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FILED

MAR 23 2026

DEPT. OF REAL ESTATE

By _____

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

| | | |
|--|---|----------------|
| In the Matter of the Accusation of |) | No. H-43258 LA |
| |) | |
| |) | |
| ALLIED MANAGEMENT, INC.; and |) | ACCUSATION |
| |) | |
| DANIEL SALDANA, |) | |
| individually and as designated officer |) | |
| of Allied Management, Inc., |) | |
| |) | |
| Respondents. |) | |

The Complainant, Ray Dagnino, a Supervising Special Investigator of the State of California, acting in his official capacity, for cause of Accusation against Respondents ALLIED MANAGEMENT, INC. ("AMI") and DANIEL SALDANA ("SALDANA"), individually and as designated officer of Allied Management, Inc., is informed and alleges as follows:

1.

The Complainant, Ray Dagnino, acting in his official capacity as Supervising Special Investigator of the State of California, makes this Accusation.

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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, unless otherwise specified.

(License History)

3.

a. Respondent AMI is presently licensed and/or has license rights under the Real Estate Law, Part 1 of Division 4 of the Code as a real estate corporation (license no. 01299957. AMI’s license expired on or about December 19, 2025. The Department of Real Estate retains jurisdiction over the license pursuant to Code section 10103. AMI was originally licensed as a real estate corporation on or about January 31, 2001, and has been so licensed from January 31, 2001 to January 30, 2005; March 4, 2005 to March 3, 2009; May 13, 2009 to May 12, 2013; December 20, 2013 to December 19, 2025. At no time has AMI had a fictitious business name registered with the Department of Real Estate.

b. On or about November 6, 2000, AMI was incorporated with the California Secretary of State by Eric Paul Beatty (“Beatty”). From at least September 26, 2023 through the present, Beatty has been AMI’s chief executive officer, secretary, and director, and Lesli Wells (“Wells”) has been AMI’s president and chief financial officer.¹ Beatty and Wells also were and are AMI’s sole officers.

4.

a. Respondent SALDANA is presently licensed and/or has license rights under the Real Estate Law, Part 1 of Division 4 of the Code as a real estate broker (license no.

¹ Wells has been licensed as a real estate salesperson license (license no. 02193587) from on or about July 28, 2022 through the present. Wells’ sole responsible broker was SALDANA from on or about July 28, 2022 to June 23, 2024. Wells has not had a responsible broker from on or about June 24, 2024 through the present.

1 01021142). SALDANA was originally licensed as a real estate broker on or about November
2 29, 1990, and had been so licensed from on or about November 29, 1990 to November 27,
3 2003; February 28, 2005 to February 27, 2009; May 8, 2009 to May 7, 2025; and June 27, 2025
4 through the present. Previously, SALDANA was licensed as a real estate salesperson from on or
5 about April 6, 1989 to November 28, 1990. At no time has SALDANA had a fictitious business
6 name registered with the Department of Real Estate.

7 b. Respondent SALDANA was the designated officer of Respondent AMI from
8 on or about December 20, 2013 to December 19, 2025, which is when AMI's license expired.²

9
10 (Real Estate Activities)

11 5.

12 At all times mentioned, in the County of San Bernardino, Respondents AMI and
13 SALDANA engaged in the business of a real estate broker conducting licensed activities within
14 the meaning of Code section 10131(b) (“[I]leases or rents or offers to lease or rent, or places for
15 rent, or solicits listings of places for rent, or solicits for prospective tenants, or negotiates the
16 sale, purchase, or exchanges of leases on real property, or on a business opportunity, or collects
17 rents from real property, or improvements thereon, or from business opportunities”).

18
19 (Trust Fund Audit)

20 6.

21 On or about June 18, 2024, the Department of Real Estate completed an audit
22 examination of the books and records of AMI to determine whether AMI and SALDANA
23 handled and accounted for trust funds and conducted their real estate activities in accordance
24

25

² Respondent SALDANA was also the designated officer of Haven Management, Inc. from on
26 or about March 11, 2005 to March 10, 2009. SALDANA was Haven Management, Inc.'s sole
27 designated officer. Haven Management, Inc. was incorporated with the California Secretary of
State by Beatty on or about December 6, 1996.

1 with the Real Estate Law and Regulations. The audit examination covered a period of time
2 beginning on February 1, 2021 and ending on September 30, 2023. The audit examination
3 revealed violations of the Code and the Regulations set forth in the following paragraphs, and
4 more fully discussed in Audit Report LA230024 and the exhibits and work papers attached to
5 said audit report.

6
7 Bank Account

8 7.

9 At all times mentioned, in connection with the activities described in Paragraph
10 5, above, Respondents AMI and SALDANA accepted or received funds including funds in trust
11 (“trust funds”) from or on behalf of actual or prospective parties, such as owners of real
12 property, and thereafter made deposits and/or disbursements of such funds. From time to time
13 herein mentioned, during the audit period, said trust funds were deposited and/or maintained by
14 AMI and SALDANA in the following bank account:

15 *****4008

16 Chino Commercial Bank
17 1551 South Grove Ave.
18 Ontario, CA 91761

TA 1

19 8.

