

1 Department of Real Estate
2 320 West Fourth Street, Ste. 350
3 Los Angeles, California 90013

4 (213) 576-6982

FILED

JUN 29 2021

DEPT. OF REAL ESTATE

By *[Signature]*

8 STATE OF CALIFORNIA

9 DEPARTMENT OF REAL ESTATE

10 To:

11 JOHN THOMAS BROADDUS)
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16)

No. H-05239 SD

ORDER TO
DESIST AND REFRAIN

(B&P Code Section 10086)

17 The Commissioner ("Commissioner") of the California Department of Real Estate
18 ("Department" or "DRE") caused an investigation to be made of the activities of JOHN
19 THOMAS BROADDUS ("BROADDUS"). Based on that investigation, the Commissioner has
20 determined that BROADDUS and/or any other fictitious business names used by BROADDUS,
21 including but not limited to: Advanced Development, Next Generation Development, NextGen
22 Development, and/or any other fictitious business names used by BROADDUS, has engaged in,
23 is engaging in, or is attempting to engage in, acts or practices constituting violations of the
24 California Business and Professions Code ("Code"), including violating Code Section 10130 by
25 engaging in the business of, acting in the capacity of, and/or advertising or assuming to act as, a
26 real estate broker in the State of California within the meaning of: Code Section 10131(a), by

27 DESIST & REFRAIN ORDER: JOHN THOMAS BROADDUS

1 selling or offering to sell, buying or offering to buy, soliciting prospective sellers or buyers of,
2 soliciting or obtaining listings of, or negotiating the purchase, sale, or exchange of real property
3 or a business opportunity ("real estate sales"). Based on the findings of that investigation, as set
4 forth below, the Commissioner hereby issues the following Findings of Fact, Conclusions of
5 Law, and Desist and Refrain Order under the authority of Section 10086 of the Code.

6 Whenever acts referred to below are attributed to BROADDUS, those acts are
7 alleged to have been done by BROADDUS, acting by himself, or by and/or through one or more
8 agents, associates, affiliates, and/or co-conspirators, and using the name Advanced Development,
9 Next Generation Development, NextGen Development, or other names or fictitious names
10 unknown at this time.

11 **FINDINGS OF FACT**

12 **JOHN THOMAS BROADDUS**

13 1. According to DRE records to date, JOHN THOMAS BROADDUS
14 ("BROADDUS") is not now, and has never been licensed by the Department in any capacity.

15 **Advanced Development**

16 2. Advanced Development has Fictitious Business Name ("FBN") Statements on
17 file with the San Diego County Clerk's office, FBN #2017-9021299 (filed August 23, 2017 and
18 February 27, 2015). BROADDUS is listed as the registrant and owner on both FBN Statements.

19 **West Coast Holistic Center**

20 3. According to real estate broker ("REB") Dana W., on or about March 7, 2019,
21 while representing a client interested in purchasing a marijuana dispensary business and real
22 property, she and BROADDUS signed a confidentiality agreement to receive properties on a list
23 provided by Advanced Development.

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1 4. According to REB Dana W., on or about March 7, 2019, BROADDUS
2 e-mailed to her a PowerPoint presentation titled "Advanced Development List 2019," which
3 contained listings of business opportunities and real property that BROADDUS purported to
4 represent.

5 5. According to REB Dana W., on or about March 11, 2019, BROADDUS e-
6 mailed to her multiple "decks" that contained information related to business opportunities and
7 real property that BROADDUS purported to represent, including "Advanced Development Deck
8 Number 7," which indicated on the cover slide, "We have a unique Multi-License Dispensary
9 opportunity...for sale..." and identified said opportunity as "Business Opportunity Option
10 Number 7" in the following slide.

11 6. According to the Advanced Development Deck Number 7 presentation,
12 "Business Opportunity Option Number 7" was a location named West Coast Holistic Center
13 ("WCHC"), located at 15460 Devonshire St., Mission Hills, CA 91345. According to the Deck
14 Number 7 presentation, WCHC was a cannabis dispensary, manufacturing, cultivation and
15 distribution for sale within Los Angeles County for an asking price of \$13.9 million.

