

FILED

MAR 26 2025

DEPT. OF REAL ESTATE

By-

Department of Real Estate  
320 W. 4th Street, Suite 350  
Los Angeles, CA 90013-1105  
Telephone: (213) 559-5990

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

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In the Matter of the Accusation of  
JB PRIVATE INVESTMENTS;

and

JEFFREY JAMES BARDEN, individually and  
as designated officer of JB Private Investments,

Respondents.

DRE No. H-7342 SAC  
OAH No. 2024090678

STIPULATION AND  
AGREEMENT IN SETTLEMENT  
AND ORDER

It is hereby stipulated by and between Respondents JB PRIVATE INVESTMENTS and JEFFREY JAMES BARDEN, individually and as the designated officer of JB Private Investments (sometimes collectively referred to as "Respondents"), acting by and through their attorneys, Dennis H. Doss, Esq. and Jackellyn T. Davis, Esq. of Doss Law, and the Complainant, acting by and through Kathy Yi, Counsel for the Department of Real Estate, as follows for the purpose of settling and disposing of Accusation filed on July 11, 2024 ("Accusation"), in this matter:

1. All issues which were to be contested and all evidence which was to be presented by Complainant and Respondents at a formal hearing on the Accusation, which hearing was to be held in accordance with the provisions of the Administrative Procedure Act

STIPULATION AND AGREEMENT IN SETTLEMENT AND ORDER

1 (“APA”), shall instead and in place thereof be submitted solely on the basis of the provisions of  
2 this Stipulation and Agreement (“Stipulation”).

3 2. Respondents have received, read and understand the Statement to Respondent,  
4 the Discovery Provisions of the APA and the Accusation filed by the Department of Real Estate  
5 (“Department”) in this proceeding.

6 3. Respondents filed a Notice of Defense pursuant to Section 11506 of the  
7 Government Code for the purpose of requesting a hearing on the allegations in the Accusation.  
8 Respondents hereby freely and voluntarily withdraw said Notice of Defense. Respondents  
9 acknowledge that they understand that by withdrawing said Notice of Defense they thereby  
10 waive their right to require the Commissioner to prove the allegations in the Accusation at a  
11 contested hearing held in accordance with the provisions of the APA and that they will waive  
12 other rights afforded to them in connection with the hearing such as the right to present evidence  
13 in their defense, and the right to cross-examine witnesses.

14 4. Respondents, pursuant to the limitations set forth below, hereby admit that the  
15 factual allegations in the Accusation filed in this proceeding are true and correct and the  
16 Commissioner shall not be required to provide further evidence to prove such allegations.

17 5. This Stipulation is made for the purpose of reaching an agreed disposition of  
18 this proceeding and is expressly limited to this proceeding and not any other proceeding or case  
19 in which the Department, or another licensing agency of this state, another state, or the federal  
20 government is involved, and otherwise shall not be admissible in any criminal or civil  
21 proceeding.

22 6. It is understood by the parties that the Real Estate Commissioner may adopt  
23 this Stipulation as her Decision in this matter thereby imposing the penalty and sanctions on  
24 Respondents’ real estate licenses and license rights as set forth in the below “Order.” In the  
25 event that the Commissioner in her discretion does not adopt the Stipulation, the Stipulation shall  
26 be void and of no effect and Respondents shall retain the right to a hearing and proceed on the  
27 Accusation under the provisions of the APA and shall not be bound by any stipulation or waiver

made herein.

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

**DETERMINATION OF ISSUES**

By reason of the foregoing, and solely for the purpose of settlement of the pending Accusation without a hearing, it is stipulated and agreed that the following Determination of Issues shall be made:

The conduct, acts or omissions of Respondent JB PRIVATE INVESTMENTS, as set forth in the Accusation, are in violation of California Business and Professions Code ("Code") sections 10145, 10176(e), 10232(e), 10238(a), 10232.4(a), 10238(l), 10238(k), 10232.3(b), 10238(f), 10232.2(c), 10232.2(a), and 10232.25 and Sections 2831.2 and 2835 of Title 10, Chapter 6 of the California Code of Regulations ("Regulation") and are a basis for discipline of Respondent JB PRIVATE INVESTMENTS' licenses and licensing rights pursuant to Code sections 10177(d) and 10177(g).

