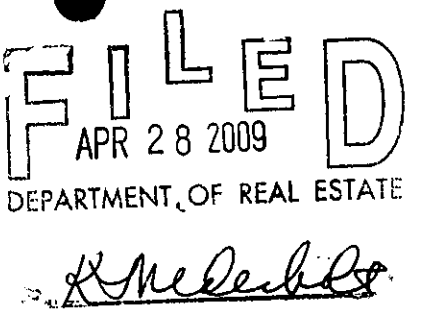
Department of Real Estate
320 West 4th Street, Suite 350
Los Angeles, CA 90013-1105

(213) 576-6982



BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of JERRY ALLEN JONES, Respondent.	NO. H-35396 LA L-2009031093 STIPULATION AND AGREEMENT

It is hereby stipulated by and between JERRY ALLEN JONES, (sometimes referred to as Respondent), and the Complainant, acting by and through Shari Sveningson, Counsel for the Department of Real Estate, as follows for the purpose of settling and disposing of the Accusation filed on October 20, 2008, in this matter.

1. All issues which were to be contested and all evidence which was to be presented by Complainant and Respondent at a formal hearing on the Accusation, which hearing was to be held in accordance with the provisions of the Administrative Procedure Act (APA), shall instead and in place thereof be submitted solely on the basis of the provisions of this

Stipulation and Agreement.

2. Respondent has received, read and understands the Statement to Respondent, the Discovery Provisions of the APA and the Accusation filed by the Department of Real Estate ("Department") in this proceeding.

3. On February 4, 2009, Respondent filed a Notice of Defense, pursuant to Section 11506 of the Government Code for the purpose of requesting a hearing on the allegations in the Accusation. Respondent hereby freely and voluntarily withdraws said Notice of Defense. Respondent acknowledges that he understands that by withdrawing said Notice of Defense he will thereby waive his right to require the Commissioner to prove the allegations in the Accusation at a contested hearing held in accordance with the provisions of the APA and that he will waive other rights afforded to him in connection with the hearing, such as the right to present evidence in defense of the allegations in the Accusation and the right to cross-examine witnesses.

4. Respondent, pursuant to the limitations set forth below, hereby admits that the factual allegations set forth in the Accusation filed in this proceeding are true and correct and the Real Estate Commissioner shall not be required to provide further evidence of such allegations.

5. It is understood by the parties that the Real Estate Commissioner may adopt the Stipulation and Agreement as his decision in this matter, thereby imposing the penalty and sanctions on Respondent's real estate licenses and license rights

as set forth in the below "Order". In the event that the Commissioner in his discretion does not adopt the Stipulation and Agreement, it shall be void and of no effect, and Respondent shall retain the right to a hearing and proceeding on the Accusation under all the provisions of the APA and shall not be bound by any admission or waiver made herein.

6. The Order or any subsequent Order of the Real Estate Commissioner made pursuant to this Stipulation and Agreement shall not constitute an estoppel, merger or bar to any further administrative or civil proceedings by the Department of Real Estate 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 stipulations, admissions and waivers 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 of Respondent, as described in the Accusation, are grounds for the suspension or revocation of all of the real estate licenses and license rights of Respondent under the provisions of Section 10177(k) of the Business and Professions Code.

///

///

///

///

ORDER

WHEREFORE, THE FOLLOWING ORDER is hereby made:

All licenses and licensing rights of Respondent JERRY ALLEN JONES, under the Real Estate Law are revoked; provided, however, a restricted real estate salesperson license shall be issued to Respondent pursuant to Section 10156.5 of the Code if Respondent makes application therefor and pays to the Department the appropriate fee for the restricted license within 90 days from the effective date of this Decision.

The restricted license issued to Respondent shall be subject to all of the provisions of Section 10156.7 of the Code and to the following conditions, limitations and restrictions imposed under the authority of Section 10156.6 of the Code:

1. The restricted license issued to Respondent may be suspended prior to hearing by Order of the Commissioner in the event of Respondent's conviction or plea of nolo contendere to a crime which is substantially related to Respondent's fitness or capacity as a real estate salesperson licensee.

2. The restricted license issued to Respondent may be suspended prior to hearing by Order of the Commissioner on evidence satisfactory to the Commissioner that Respondent has violated provisions of the Real Estate law, the Subdivided Lands Law, Regulations of the Real Estate Commissioner or conditions attaching to the restricted license.