16 7. According to REB Dana W., on or about March 29, 2019, BROADDUS
17 presented an Agreement on the letterhead of Next Generation Development for Dana W.'s client,
18 Ali G. ("Buyer") to sign for the purchase of WCHC for \$9,900,000, plus a commission to be paid
19 to "NextGen Development" in the amount of \$3,069,00.00 ("NextGen Agreement").

20 8. On or about April 1, 2019, Dana W. notified BROADDUS that Buyer would
21 not enter the March 29, 2019 NextGen Agreement and subsequently contacted Grigor B., the
22 WCHC owner. On April 2, 2019, Grigor B. e-mailed Dana W. and informed that, "I just looked
23 over the person trying to pass of [sic] my business as his listing is someone I don't know, and
24 have never spoke, or done business with..."

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1 **Advanced Development Webpage**

2 9. According to a March 10, 2020 printout from Advanced Development's
3 website, <https://advanceddevelopment.netlify.com/www.advanceddevelopment.net/mo.html>,
4 Advanced Development is a "California marijuana dispensary outlet," and provides services
5 listed as:

- 6 A. "Locate Properties that are zoned for Marijuana Dispensary/Outlets
7 (Lists are Sold By Area). (i.e. District) 500.00 [sic] per list."
8 B. "Process Permits for submittal to county or city for Marijuana
9 Dispensary / Outlets." and
10 C. "Plan, Design, Draft and Build your facility."

11 10. According to a September 12, 2019 printout from
12 <https://squareup.com/store/advanceddevelopment>, Advanced Development offered property lists,
13 in exchange for compensation ranging from \$200.00 to \$2,500.00.

14 **Advanced Development Facebook Page**

15 11. According to a March 10, 2020 printout from Advanced Development's
16 Facebook page, www.facebook.com/pg/advanceddevelopmentSD/services/, Advanced
17 Development "has multiple locations in San Diego for sale...vetted for dispensary use..."

18 **CONCLUSIONS OF LAW**

19 12. Based on the findings of fact contained in paragraphs 1 through 11, JOHN
20 THOMAS BROADDUS, acting by himself or by and/or through one or more agents, associates,
21 representatives, and/or co-conspirators, using the names Advanced Development, Next
22 Generation Development, NextGen Development, or other names or fictitious names unknown at
23 this time, sold or offered to sell, bought or offered to buy, solicited prospective sellers or buyers
24 of, solicited or obtained listings of, or negotiated the purchase, sale, or exchange of real property
25 or a business opportunity ("real estate sales"), which acts require a real estate broker license
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DESIST & REFRAIN ORDER: JOHN THOMAS BROADDUS

1 under Section 10131(a) of the Code, during a period of time when JOHN THOMAS
2 BRCADDUS was not licensed by the Department as a real estate broker, in violation of Section
3 10130 of the Code.

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1 **DESIST AND REFRAIN ORDER**

2 Based upon the Findings of Fact and Conclusions of Law stated herein, **JOHN**
3 **THOMAS BROADDUS**, whether doing business under his own name or any other name(s) or
4 fictitious name(s), including but not limited to Advanced Development, Next Generation
5 Development and NextGen Development, IS HEREBY ORDERED to immediately desist and
6 refrain from performing any acts within the State of California for which a real estate broker
7 license is required. In particular, he is ORDERED TO DESIST AND REFRAIN from:

- 8 1. engaging in real estate sales activities, as described in Code Section
9 10131(a), individually and under any fictitious business name, unless and
10 until he obtains the required license from the Department and is in
11 compliance with Business and Professions Code Section 10130; and
12 2. performing any acts within the State of California for which a real estate
13 broker license is required, unless he is so licensed.

14 DATED: 4-23-21 2021

15 REAL ESTATE COMMISSIONER

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18 
19 DOUGLAS R. McCAULEY

20 **Notice:** Business and Professions Code Section 10139 provides that "Any person acting as a real estate broker or
21 real estate salesperson without a license or who advertises using words indicating that he or she is a real estate broker
22 without being so licensed shall be guilty of a public offense punishable by a fine not exceeding twenty thousand
23 dollars (\$20,000), or by imprisonment in the county jail for a term not to exceed six months, or by both fine and
24 imprisonment; or if a corporation, be punished by a fine not exceeding sixty thousand dollars (\$60,000)."

