

1 Department of Real Estate
2 320 W. 4th Street, Suite 350
3 Los Angeles, CA 90013-1105
4 Telephone: (213) 576-6982

FILED

MAR 20 2019

DEPT. OF REAL ESTATE

By *[Signature]*

8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of) No. H-41071 LA
12 EXECUTIVE LENDING SOLUTIONS INC,)
13 JEREMY SEAN ALDRIDGE, individually)
14 and as designated officer of Executive Lending) STIPULATION AND AGREEMENT
Solutions Inc,)
15 Respondents.)

17 It is hereby stipulated by and between Respondents EXECUTIVE LENDING
18 SOLUTIONS INC and JEREMY SEAN ALDRIDGE, individually and as designated officer of
19 Executive Lending Solutions Inc, (sometimes collectively referred to as "Respondents"), acting
20 by and through their attorney, John V. Giardinelli, Esq., and the Complainant, acting by and
21 through Judith B. Vasan, Counsel for the Department of Real Estate, as follows for the purpose
22 of settling and disposing of the Accusation ("Accusation") filed on June 7, 2018, in this matter:

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

STIPULATION AND AGREEMENT

1 2. Respondents have received, read and understand the Statement to Respondent,
2 the Discovery Provisions of the APA and the Accusation filed by the Department of Real Estate
3 (“Department”) in this proceeding.

4 3. Respondents each filed a Notice of Defense pursuant to Section 11506 of the
5 Government Code for the purpose of requesting a hearing on the allegations in the Accusation.
6 Respondents hereby freely and voluntarily withdraw said Notices of Defense. Respondents
7 acknowledge that they understand that by withdrawing said Notices of Defense they thereby
8 waive their right to require the Commissioner to prove the allegations in the Accusation at a
9 contested hearing held in accordance with the provisions of the APA and that they will waive
10 other rights afforded to them in connection with the hearing such as the right to present evidence
11 in their defense, and the right to cross-examine witnesses.

12 4. This Stipulation is based on the factual allegations contained in the
13 Accusation. In the interest of expedience and economy Respondents choose not to contest these
14 allegations but to remain silent and understand that, as a result thereof, these factual allegations,
15 without being admitted or denied, will serve as a prima facie basis for the disciplinary action
16 stipulated to herein. The Real Estate Commissioner shall not be required to provide evidence to
17 prove said factual allegations.

18 5. This Stipulation is made for the purpose of reaching an agreed disposition of
19 this proceeding and is expressly limited to this proceeding and not any other proceeding or case
20 in which the Department, or another licensing agency of this state, another state, or the federal
21 government is involved, and otherwise shall not be admissible in any criminal or civil
22 proceeding.

23 6. It is understood by the parties that the Real Estate Commissioner may adopt
24 this Stipulation as his Decision in this matter thereby imposing the penalty and sanctions on
25 Respondents’ real estate licenses and license rights as set forth in the below “Order”. In the
26 event that the Commissioner in his discretion does not adopt the Stipulation, the Stipulation shall
27 be void and of no effect and Respondents shall retain the right to a hearing and proceed on the

1 Accusation under the provisions of the APA and shall not be bound by any stipulation or waiver
2 made herein.

3 7. The Order or any subsequent Order of the Real Estate Commissioner made
4 pursuant to this Stipulation shall not constitute an estoppel, merger or bar to any further
5 administrative or civil proceedings by the Department with respect to any matters which were
6 not specifically alleged to be causes for accusation in this proceeding.

7 DETERMINATION OF ISSUES

8 By reason of the foregoing, it is stipulated and agreed that the following
9 determination of issues shall be made:

10 The conduct, acts or omissions of Respondent EXECUTIVE LENDING
11 SOLUTIONS INC, as set forth in the Accusation, are in violation of Code section 10177(g) and
12 are a basis for discipline of Respondent EXECUTIVE LENDING SOLUTIONS INC's licenses,
13 license rights, and endorsements pursuant to Code sections 10166.051(b) and 10177(d).

14 The conduct, acts or omissions of Respondent JEREMY SEAN ALDRIDGE as
15 set forth in the Accusation, are in violation of Code section 10159.2 and Section 2725 of Title
16 10, Chapter 6 of the California Code of Regulations ("Regulations") and are a basis for discipline
17 of Respondent ALDRIDGE's licenses, license rights, and endorsement pursuant to Code sections
18 10166.051(b), 10177(d), and 10177(h).

