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FILED

APR 22 2025

DEPT. OF REAL ESTATE

By_



BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

In the Matter of the Accusation of

DRE Case No. H-42928-LA

PINNACLE ESTATE PROPERTIES
INC, KENT D. PALMER, individually
and as designated officer of Pinnacle
Estate Properties Inc, and JEREMY
STEVEN RODRIGUEZ,

**STIPULATION AND AGREEMENT AS
TO JEREMY STEVEN RODRIGUEZ**

Respondents.

It is hereby stipulated and agreed by and between Respondent JEREMY STEVEN RODRIGUEZ ("Respondent" or "RODRIGUEZ"), and the Complainant, acting by and through Laurence Haveson, Counsel for the Department of Real Estate ("Department" or "DRE"), as follows for the purpose of settling and disposing of the Accusation filed on March 3, 2025 ("Accusation"), as to Respondent RODRIGUEZ, in this matter:

1. All issues which were to be contested and all evidence which was to be presented by Complainant and Respondents 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 ("Stipulation").

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 in this proceeding.

1 3. On June 12, 2025, Respondent RODRIGUEZ filed a Notice of Defense pursuant to
2 section 11506 of the Government Code for the purpose of requesting a hearing on the allegations in
3 the Accusation. Respondent RODRIGUEZ hereby freely and voluntarily withdraws his Notice of
4 Defense. Respondent RODRIGUEZ acknowledges that he understands that by withdrawing his
5 Notice of Defense, he will thereby waive his right to require the Real Estate Commissioner
6 (“Commissioner”) to prove the allegations in the Accusation at a contested hearing held in
7 accordance with the provisions of the APA and that Respondent RODRIGUEZ will waive other
8 rights afforded to him in connection with the hearing such as the right to present evidence in defense
9 of the allegations in the Accusation and the right to cross-examine witnesses.

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

16 5. This Stipulation and Respondent RODRIGUEZ’s decision not to contest the
17 Accusation are made for the purpose of reaching an agreed settlement of this proceeding and are
18 expressly limited to this proceeding and any other proceeding or case brought by the Department, or
19 another agency of this state, another state, or the federal government, and otherwise shall not be
20 admissible in any criminal or civil proceedings.

21 6. It is understood by the parties that the Real Estate Commissioner may adopt the
22 Stipulation as her Decision in this matter, thereby imposing the penalty and sanctions on Respondent
23 RODRIGUEZ’s real estate license and license rights as set forth in the below Order. In the event that
24 the Commissioner, in her discretion, does not adopt the Stipulation, it shall be void and of no effect,
25 and Respondent RODRIGUEZ shall retain the right to a hearing and proceeding on the Accusation
26 under all the provisions of the APA and shall not be bound by any admission or waiver made herein.

27 7. The Order or any subsequent Order of the Commissioner made pursuant to this
28 Stipulation shall not constitute an estoppel, merger, or bar to any further administrative or civil

1 proceedings by the Department with respect to any matters which were not specifically alleged to be
2 causes for the Accusation in this proceeding.

3 8. Respondent RODRIGUEZ understands that by agreeing to this Stipulation,
4 Respondent RODRIGUEZ agrees to pay, jointly and severally with Respondents PINNACLE
5 ESTATE PROPERTIES INC ("PINNACLE") and KENT D. PALMER ("PALMER"), pursuant to
6 Business and Professions Code Section 10106, the costs of the investigation and enforcement of this
7 matter. As of January 29, 2026, the amount of the investigation costs is \$3,337.85 and the amount of
8 the enforcement costs is \$3,115.20, for a total of \$6,453.05.

9 DETERMINATION OF ISSUES

10 By reason of the foregoing stipulations, admissions, and waivers, and solely for the purpose
11 of settlement of the pending Accusation without a hearing, it is stipulated and agreed that the
12 following Determination of Issues shall be made:

13 The conduct, acts, and/or omissions of Respondent RODRIGUEZ as described in the
14 Accusation, constitute cause for the suspension or revocation of all real estate licenses and license
15 rights of Respondent RODRIGUEZ under California Civil Code section 2079.16, and California
16 Business and Professions Code ("Code") sections 10176(a), 10176(i), 10177(j), and 10177(d) and/or
17 10177(g).

