described
21 below:

TRUST ACCOUNT #1 ("T/A1")	
Account No.:	XXXXXXX6064
Entitled:	Classic Property Management Trust Account
TRUST ACCOUNT #2 ("T/A2")	
Account No.:	XXXXXXX8796

Entitled:	Classic Property Management Trust Account
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and thereafter from time-to-time made disbursements of said trust funds.

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In the course of the activities described in Paragraph 2, 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 May 31, 2024, a shortage of \$8,258.12 was revealed out of a total accountability of \$103,961.39 in violation of Section 10145 (handling of trust funds) of the Code;

(b) An accountability was performed on account T/A2, and as of May 31, 2024, a shortage of \$25,683.78 was revealed out of a total accountability of \$152,138.77 in violation of Section 10145 of the Code;

(c) CHRISTIANSEN failed to obtain written permission from the owners of the trust funds in the trust accounts 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");

(d) As of May 31, 2024, CHRISTIANSEN failed to disburse management fees from T/A1 and T/A2 within 25 days of earning those fees in violation of Section 10176(e) (commingling) and Section 2835 (commingling) of the Regulations.

(e) From February 29, 2024, through July 18, 2024, CHRISTIANSEN's license was expired and he performed licensed activity in violation of Section 10130 (license required) of the Code.

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The act and/or omissions described above constitute violations of Sections 2832.1 and 2835 of the Regulations and Sections 10130 and 10145 of the Code and are grounds for discipline under the aforementioned Section and/or Sections 10177(d) (violation of real estate laws), and 10177(g) (negligence/incompetence) of the Code.

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1 COSTS OF INVESTIGATION AND ENFORCEMENT

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3 Section 10106 of the Code provides, in pertinent part, that in any order issued in
4 resolution of a disciplinary proceeding before the Department, the Commissioner may request
5 the Administrative Law Judge to direct a licensee found to have committed a violation of this
6 part to pay a sum not to exceed the reasonable costs of the investigation and enforcement of the
7 case.

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

11 PRIOR ADMINISTRATIVE ACTION

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13 Effective October 23, 2019, in DRE Case No. H-3151 FR, CHRISTIANSEN's real
14 estate broker license was revoked and he was granted the right to a restricted real estate broker
15 license.

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

21 
22 _____
23 RUBEN CORONADO
24 Supervising Special Investigator

25 Dated at Fresno, California,
26 this 5th day of November, 2025.