///

///

3. Respondent shall not be eligible to apply for issuance of and unrestricted real estate salesperson license nor for the removal of any of the conditions, limitations or restrictions of a restricted license until two (2) years have elapsed from the effective date of this Decision.

4. Respondent shall submit with any application for license under an employing broker, or any application for transfer to a new employing broker, a statement signed by the prospective employing real estate broker, on a form approved by the Department, which shall certify:

(a) That the employing broker has read the Decision of the Commissioner which granted the right to a restricted license; and

(b) That the employing broker will exercise close supervision over the performance by the restricted licensee relating to activities for which a real estate salesperson license is required.

5. Respondent shall, within nine (9) months from the effective date of this Decision, present evidence satisfactory to the Commissioner that Respondent has, since the most recent issuance of an original or renewal real estate salesperson license, taken and successfully completed the continuing education requirements of Article 2.5 of Chapter 3 of the Real Estate Law for renewal of a real estate salesperson license. If Respondent fails to satisfy this condition, the Commissioner may order the suspension of the restricted license until Respondent

presents such evidence. The Commissioner shall afford Respondent the opportunity for a hearing pursuant to the APA to present such evidence.

6. Six months after the issuance of the restricted license, and at six month intervals thereafter during the term of any restricted license issued pursuant to this Decision, Respondent shall provide proof acceptable to the Real Estate Commissioner that, during the preceding six months, Respondent has, each and every week, attended one or more sessions of Alcoholics Anonymous or similar Twelve Step or substance abuse program, or that such attendance in any week was impractical due to travel for work, the illness of Respondent or a member of Respondent's family, vacation, incarceration, residential treatment for substance abuse, extreme personal hardship for Respondent or a member of Respondent's family, or family emergency. Respondent shall submit such proof to the Los Angeles Crisis Response Team Manager of the Department of Real Estate.

The Commissioner may suspend the restricted license to Respondent pending a hearing held in accordance with Section 11500 et seq., of the Government Code, if such proof is not timely submitted as provided for herein, or as provided for in a subsequent agreement between the Respondent and the Commissioner. The suspension shall remain in effect until such proof is submitted or until Respondent enters into an agreement satisfactory to the Commissioner to provide such proof, or until a decision providing otherwise is adopted following a hearing held pursuant to this condition."

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

Respondent can signify acceptance and approval of the terms and conditions of this Stipulation and Agreement by faxing a copy of its signature page, as actually signed by Respondent to the Department at the following telephone/fax number (213) 576-6917. Respondent agrees, acknowledges, and understands that by electronically sending to the Department a fax copy of his actual signature as it appears on the Stipulation and Agreement, that receipt of the faxed copy by the Department shall be as binding on Respondent as if the Department had received the original signed Stipulation and Agreement.

DATED: 4/8/09

JERRY ALLEN JONES
Respondent

* * *

The foregoing Stipulation and Agreement is hereby adopted as my Decision in this matter and shall become effective at 12 o'clock noon on MAY 18, 2009.

IT IS SO ORDERED 4-21-, 2009.

JEFF DAVI
Real Estate Commissioner

Auto Zero

FILED
APR 28 2009
DEPARTMENT OF REAL ESTATE

DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * * * *

In the Matter of the Accusation of JERRY ALLEN JONES, Respondent.	No. H-35396 LA

ORDER VACATING SUSPENSION OF RESTRICTED REAL ESTATE LICENSE

Good cause appearing, the Order Suspending Restricted Real Estate License effective November 24, 2008, is hereby vacated.

IT IS SO ORDERED this 17 day of April 2009.

JEFF DAVI
Real Estate Commissioner

FILED
DEC - 3 2008
DEPARTMENT OF REAL ESTATE

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of JERRY ALLEN JONES, Respondent.	No. H-35396 LA

ORDER SUSPENDING RESTRICTED REAL ESTATE LICENSE

TO: JERRY ALLEN JONES
24048 Via Sereno
Valencia, CA 91354

On April 14, 2007, a restricted real estate salesperson license was issued by the Department of Real Estate to Respondent on the terms, conditions and restrictions set forth in the Department of Real Estate Decision of April 3, 2007, in Case No. H-33029 LA. This Decision, which became effective April 3, 2007, granted Respondent the right to the issuance of a restricted real estate salesperson license subject to the provisions of Section 10156.7 of the Business and Professions Code and to enumerated additional terms, conditions and

restrictions imposed under authority of Section 10156.5 of said Code. Among those terms, conditions and restrictions, Respondent was required to submit proof of attendance at Alcoholics Anonymous or a similar substance abuse program. The Commissioner has determined that Respondent has violated this condition, and as such, is in violation of Section 10177(k) of the Business and Professions Code.