The conduct, acts or omissions of Respondent JEFFREY JAMES BARDEN, as set forth in the Accusation, are in violation of Code section 10159.2 and Regulation section 2725 and are a basis for discipline of Respondent JEFFREY JAMES BARDEN's licenses and licensing rights pursuant to Code sections 10177(d), 10177(g), and/or 10177(h).

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**ORDER**

**WHEREFORE, THE FOLLOWING ORDER is hereby made:**

**(JB PRIVATE INVESTMENTS)**

**I. STAYED SUSPENSION OF REAL ESTATE LICENSE**

All licenses and licensing rights of Respondents JB PRIVATE INVESTMENTS under the Real Estate Law are suspended for a period of **thirty (30) days** from the effective date of this Decision; provided, however, that all thirty (30) days of said suspension shall be **stayed** upon the following terms and conditions:

1. Respondent JB PRIVATE INVESTMENTS shall pay a total of **\$2,500.00** as monetary penalty pursuant to Code section 10175.2.

2. Said payment shall be in the form of a cashier's check made payable to the Department of real Estate. Said check must be delivered to the Department of Real Estate, Flag Section, 651 Bannon Street, Suite 504, Sacramento, CA 95811, **prior to the effective date of this Decision and Order.**

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

4. If Respondent JB PRIVATE INVESTMENTS fails to pay the monetary penalty in accordance with the terms and conditions of the Decision, the suspension shall go into effect automatically with regard to said Respondent. Respondent JB PRIVATE INVESTMENTS shall not be entitled to any repayment nor credit, prorated or otherwise, for money paid to the Department under the terms of this Decision and Order.

**II. AUDIT COSTS**

Pursuant to Code section 10148, Respondent JB PRIVATE INVESTMENTS

1 shall, jointly and severally with Respondent JEFFREY JAMES BARDEN, pay the  
2 Commissioner's reasonable costs for the audit which led to this disciplinary action in the amount  
3 of \$6,326.00. Respondents shall pay such costs within sixty (60) days of receiving an invoice  
4 therefor from the Commissioner. Payment of the audit costs should not be made until  
5 Respondents receive the invoice. If Respondent JB PRIVATE INVESTMENTS fails to satisfy  
6 this condition in a timely manner as provided for herein, Respondent JB PRIVATE  
7 INVESTMENTS' real estate licenses shall automatically be suspended until payment is made in  
8 full, or until a decision providing otherwise is adopted following a hearing held pursuant to this  
9 condition.

### 10 III. SUBSEQUENT AUDIT COSTS

11 Pursuant to Code section 10148, Respondent JB PRIVATE INVESTMENTS  
12 shall, jointly and severally with Respondent JEFFREY JAMES BARDEN, pay the  
13 Commissioner's reasonable costs, not to exceed \$7,907.50, for a subsequent audit to determine if  
14 Respondents have corrected the violations found in the Determination of Issues. In calculating  
15 the amount of the Commissioner's reasonable costs, the Commissioner may use the estimated  
16 average hourly salary for all persons performing audits of real estate brokers, and shall include  
17 an allocation for travel time to and from the auditor's place of work. Respondent JB PRIVATE  
18 INVESTMENTS shall pay such costs within sixty (60) days of receiving an invoice therefor  
19 from the Commissioner. If Respondent JB PRIVATE INVESTMENTS fails to satisfy this  
20 condition in a timely manner as provided for herein, Respondent JB PRIVATE  
21 INVESTMENTS' real estate licenses shall automatically be suspended until payment is made in  
22 full, or until a decision providing otherwise is adopted following a hearing held pursuant to this  
23 condition.