19 ORDER

20 WHEREFORE, THE FOLLOWING ORDER is hereby made:

21 I.

22 All licenses, license rights, and endorsements of Respondents EXECUTIVE
23 LENDING SOLUTIONS INC and JEREMY SEAN ALDRIDGE under the Real Estate Law are
24 suspended for a period of thirty (30) days from the effective date of this Decision; provided,
25 however, that thirty (30) days of said suspension shall be stayed for one (1) year upon the
26 following terms and conditions:

1 1. Respondents shall obey all laws, rules and regulations governing the rights,
2 duties and responsibilities of a real estate licensee in the State of California; and

3 2. That no final subsequent determination be made, after hearing or upon
4 stipulation, that cause for disciplinary action occurred within one (1) year from the effective date
5 of this Decision and Order. Should such a determination be made, the Commissioner may, in his
6 discretion, vacate and set aside the stay order and reimpose all or a portion of the stayed
7 suspension. Should no such determination be made, the stay imposed herein shall become
8 permanent.

9 II.

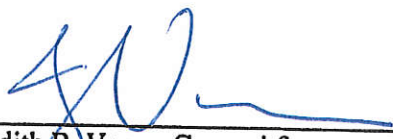
10 All licenses, license rights, and endorsements of Respondents are indefinitely
11 suspended unless or until Respondents pay the sum of \$3,850.30 for the Commissioner's
12 reasonable costs of the investigation and enforcement, which led to this disciplinary action.
13 Respondents are jointly and severally liable for the costs of the investigation and enforcement.
14 Said payment shall be in the form of a cashier's check made payable to the Department of Real
15 Estate. The investigative and enforcement costs must be delivered to the Department of Real
16 Estate, Flag Section, at P.O. Box 137013, Sacramento, CA 95813-7013, **prior to the effective**
17 **date of this Decision and Order.**

18 III.

19 Respondent JEREMY SEAN ALDRIDGE shall, within thirty (30) days from the
20 effective date of this Decision and Order, present evidence satisfactory to the Commissioner that
21 Respondent has attended and completed a Department approved Management and Supervision
22 course. If Respondent fails to satisfy this condition, Respondent's real estate licenses, license
23 rights, and endorsements shall automatically be suspended until Respondent presents evidence
24 satisfactory to the Commissioner of having completed a Department approved Management and
25 Supervision course. Proof of completion of the course must be delivered to the Department of
26 Real Estate, Flag Section, at P.O. Box 137013, Sacramento, CA 95813-7013, **within thirty (30)**
27 **days from the effective date of this Decision and Order.**

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DATED: 2-27-19



Judith B. Vasan, Counsel for
Department of Real Estate

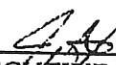
EXECUTION OF THE STIPULATION

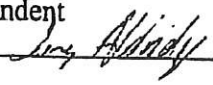
We have read the Stipulation, have discussed it with our counsel, and its terms are understood by us and are agreeable and acceptable to us. We understand that we are waiving rights given to us by the California Administrative Procedure Act (including but not limited to Sections 11506, 11508, 11509 and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

Respondents shall mail the original signed signature page of the stipulation herein to Judith B. Vasan, Attention: Legal Section, Department of Real Estate, 320 W. Fourth St., Suite 350, Los Angeles, California 90013-1105.

Respondents' signatures below constitute acceptance and approval of the terms and conditions of this Stipulation. Respondents agree, acknowledge and understand that by signing this Stipulation, Respondents are bound by its terms as of the date of such signatures and that this agreement is not subject to rescission or amendment at a later date except by a separate Decision and Order of the Real Estate Commissioner.

DATED: 2/15/19



EXECUTIVE LENDING SOLUTIONS INC
Respondent
By: _____

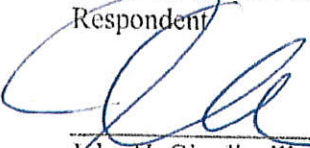
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DATED: 2/15/19



JEREMY SEAN ALDRIDGE
Respondent

DATED: 2/21/19



John V. Giardinelli, Esq.
Counsel for Respondents
Approved as to Form

The foregoing Stipulation and Agreement is hereby adopted as my Decision as to
Respondents EXECUTIVE LENDING SOLUTIONS INC and JEREMY SEAN ALDRIDGE,
individually and as designated officer of Executive Lending Solutions Inc, and shall become
effective at 12 o'clock noon on **APR 10 2019**

IT IS SO ORDERED March 14, 2019

DANIEL J. SANDRI
ACTING REAL ESTATE COMMISSIONER