

FILED

JUL 22 2025

DEPT. OF REAL ESTATE

By

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BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation of ) No. H-43082 LA  
)  
JAMES ALAN JACOBS, ) A C C U S A T I O N  
)  
Respondent. )  
\_\_\_\_\_)

The Complainant, Ray Dagnino, a Supervising Special Investigator of the State of California, for cause of Accusation against JAMES ALAN JACOBS ("Respondent"), is informed and alleges as follows:

1.

The Complainant, Ray Dagnino, acting in his official capacity as a Supervising Special Investigator of the State of California, makes this Accusation against Respondent JAMES ALAN JACOBS.

2.

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

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Accusation of JAMES ALAN JACOBS

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Respondent JAMES ALAN JACOBS presently has license rights under the Real Estate Law, Part 1 of Division 4 of the Code as a restricted real estate broker.

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On or about February 12, 2021, the Real Estate Commissioner in Case No. H-41658 LA adopted as his Decision (“Decision”) effective on or about April 15, 2021, a Stipulation and Agreement entered on or about December 23, 2020, by Respondent and the Department where Respondent stipulated to the acts and omissions in the Accusation as grounds for disciplinary action in that: Respondent violated Code section 10159.2 and Regulations section 2725.

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At all times mentioned, in the City of Newport Beach, County of Orange, Respondent acted as a real estate broker, conducting licensed activities within the meaning of Code section 10131(b) (leases or rents real property for others).

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4 On January 21, 2025, the Department of Real Estate (“Department”) completed  
5 audit examinations of the books and records of Respondent pertaining to the activities  
6 described in Paragraph 5 which require a real estate license. The audit examinations covered a  
7 period of time from September 1, 2023, to August 30, 2024. The audit examinations revealed  
8 violations of the Code and the Regulations as set forth in the following paragraphs, and as more  
9 fully discussed in Audit Report LA240013 and the exhibits and workpapers attached to said  
10 audit reports.

Respondent accepted or received funds in trust (“trust funds”). Thereafter, Respondent made deposits and or disbursements of such trust funds. During the examination period described in Paragraph 6 above, Respondent deposited or maintained trust funds in the following bank account:

17 | AUDIT VIOLATIONS OF THE REAL ESTATE LAW

19 In the course of activities described in Paragraph 5 above and during the  
20 examination periods described in Paragraph 6 above, Respondent acted in violation of the Code  
21 and the Regulations in that:

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8(b) Respondent did not perform and maintain a monthly reconciliation of all the separate records with the control record of all trust funds received and disbursed, in violation of Code section 10145 and Regulations section 2831.2.

9.

The conduct, acts, or omissions of Respondent, described in Paragraph 8 above, violated the Code and the Regulations as set forth below:

<u>PARAGRAPH</u>	<u>PROVISIONS VIOLATED</u>
9(a)	Code section 10145 and Regulations section 2832.1
9(b)	Code section 10145 and Regulations section 2831.2

The foregoing violations constitute cause for the suspension or revocation of all the licenses, license endorsements, and license rights of Respondent under the Real Estate Law pursuant to the provisions of Code sections 10177(d) and 10177(g).

10.

Code section 10148(b) provides, in pertinent part, that the Real Estate Commissioner shall charge a real estate broker for the cost of any audit if the Commissioner has found in a final decision, following a disciplinary hearing, that the broker has violated Code section 10145 or a Regulation or rule of the Commissioner interpreting said Code section.

11.

Code Section 10106 provides, in pertinent part, that in any order issued in resolution of a disciplinary proceeding before the Department of Real Estate, 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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1 WHEREFORE, Complainant prays that a hearing be conducted on the  
2 allegations of this Accusation and that upon proof thereof, a decision be rendered imposing  
3 disciplinary action against all the licenses, license endorsements, and license rights of  
4 Respondent JAMES ALAN JACOBS under the Real Estate Law, for the cost of audit,  
5 investigation, and enforcement as permitted by law, and for such other and further relief as may  
6 be proper under other applicable provisions of law.

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8 Dated at Los Angeles, California

9 this 17th day of July, 20 25

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12 Ray Dagnino  
13 Supervising Special Investigator

14 cc: JAMES ALAN JACOBS  
15 Ray Dagnino  
16 Sacto.  
17 Audits  
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Accusation of JAMES ALAN JACOBS