### 24 IV. INVESTIGATION AND ENFORCEMENT COSTS

25 Respondent JB PRIVATE INVESTMENTS shall pay, jointly and severally with  
26 Respondent JEFFREY JAMES BARDEN, the sum of \$1,141.10 for the Commissioner's  
27 reasonable costs of the investigation and enforcement that led to this disciplinary action. Said

1 payment shall be in the form of a cashier's check made payable to the Department of Real Estate.  
2 The investigative and enforcement costs must be delivered to the Department of Real Estate,  
3 Flag Section at 651 Bannon Street, Suite 504, Sacramento, CA 95811, **prior to the effective**  
4 **date of this Decision and Order.** Payment of investigation and enforcement costs should not be  
5 made until the Stipulation has been approved by the Commissioner. If Respondent JB  
6 PRIVATE INVESTMENTS fails to satisfy this condition in a timely manner as provided for  
7 herein, Respondent JB PRIVATE INVESTMENTS' real estate licenses shall automatically be  
8 suspended until payment is made in full, or until a decision proving otherwise is adopted  
9 following a hearing pursuant to this condition.

10 (JEFFREY JAMES BARDEN)

11 I. STAYED SUSPENSION OF REAL ESTATE LICENSE

12 All licenses and licensing rights of Respondent JEFFREY JAMES BARDEN  
13 under the Real Estate Law are suspended for a period of **thirty (30) days** from the effective date  
14 of this Decision; provided, however, that all thirty (30) days of said suspension shall be **stayed**  
15 upon the following terms and conditions:

16 1. Respondent JEFFREY JAMES BARDEN shall pay a total of **\$2,500.00**  
17 as monetary penalty pursuant to Code section 10175.2.

18 2. Said payment shall be in the form of a cashier's check made payable to  
19 the Department of real Estate. Said check must be delivered to the Department of Real Estate,  
20 Flag Section, 651 Bannon Street, Suite 504, Sacramento, CA 95811, **prior to the effective date**  
21 **of this Decision and Order.**

22 3. That no final subsequent determination be made, after hearing or upon  
23 stipulation, that cause for disciplinary action occurred within two (2) years of the effective date  
24 of this Decision. Should such a determination be made, the Commissioner may, in her  
25 discretion, vacate and set aside the stay order and reimpose all or a portion of the stayed  
26 suspension. Should no such determination be made, the stay imposed herein shall become  
27 permanent.

4. If Respondent JEFFREY JAMES BARDEN fails to pay the monetary penalty in accordance with the terms and conditions of the Decision, the suspension shall go into effect automatically with regard to said Respondent. Respondent JEFFREY JAMES BARDEN shall not be entitled to any repayment nor credit, prorated or otherwise, for money paid to the Department under the terms of this Decision and Order.

## II. AUDIT COSTS

Pursuant to Code section 10148, Respondent JEFFREY JAMES BARDEN shall, jointly and severally with Respondent JB PRIVATE INVESTMENTS, pay the Commissioner's reasonable costs for the audit which led to this disciplinary action in the amount of \$6,326.00. Respondents shall pay such costs within sixty (60) days of receiving an invoice therefor from the Commissioner. Payment of the audit costs should not be made until Respondents receive the invoice. If Respondent JEFFREY JAMES BARDEN fails to satisfy this condition in a timely manner as provided for herein, Respondent JEFFREY JAMES BARDEN's real estate licenses shall automatically be suspended until payment is made in full, or until a decision providing otherwise is adopted following a hearing held pursuant to this condition.

