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FILED

JUL 10 2026

DEPT. OF REAL ESTATE

By

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8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

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11 In the Matter of the Accusation against
12 JOHN ROBERT BAUMGARDNER,
13 Respondent.

DRE No. H-43296 LA

ACCUSATION

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15 The Complainant, Ray Dagnino, a Supervising Special Investigator for the Department
16 of Real Estate¹ ("Department") of the State of California, makes this Accusation in his official
17 capacity for cause of Accusation against JOHN ROBERT BAUMGARDNER ("Respondent"),
18 is informed and alleges as follows:

19 1. All references to the "Code" are to the California Business and Professions
20 Code, all references to the "Real Estate Law" are to Part 1 of Division 4 of the Code, and all
21 references to "Regulations" are to Title 10, Chapter 6, California Code of Regulations.

22 2. Respondent is presently licensed and/or has license rights under the Real Estate
23 Law (Part 1 of Division 4 of the Code).

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¹ Between July 1, 2013, and July 1, 2018, the Department of Real Estate operated as the Bureau of Real Estate under the Department of Consumer Affairs.

3. On June 07, 2022, the Department issued a real estate salesperson license to Respondent, License ID 02178480. Unless renewed, Respondent's real estate salesperson license shall expire on June 6, 2030. Respondent has renewal rights pursuant to Code section 10201. The Department retains jurisdiction pursuant to Code section 10103.

FIRST CAUSE OF ACCUSATION

2025 Conviction

4. On or about April 18, 2025, before the Superior Court of California, County of Los Angeles, in Case No. LACBA515508-01, Respondent pled no contest to and was convicted of violating one count of Penal Code section 245(a)(4) (assault by force likely to produce great bodily harm), a felony.

In Aggravation

5. In aggravation, on or about September 1, 2022, before the State of Pennsylvania, Court of Common Pleas of Montgomery County, in Case No. CP-46-CR-0004848-2021, Respondent was convicted by guilty pleas of violating two counts of 18 PA Cons. Stat. § 2701 §§A1 (simple assault), misdemeanors, and one count of 18 PA Cons. Stat. § 3304 §§A5 (criminal mischief-property damage), a misdemeanor.

6. In aggravation, on or about June 30, 2020, before the State of Ohio, Shaker Heights Municipal Court, Cuyahoga County, in Case No. 19CRB01411, Respondent was convicted of violating Ordinance section 709.03 (disorderly conduct: intoxication).

7. The Respondent's felony conviction on April 18, 2025, alleged above in Paragraph 4, and the underlying circumstances surrounding said conviction, bear a substantial relationship to the qualifications, functions or duties of a real estate licensee under Regulation 2910.

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8. Respondent's April 18, 2025, felony conviction alleged above in Paragraph 4, constitutes cause for the suspension or revocation of all licenses and license rights of Respondent pursuant to Code sections 490 and 10177, subdivision (b).

SECOND CAUSE OF ACCUSATION

Failure to Disclose

9. There is hereby incorporated in this Second, separate and distinct Cause of Accusation, all of the allegations contained in Paragraphs 1 through 8, above, with the same force and effect as if herein fully set forth.

10. On or about May 31, 2026, Respondent submitted a Salesperson Renewal Application to the Department. In response to Question 12 of Respondent's real estate salesperson license renewal application, to wit, "WITHIN THE SIX-YEAR PERIOD PRIOR TO FILING THIS APPLICATION, HAVE YOU EVER BEEN CONVICTED (**SEE PARAGRAPH 1 ON PAGE 1**) OF ANY VIOLATION OF THE LAW AT THE MISDEMEANOR OR FELONY LEVEL?" Respondent answered "No" and failed to disclose the April 18, 2025, conviction alleged above in Paragraph 4.

11. Respondent's failure to disclose the April 18, 2025, conviction, described above in Paragraph 4, on Respondent's May 31, 2026, real estate Salesperson Renewal Application constitutes the procurement of a real estate license by fraud, deceit, making a material misstatement, or omission of a material fact, in said application which constitutes cause for the suspension or revocation of all licenses and license rights of Respondent pursuant to Code sections 498 and 10177, subdivision (a).

COST RECOVERY

12. Code Section 10106 provides, in pertinent part, that in any order issued in resolution of a disciplinary proceeding before the Department, the Commissioner may request

1 the Administrative Law Judge to direct a licensee found to have committed a violation of this
2 part to pay a sum not to exceed the reasonable costs of the investigation and enforcement of the
3 case.

4 WHEREFORE, Complainant prays that a hearing be conducted on the allegations of this
5 Accusation and that upon proof thereof, a decision be rendered imposing disciplinary action
6 against all licenses and license rights of Respondent under the Real Estate Law (Part 1 of
7 Division 4 of the Business and Professions Code), for the cost of investigation and enforcement
8 as permitted by law, and for such other and further relief as may be proper under other
9 provisions of law.

10 Dated Jul 2, 2026 at Los Angeles, California.

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12 
13 RAY DAGNINO
14 Supervising Special Investigator

15 cc: John Robert Baumgardner
16 High-End Estates
17 Ray Dagnino
18 Sacto.
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