20 In the course of activities described in Paragraphs 5 and 7, above, and during the
21 audit examination period in Paragraph 6, above, Respondents AMI and SALDANA acted in
22 violation of the Code and the Regulations as set forth below:

23 (a) Failed to maintain an accurate and complete control record of all trust
24 funds received and disbursed for TA 1, in violation of Code section 10145 and Regulations
25 section 2831.

26 ///

27

1 (b) Failed to maintain complete and accurate separate records for each
2 beneficiary or transaction, thereby failing to account for all trust funds received, deposited, and
3 disbursed from TA 1, in violation of Code section 10145 and Regulations section 2831.1.

4 (c) Failed to maintain accurate monthly reconciliations comparing the
5 balance of all separate beneficiary or transaction records (separate records) with the record of all
6 trust funds received and disbursed (control record) for TA 1, in violation of Code section 10145
7 and Regulations section 2831.2.

8 (d)(1) Permitted Beatty, an unlicensed and unbonded person, to sign and make
9 withdrawals from the trust account, TA 1, without fidelity bond coverage or insurance coverage
10 equal to at least the maximum amount of trust fund to which Beatty had access to, in violation
11 of Code section 10145 and Regulations section 2834.

12 (d)(2) Failed to assign SALDANA as a signer on the trust account, TA 1, which
13 held trust funds related to AMI's licensed property management activities, in violation of Code
14 section 10145 and Regulations section 2834.

15 (e) Failed to notify the Department of Real Estate of AMI's affiliation with
16 Wells, a licensed salesperson, who performed license property management activities under
17 AMI's broker license, in violation of Code section 10161.8 and Regulations section 2752. Wells
18 is also AMI's president and chief financial officer.

19 9.

20 The conduct of Respondents AMI and SALDANA, as described in Paragraph 7,
21 above, violated the Code and the Regulations as set forth below:

| <u>PARAGRAPH</u> | <u>PROVISIONS VIOLATED</u> |
|------------------|---|
| 23 7(a) | Code section 10145 and Regulations section 2831 |
| 24 7(b) | Code section 10145 and Regulations section 2831.1 |
| 25 7(c) | Code section 10145 and Regulations section 2831.2 |
| 26 7(d) | Code section 10145 and Regulations section 2834 |

27

1 7(e) Code section 10161.8 and Regulations section 2752

2 The foregoing violations constitute cause for discipline of the real estate license and license
3 rights of Respondents AMI and SALDANA under the provisions of Code sections 10177(d),
4 10177(g), and 10177(h).

5
6 (Failure to Supervise)

7 15.

8 Based on the foregoing audit and transaction, SALDANA failed to exercise
9 reasonable supervision and control over the licensed activities of AGI and its employees to
10 ensure full compliance with the Real Estate Laws and Commissioner's Regulations, and failed
11 to establish policies, rules, procedures, and systems to review, oversee, and manage
12 transactions, in violation of Code section 10159.2 and Regulations section 2725.

13
14 (COSTS)

15 15.

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

20 16.

21 Code section 10106 provides, in pertinent part, that in any order issued in
22 resolution of a disciplinary proceeding before the Department of Real Estate, the Commissioner
23 may request the administrative law judge to direct a licensee found to have committed a
24 violation of this part to pay a sum not to exceed the reasonable costs of investigation and
25 enforcement of the case.

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27

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 the licenses and license rights of ALLIED MANAGEMENT, INC.
4 and DANIEL SALDANA, individually and as designated officer of Allied Management, Inc.,
5 under the Real Estate Law (Part 1 of Division 4 of the California Business and Professions
6 Code), for the cost of investigation and enforcement pursuant to Code section 10106 and as
7 permitted by law, and for such other and further relief as may be proper under other applicable
8 provisions of law, including, but not limited to, costs of audit pursuant to Code section
9 10148(b).

10 Dated at Los Angeles, California: Mar 20, 2026.

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13 Ray Dagnino
14 Supervising Special Investigator
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23 cc: Allied Management, Inc.
24 Daniel Saldana
25 Ray Dagnino
26 Sacto
27 Enforcement
Audits – Guadalupe Barragan

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(Transaction)

9.

On or about November 27, 2002, AMI and the owners (“Owners”) of 18004 San Jacinto Ave., Fontana, CA 92336 (“Property”) entered into a property management agreement wherein AMI agreed to provide property management services in exchange for payment. Therein, AMI agreed, “Upon termination of [the property management] Agreement for any reason, all records relating to the Property, except for duplicate file records and copies (which shall remain the property of the Agent) shall be delivered to Owner.”

10.

From on or about December 2, 2002 to 2023, AMI was the property manager for 18004 San Jacinto Ave., Fontana, CA 92336 (“Property”).

11.

On or about March 13, 2023, the Owners verbally informed AMI as well as Wells and Allisa Corona of AMI that they were terminating AMI’s property management services. Wells requested the owners e-mail their request for termination via e-mail.

12.

On or about March 16, 2023, the Owners e-mailed AMI and Wells that they were terminating AMI’s property management services and requested records pertinent to the Property. These records include, but are not limited to, tenant and account information.

13.

On or about April 4, 2023, the Owners e-mailed AMI and Wells that they were terminating AMI’s property management services and requested records pertinent to the Property as well as the tenant deposit.

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As of [date], AMI and SALDANA have failed to provide these documents to the Owners.