18 ORDER

19 1. All licenses and licensing rights of Respondent RODRIGUEZ under the Real Estate
20 Law are revoked; provided, however, a restricted real estate salesperson license shall be issued to
21 Respondent RODRIGUEZ pursuant to Code Section 10156.5 if Respondent RODRIGUEZ makes
22 application therefor and pays to the DRE the appropriate fee for the restricted license within 90 days
23 from the effective date of this Decision. The restricted license issued to Respondent RODRIGUEZ
24 shall be subject to all of the provisions of Section 10156.7 of the Business and Professions Code and
25 to the following limitations, conditions and restrictions imposed under authority of Section 10156.6
26 of that Code:

27 a. The restricted license issued to Respondent RODRIGUEZ may be suspended
28 prior to hearing by Order of the Real Estate Commissioner in the event of Respondent's

1 conviction or plea of nolo contendere to a crime which is substantially related to Respondent's
2 fitness or capacity as a real estate licensee.

3 b. The restricted license issued to Respondent RODRIGUEZ may be suspended
4 prior to hearing by Order of the Real Estate Commissioner on evidence satisfactory to the
5 Commissioner that Respondent has violated provisions of the California Real Estate Law, the
6 Subdivided Lands Law, Regulations of the Real Estate Commissioner or conditions attaching
7 to the restricted license.

8 c. Respondent RODRIGUEZ shall not be eligible to apply for the issuance of an
9 unrestricted real estate license nor for the removal of any of the conditions, limitations or
10 restrictions of a restricted license until three (3) years have elapsed from the effective date of
11 this Decision.

12 d. Respondent RODRIGUEZ shall submit with any application for license under
13 an employing broker, or any application for transfer to a new employing broker, a statement
14 signed by the prospective employing real estate broker on a form approved by the DRE which
15 shall certify:

16 (1) That the employing broker has read the Accusation in this matter and
17 the Decision of the Commissioner which granted the right to a restricted license; and


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

21 2. Respondent RODRIGUEZ shall pay, jointly and severally with Respondents
22 PALMER and PINNACLE, the sum of \$6,453.05 for the Commissioner's reasonable costs of the
23 investigation and enforcement which led to this disciplinary action **within one-hundred and eighty**
24 **(180) days from the effective date of this Decision and Order.** Said payment shall be in the form
25 of a cashier's check made payable to the Department of Real Estate. **The investigation and**
26 **enforcement costs must be delivered to the Department of Real Estate, Flag Section at 651**
27 **Bannon Street, Suite 504, Sacramento, CA 95811. Payment of investigation and enforcement**
28 **costs should not be made until the Stipulation has been approved by the Commissioner. If**

1 Respondent RODRIGUEZ fails to satisfy this condition in a timely manner as provided for herein,
2 Respondent RODRIGUEZ's real estate licenses shall automatically be suspended until payment is
3 made in full, or until a decision providing otherwise, is adopted following a hearing held pursuant to
4 this condition.

5 3. Respondent RODRIGUEZ shall, within six months from the effective date of this
6 Decision, take and pass the Professional Responsibility Examination administered by the DRE
7 including the payment of the appropriate examination fee. If Respondent fails to satisfy this
8 condition, the Commissioner may order suspension of Respondent's license until Respondent passes
9 the examination.

10
11 DATED: February 2, 2026


12 Laurence D. Haveson
13 Counsel for Complainant

14 * * *

15 EXECUTION OF THE STIPULATION

16 I have read this Stipulation, I understand its terms, and the terms are agreeable and acceptable
17 to me. I understand that I am waiving rights given to me by the California APA (including, but not
18 limited to, sections 11506, 11508, 11509, and 11513 of the Government Code), and I willingly,
19 intelligently, and voluntarily waive those rights, including the right of requiring the Commissioner
20 to prove the allegations in the Accusation at a hearing at which I would have the right to cross-
21 examine witnesses against me and to present evidence in defense and mitigation of the charges.

22 Respondent RODRIGUEZ can signify acceptance and approval of the terms and conditions
23 of this Stipulation by causing the Stipulation to be emailed with Respondents' digital signatures to
24 Laurence Haveson, Real Estate Counsel at Laurence.Haveson@dre.ca.gov, or by sending a hard copy
25 of the original signed signature page of the Stipulation herein to Laurence D. Haveson, Department
26 of Real Estate, Legal Section, 320 W. Fourth St., Suite 350, Los Angeles, CA 90013-1105. In the
27 event of time constraints before an administrative hearing, Respondent RODRIGUEZ can signify
28 acceptance and approval of the terms and conditions of this Stipulation and Agreement by faxing or
emailing a scanned copy of the signature page, as actually signed by Respondent RODRIGUEZ, to

1 the Department counsel assigned to this case. Respondent RODRIGUEZ agrees, acknowledges, and
2 understands that by electronically sending the Stipulation and Agreement to the Department with his
3 digital signature or a scan of his actual signature as they appear on the Stipulation and Agreement,
4 that receipt of the Stipulation and Agreement with Respondent RODRIGUEZ's digital signature or
5 a scan of his actual signature by the Department shall be as binding on Respondent RODRIGUEZ as
6 if the Department had received the original signed Stipulation and Agreement. By signing this
7 Stipulation and Agreement, Respondent RODRIGUEZ understands and agrees that he may not
8 withdraw his agreement or seek to rescind the Stipulation and Agreement prior to the time the
9 Commissioner considers and acts upon it or prior to the effective date of the Stipulation and Order.