NOW, THEREFORE, IT IS ORDERED under authority of Section 10156.7 of the Business and Professions Code of the State of California that the restricted real estate salesperson license heretofore issued to Respondent and the exercise of any privileges thereunder are hereby suspended pending final determination made after hearing on the aforesaid Accusation.

//

//

//

//

//

//

//

//

//

//

//

//

IT IS FURTHER ORDERED that all license certificates and identification cards issued by Department which are in the possession of Respondent be immediately surrendered by personal delivery or by mailing in the enclosed, self-addressed envelope to:

Department of Real Estate
Attn: Flag Section
P. O. Box 187000
Sacramento, CA 95818-7000

This Order shall be effective immediately.

DATED: 11-24-08

JEFF DAVI
Real Estate Commissioner

BY: Barbara J. Bigby
Chief Deputy Commissioner

SHARI SVENINGSON, Counsel (SBN 195298)
Department of Real Estate
320 West 4th Street, Suite 350
Los Angeles, California 90013-1105

Telephone: (213) 576-6982
(Direct) (213) 576-6907

FILED
OCT 30 2008
DEPARTMENT OF REAL ESTATE

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of JERRY ALLEN JONES, Respondent.	NO. H-35396 LA A C C U S A T I O N

The Complainant, Robin Trujillo, a Deputy Real Estate Commissioner of the State of California, for cause of Accusation against JERRY ALLEN JONES ("Respondent"), is informed and alleges in her official capacity as follows:

1.

Respondent is presently licensed by the Department of Real Estate of the State of California ("Department") as a restricted real estate salesperson under the Real Estate Law, Part 1 of Division 4 of the California Business and Professions Code ("Code").

///

///

2.

On or about April 14, 2007, Respondent was first issued a restricted real estate salesperson license by the Department on the terms, conditions and restrictions set forth in the Real Estate Commissioner's Order in Case No. H-33029 LA.

3.

Included in said terms, conditions, and restrictions, were the following:

> "5. Six months after the issuance of the restricted license, and at six month intervals thereafter during the term of any restricted license issued pursuant to this Decision, Respondent shall provide proof acceptable to the Real Estate Commissioner that, during the preceding six months, Respondent has, each and every week, attended one or more sessions of Alcoholics Anonymous or similar Twelve Step or substance abuse program, or that such attendance in any week was impractical due to travel for work, the illness of Respondent or a member of Respondent's family, vacation, incarceration, residential treatment for substance abuse, extreme personal hardship for Respondent or a member of Respondent's family, or family emergency. Respondent shall submit such proof to the Los Angeles Crisis Response Team Manager of the Department of Real Estate.
>
> The Commissioner may suspend the restricted license to Respondent pending a hearing held in accordance with Section 11500 et seq., of the Government Code, if such proof is not timely submitted as provided for herein, or as provided for in a subsequent agreement between the Respondent and the Commissioner. The suspension shall remain in effect until such proof is submitted or until Respondent enters into an agreement satisfactory to the Commissioner to provide such proof, or until a decision providing otherwise is adopted following a hearing held pursuant to this condition."

4.

Respondent has failed to submit proof of one or more sessions of Alcoholics Anonymous or similar Twelve Step or substance abuse program, or that such attendance in any week was impractical due to travel for work, the illness of Respondent or a member of Respondent's family, vacation, incarceration, residential treatment for substance abuse, extreme personal hardship for Respondent or a member of Respondent's family, or family emergency six months after the issuance of the restricted license or at any six month interval thereafter.

5.

The facts set forth above are grounds for the suspension or revocation of Respondent's restricted real estate salesperson license and all license rights under Code Section 10177(k).

//

//

//

//

//

//

//

//

//

//

//

WHEREFORE, Complainant prays that a hearing be conducted on the allegations of this Accusation and, that upon proof thereof, a decision be rendered imposing disciplinary action against all licenses and/or license rights of Respondent, JERRY ALLEN JONES, under the Real Estate Law (Part 1 of Division 4 of the Business and Professions Code) and for such other and further relief as may be proper under other applicable provisions of law.

Dated at Los Angeles, California
this 15 day of October, 2008.

Deputy Real Estate Commissioner

cc: JERRY ALLEN JONES
Solution One Financial
Robin Trujillo
Sacto.