## III. SUBSEQUENT AUDIT COSTS


Pursuant to Code section 10148, Respondent JEFFREY JAMES BARDEN shall, jointly and severally with Respondent JB PRIVATE INVESTMENTS, pay the Commissioner's reasonable costs, not to exceed \$7,907.50, for a subsequent audit to determine if Respondents have corrected the violations found in the Determination of Issues. In calculating the amount of the Commissioner's reasonable costs, the Commissioner may use the estimated average hourly salary for all persons performing audits of real estate brokers, and shall include an allocation for travel time to and from the auditor's place of work. Respondent JEFFREY JAMES BARDEN shall pay such costs within sixty (60) days of receiving an invoice therefor from the Commissioner. If Respondent JEFFREY JAMES BARDEN fails to satisfy this condition in a timely manner as provided for herein, Respondent JEFFREY JAMES BARDEN's real estate licenses shall automatically be suspended until payment is made in full, or until a decision

providing otherwise is adopted following a hearing held pursuant to this condition.

**IV. INVESTIGATION AND ENFORCEMENT COSTS**

Respondent JEFFREY JAMES BARDEN shall pay, jointly and severally with Respondent JB PRIVATE INVESTMENTS, the sum of **\$1,141.10** for the Commissioner's reasonable costs of the investigation and enforcement that led to this disciplinary action. Said payment shall be in the form of a cashier's check made payable to the Department of Real Estate. The investigative and enforcement costs must be delivered to the Department of Real Estate, Flag Section at 651 Bannon Street, Suite 504, Sacramento, CA 95811, **prior to the effective date of this Decision and Order**. Payment of investigation and enforcement costs should not be made until the Stipulation has been approved by the Commissioner. If Respondent JEFFREY JAMES BARDEN fails to satisfy this condition in a timely manner as provided for herein, Respondent JEFFREY JAMES BARDEN's real estate licenses shall automatically be suspended until payment is made in full, or until a decision proving otherwise is adopted following a hearing pursuant to this condition.

DATED: January 29, 2025

  
Kathy Yi, Counsel for  
Department of Real Estate

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**EXECUTION OF THE STIPULATION**

Respondents have read the Stipulation, have discussed it with their counsel, and its terms are understood by Respondents and are agreeable and acceptable to Respondents. Respondents understand that Respondents are waiving rights given to them by the California Administrative Procedure Act (including but not limited to Sections 11506, 11508, 11509 and 11513 of the Government Code), and Respondents 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 Respondents would have the right to cross-examine witnesses against them and to present evidence in defense and mitigation of the charges.



Respondents agree, acknowledge, and understand that Respondents cannot rescind or amend this Stipulation and Agreement. By signing this Stipulation, Respondents understand and agree that Respondents may not withdraw Respondents' agreement or seek to rescind the Stipulation prior to the time the Commissioner considers and acts upon it or prior to the effective date of the Stipulation and Order.

Respondents can signify acceptance and approval of the terms and conditions of this Stipulation and Agreement by electronically e-mailing a copy of the signature page, as actually signed by Respondents, to the Department. Respondents agree, acknowledge, and understand that by electronically sending to the Department an electronic copy of Respondents' actual signatures, as they appear on the Stipulation, that receipt of the emailed copy by the Department shall be as binding on Respondents as if the Department had received the original signed Stipulation. Alternatively, Respondents can signify acceptance and approval of the terms and conditions of this Stipulation and Agreement by mailing the original signed Stipulation and Agreement to: Kathy Yi, Department of Real Estate, 320 West 4th Street, Suite 350, Los Angeles, California 90013-1105.

1/28/2025

Dated: \_\_\_\_\_

JB PRIVATE INVESTMENTS

Respondent

By: Jeffrey J. Barden

1/28/2025

Dated: \_\_\_\_\_

JEFFREY JAMES BARDEN

Respondent

1/29/2025

Dated: \_\_\_\_\_

Dennis H. Doss, Esq.

Counsel for Respondents

Approved as to Form

1                   The foregoing Stipulation and Agreement is hereby adopted as my Decision as to  
2 Respondents JB PRIVATE INVESTMENTS and JEFFREY JAMES BARDEN, individually and  
3 as Designated Officer of JB Private Investments, and shall become effective at 12 o'clock noon  
4 on APR 15 2025.

5                   IT IS SO ORDERED 3/18/2025.

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7                   CHIKA SUNQUIST  
8                   REAL ESTATE COMMISSIONER  
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