10 MAILING

11 In the event that Respondent RODRIGUEZ declines to digitally sign the Stipulation,
12 Respondent RODRIGUEZ shall, within five (5) business days from signing the Stipulation, mail
13 the original signed signature page(s) of the Stipulation herein to Laurence Haveson, Attention: Legal
14 Section, Department of Real Estate, 320 W. Fourth St., Room 350, Los Angeles, California 90013-
15 1105.

16 Respondent RODRIGUEZ's signature below constitutes acceptance and approval of the
17 terms and conditions of this Stipulation. Respondent RODRIGUEZ agrees, acknowledges, and
18 understands that by signing this Stipulation Respondent RODRIGUEZ is bound by its terms as of
19 the date of such signatures and that this agreement is not subject to rescission or amendment at a
20 later date except by a separate Decision and Order of the Real Estate Commissioner.

21
22 DATED: 01/30/2026


23 Respondent JEREMY STEVEN RODRIGUEZ

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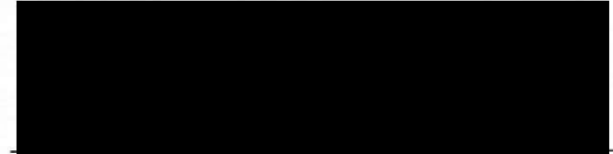
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The foregoing Stipulation and Agreement in Settlement and Order is hereby adopted by me
as my Decision in this matter and shall become effective at 12 o'clock noon on

May 12, 2026.


IT IS SO ORDERED 4/16/2025.

CHIKA SUNQUIST
REAL ESTATE COMMISSIONER



By: Marcus L. McCarther
Chief Deputy Real Estate Commissioner

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FILED
APR 22 2026
DEPT. OF REAL ESTATE
By 

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of

PINNACLE ESTATE PROPERTIES
INC, KENT D. PALMER, individually
and as designated officer of Pinnacle
Estate Properties Inc, and JEREMY
STEVEN RODRIGUEZ,

Respondents.

DRE Case No. H-42928-LA

**STIPULATION AND AGREEMENT AS
TO PINNACLE ESTATE PROPERTIES
INC AND KENT D. PALMER**

It is hereby stipulated and agreed by and between Respondents PINNACLE ESTATE PROPERTIES INC ("PINNACLE") and KENT D. PALMER ("PALMER"), individually and as designated officer of Pinnacle Estate Properties Inc, (collectively "Respondents") and their attorney of record, Alana B. Anaya, Esq., and the Complainant, acting by and through Laurence Haveson, Counsel for the Department of Real Estate ("Department"), as follows for the purpose of settling and disposing of the Accusation filed on March 3, 2025 ("Accusation"), as to these Respondents, in this matter:

1. All issues which were to be contested and all evidence which was to be presented by Complainant and Respondents 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 ("Stipulation").

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

4 3. On March 13, 2025, Respondents PINNACLE and PALMER jointly filed a Notice of
5 Defense pursuant to section 11506 of the Government Code for the purpose of requesting a hearing
6 on the allegations in the Accusation. Respondents hereby freely and voluntarily withdraw their
7 Notice of Defense. Respondents acknowledge that they understand that by withdrawing their Notice
8 of Defense, Respondents will thereby waive their right to require the Real Estate Commissioner
9 ("Commissioner") to prove the allegations in the Accusation at a contested hearing held in
10 accordance with the provisions of the APA and that Respondents will waive other rights afforded to
11 them in connection with the hearing such as the right to present evidence in defense of the allegations
12 in the Accusation and the right to cross-examine witnesses.


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

18 5. This Stipulation and Respondents' decision not to contest the Accusation are made
19 for the purpose of reaching an agreed settlement of this proceeding and are expressly limited to this
20 proceeding and any other proceeding or case brought by the Department, or another agency of this
21 state, another state, or the federal government, and otherwise shall not be admissible in any criminal
22 or civil proceedings.

23 6. It is understood by the parties that the Real Estate Commissioner may adopt the
24 Stipulation as her 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 event that
26 the Commissioner in her discretion does not adopt the Stipulation, it shall be void and of no effect,
27 and Respondents shall retain the right to a hearing and proceeding on the Accusation under all the
28 provisions of the APA and shall not be bound by any admission or waiver made herein.