25 cc: JOHN THOMAS BROADDUS
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DESIST & REFRAIN ORDER: JOHN THOMAS BROADDUS

DEPARTMENT OF REAL ESTATE

State of California

To:

JOHN THOMAS BROADDUS




DRE Case No. H-05239 SD

NOTICE OF SERVICE

This DESIST AND REFRAIN ORDER NO. H-05239 SD is served pursuant to Section 415.30 of the California Code of Civil Procedure. Failure to complete this form and return it to the sender within 20 days may subject you (or the party on whose behalf you are being served) to liability for the payment of any expenses incurred in effecting service upon you in any other manner permitted by law. If you are served on behalf of a corporation, unincorporated association (including a partnership), or other entity, this form must be signed in the name of such entity by you or by a person authorized to receive service of process on behalf of such entity. In all other cases, this form must be signed by you personally or by a person authorized by you to acknowledge receipt of this Order. Section 415.30 provides that this Order is deemed served on the date of execution of an acknowledgment of receipt.

Dated: June 29, 2021

FOR 
Julie To
Counsel

ACKNOWLEDGMENT OF RECEIPT

This acknowledges receipt on the _____ day of _____, _____, of a copy of the DESIST AND REFRAIN ORDER NO. H-05239 SD at _____

(Street Address, City, State, and Zip Code)

Signature

Date

Title

Printed Name



DEPARTMENT OF REAL ESTATE

CITE & FINE

P.O. BOX 137012

SACRAMENTO, CA 95813-7012

CITATION

YOUR FAILURE TO RESPOND TO THIS CITATION, PAY THE ASSESSED FINE, OR SATISFY AN ORDER TO DESIST & REFRAIN MAY RESULT IN:

- ✓ LICENSE ISSUANCE WITHHELD
- ✓ A CIVIL JUDGMENT FOR THE UNPAID FINE.
- ✓ ANY UNPAID DEBT SENT TO COLLECTIONS, WHICH MAY INCUR ADDITIONAL FEES AND NEGATIVELY IMPACT YOUR CREDIT RATING.

To: JOHN THOMAS BROADDUS
10737 SAN DIEGO MISSION ROAD #115
SAN DIEGO, CA 921082406

RE: NUMBER OF CITATIONS: 1
CITATION NUMBER(S): See Below
DRE CASE NUMBER: 3-19-0710-002
DRE HEARING NUMBER: H-
PAYMENT DUE DATE: 30 Days after receipt

TOTAL FINE AMOUNT:
\$2,500.00

Pursuant to the authority provided in California Business and Professions Code §10080.9 and Commissioner's Regulation 2907, et seq., the California Department of Real Estate hereby issues this citation to John Thomas Broaddus (Respondent), an unlicensed person for specified violation(s) of the Real Estate Law. An Order to Desist & Refrain (D&R) accompanies the Citation(s).

CITATION SECTION

REF	CITATION NUMBER	VIOLATION(S)	FINE
1	C-4-21-0528-001 (PRIMARY)	<p>Violation: B&P 10130 - Acting without license</p> <p>From 3/11/2019 - 4/01/2019, unlicensed John Thomas Broaddus, acting by himself or by and/or through one or more agents, associates, representatives, and/or co-conspirators, using the names Advanced Development, Next Generation Development, NextGen Development, or other names or fictitious names unknown at this time, sold or offered to sell, bought or offered to buy, solicited prospective sellers or buyers of, solicited or obtained listing of, or negotiated the purchase, sale, or exchange of real property or a business opportunity ("real estate sales"), which acts require a real estate broker license under Section 10131(a) of the Code, during a period of time when John Thomas Broaddus was not licensed by the Department as a real estate broker, in violation of Section 10130 of the Code.</p>	\$2500.00

CONTESTING THE D&R AND CITATION – FORMAL ADMINISTRATIVE HEARING

Pursuant to Chapter 5 (commencing with Section 11500) of Part 1 of Division 3 of Title 2 of the Government Code, you have the right to a formal administrative hearing conducted by an administrative law judge through the Office of Administrative Hearings. Please refer to the accompanying Order to Desist & Refrain for information on contesting the D&R.

ADDITIONAL CITE AND FINE INFORMATION is available on the Department's website at www.dre.ca.gov.