1 payable to the Department of Real Estate. **The investigation and enforcement costs must be**
2 **delivered to the Department of Real Estate, Flag Section at 651 Bannon Street, Suite 504,**
3 **Sacramento, CA 95811. Payment of investigation and enforcement costs should not be made**
4 **until the Stipulation has been approved by the Commissioner.** If Respondent PALMER fails to
5 satisfy this condition in a timely manner as provided for herein, Respondent PALMER's real estate
6 licenses shall automatically be suspended until payment is made in full, or until a decision providing
7 otherwise, is adopted following a hearing held pursuant to this condition.

8
9 DATED: 01/29/2026

10 
11 Laurence D. Haveson
12 Counsel for Complainant

13 * * *

14 EXECUTION OF THE STIPULATION

15 We have read this Stipulation and its terms are understood by us and are agreeable and
16 acceptable to us. We understand that we are waiving rights given to us by the California APA
17 (including, but not limited to, sections 11506, 11508, 11509, and 11513 of the Government Code),
18 and we willingly, intelligently, and voluntarily waive those rights, including the right of requiring
19 the Commissioner to prove the allegations in the Accusation at a hearing at which we would have
20 the right to cross-examine witnesses against us and to present evidence in defense and mitigation of
21 the charges.

22 Respondents can signify acceptance and approval of the terms and conditions of this
23 Stipulation by causing the Stipulation to be emailed with Respondents' digital signatures to Laurence
24 Haveson, Real Estate Counsel at Laurence.Haveson@dre.ca.gov, or by sending a hard copy of the
25 original signed signature page of the Stipulation herein to Laurence D. Haveson, Department of Real
26 Estate, Legal Section, 320 W. Fourth St., Suite 350, Los Angeles, CA 90013-1105. In the event of
27 time constraints before an administrative hearing, Respondents can signify acceptance and approval
28 of the terms and conditions of this Stipulation and Agreement by faxing or emailing a scanned copy
of the signature page, as actually signed by Respondents, to the Department counsel assigned to this
case. Respondents agree, acknowledge, and understand that by electronically sending the Stipulation

1 and Agreement to the Department with Respondents' digital signatures or a scan of Respondents'
2 actual signatures as they appear on the Stipulation and Agreement, that receipt of the Stipulation and
3 Agreement with Respondents' digital signatures or a scan of their actual signatures by the
4 Department shall be as binding on Respondents as if the Department had received the original signed
5 Stipulation and Agreement. By signing this Stipulation and Agreement, Respondents understand and
6 agree that Respondents may not withdraw their agreement or seek to rescind the Stipulation and
7 Agreement prior to the time the Commissioner considers and acts upon it or prior to the effective
8 date of the Stipulation and Order.

9 MAILING

10 In the event that Respondents decline to digitally sign the Stipulation, Respondents shall,
11 within five (5) business days from signing the Stipulation, mail the original signed signature page(s)
12 of the Stipulation herein to Laurence Haveson, Attention: Legal Section, Department of Real Estate,
13 320 W. Fourth St., Room 350, Los Angeles, California 90013-1105.

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

19
20 DATED: 1/29/2026

21 Respondent  PINNACLE ESTATE PROPERTIES INC

22 By (Printed Name): 

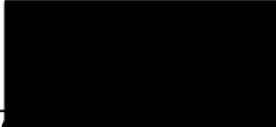
23 Title: BROKER OF RECORD

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26 DATED: 1/29/2026

27 Respondent  RENT BY PALMER

28 ///

1 DATED: 1-29-26

2 
3 *Anita P. Anaya*
4 Attorney for Respondents PINNACLE ESTATE
5 PROPERTIES INC and KENT D. PALMER
6 *Approved as to Form*

7 * * *

8 The foregoing Stipulation and Agreement in Settlement and Order is hereby adopted by me
9 as my Decision in this matter and shall become effective at 12 o'clock noon on
10 _____

11 IT IS SO ORDERED _____

12 CHIKA SUNQUIST
13 REAL ESTATE COMMISSIONER

14 _____
15 By: Marcus L. McCarther
16 Chief Deputy Real Estate Commissioner
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DATED: _____

Alana B. Anaya
Attorney for Respondents PINNACLE ESTATE
PROPERTIES INC and KENT D. PALMER
Approved as to Form

* * *

The foregoing Stipulation and Agreement in Settlement and Order is hereby adopted by me
as my Decision in this matter and shall become effective at 12 o'clock noon on

May 12, 2026

IT IS SO ORDERED 4/16/2026

CHIKA SUNQUIST
REAL ESTATE COMMISSIONER



By: Marcus L. McCarther
Chief Deputy Real Estate Commissioner