CITE & FINE
Department of Real Estate

By:



L.S. MARTIN
Compliance Officer

CITATION AND FINE INVOICE

RE 589 (Rev 9/14)

DRE USE ONLY

DRE USE ONLY

CITATION INFORMATION

DRE CITATION NUMBER

C-4-21-0528-001 (PRIMARY)

DRE CASE NUMBER

3-19-0710-002

DRE RECEIVED DATE

CITATION/INVOICE DATE

05/28/2021

INVOICE NUMBER

CIT03090 (PRIMARY)

DRE LICENSE NUMBER

CITED PARTY

JOHN THOMAS BROADDUS
10737 SAN DIEGO MISSION ROAD #115
SAN DIEGO, CA 92108-2406

DESCRIPTION

TOTAL

ASSESSED ADMINISTRATIVE FINE

\$2,500.00

TOTAL DUE TO DRE BY: 30 DAYS AFTER RECEIPT

- ❖ Payment may be made by certified funds, money order, or credit card. If paying by credit card, complete and return the credit card information requested. **No personal or company checks will be accepted.**
- ❖ If payment is mailed, please include a copy of this invoice with your payment.
- ❖ Per Government Code §16583.1, referral of this bill to Collections may result in additional costs to you, above the amount of the initial fine assessed. To avoid additional costs, you must pay this bill within the time prescribed.

INSTRUCTIONS

- A copy of this invoice must accompany your remittance to ensure proper credit to your account.
- Make the cashier's check or money order payable to:
California Department of Real Estate, or DRE
- Mail to: CALIFORNIA DEPARTMENT OF REAL ESTATE
FISCAL/CITATIONS
P.O. BOX 137006
SACRAMENTO, CA 95813-7006

FOR ACCOUNTING USE
ONLY:
164300.36

NOTICE OF INTENT TO REQUEST A FORMAL HEARING

RE 588A (New 7/14)

CITED PARTY		CITATION INFORMATION	
		DRE LICENSE NUMBER	
CITATION NUMBER		DRE CASE NUMBER	

INSTRUCTIONS

- ❖ Check the boxes corresponding to the parts of the citation you are contesting for each violation as numbered in the citation.
- ❖ Please attach an explanation and supporting documents that you wish for us to consider during our review.

TO THE REAL ESTATE COMMISSIONER

I hereby acknowledge receipt of the Citation referenced above and notification of my right to contest the Citation. I do hereby contest the Citation and notify you that I intend to request a formal citation hearing. I have indicated below the parts of the Citation I am contesting, and I am not contesting any parts that I have not checked.

CONTESTED PARTS

VIOLATION NUMBER	<input type="checkbox"/> VIOLATION <input type="checkbox"/> ORDER OF CORRECTION <input type="checkbox"/> FINE AMOUNT	COMMENTS
1	<input type="checkbox"/> VIOLATION <input type="checkbox"/> ORDER OF CORRECTION <input type="checkbox"/> FINE AMOUNT	
2	<input type="checkbox"/> VIOLATION <input type="checkbox"/> ORDER OF CORRECTION <input type="checkbox"/> FINE AMOUNT	
3	<input type="checkbox"/> VIOLATION <input type="checkbox"/> ORDER OF CORRECTION <input type="checkbox"/> FINE AMOUNT	
4	<input type="checkbox"/> VIOLATION <input type="checkbox"/> ORDER OF CORRECTION <input type="checkbox"/> FINE AMOUNT	
5	<input type="checkbox"/> VIOLATION <input type="checkbox"/> ORDER OF CORRECTION <input type="checkbox"/> FINE AMOUNT	
6	<input type="checkbox"/> VIOLATION <input type="checkbox"/> ORDER OF CORRECTION <input type="checkbox"/> FINE AMOUNT	
7	<input type="checkbox"/> VIOLATION <input type="checkbox"/> ORDER OF CORRECTION <input type="checkbox"/> FINE AMOUNT	

SIGNATURE			DATE		
MAILING ADDRESS			CITY	STATE	ZIP CODE
TELEPHONE NUMBER	ALTERNATE TELEPHONE NUMBER	EMAIL ADDRESS			

Return To: DEPARTMENT OF REAL ESTATE, Cite & Fine, PO Box 137012, Sacramento, CA 95813-7012