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DEPARTMENT OF REAL ESTATE
Attention: Licensing Flag Section
P. O. Box 137013
Sacramento, CA 95813-7013

This Order shall become effective at 12 o'clock noon on June 7th, 2021.

DATED: 5.4.21

DOUGLAS R. McCAULEY
REAL ESTATE COMMISSIONER

DOUGLAS R. McCAULEY

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BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Accusation of) No. H-41563 LA
STELLER CORP, CYNTHIA)
JANNETTE GOMEZ, individually and)
as former designated officer of Steller)
Corp, and CATHERINE ROMERO,)
individually and as former designated)
officer of Steller Corp,)
Respondents.)

DECLARATION

My name is SYED A KADRI and I am
the CEO of STELLER CORP, which is currently licensed as a
corporate real estate broker and/or has licensed rights with respect to said license. I am authorized
and empowered to sign this declaration on behalf of STELLER CORP. I am acting on behalf of
STELLER CORP in this matter. STELLER CORP is represented by Frank M. Buda, Attorney at
Law.

In lieu of proceeding in this matter in accordance with the provisions of the
Administrative Procedure Act (Sections 11400 et seq., of the Government Code), STELLER CORP
wishes to voluntarily surrender its real estate licenses issued by the Department of Real Estate
("Department"), pursuant to Business and Professions Code ("Code") section 10100.2.

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1 I understand that STELLER CORP, by so voluntarily surrendering its licenses, can
2 be relicensed as a broker, or issued a new mortgage loan originator endorsement, only by
3 petitioning for reinstatement pursuant to Section 11522 of the Government Code. I also understand
4 that by so voluntarily surrendering its licenses, STELLER CORP agrees to the following:

5 1. The filing of this Declaration shall be deemed as its petition for voluntary
6 surrender.

7 2. It shall also be deemed to be an understanding and agreement by STELLER
8 CORP that it waives all rights it has to require the Commissioner to prove the allegations contained
9 in the Accusation filed in this matter at a hearing held in accordance with the provisions of the
10 Administrative Procedure Act (Government Code sections 11400 et seq.), and that it also waives
11 other rights afforded to it in connection with the hearing such as the right to discovery, the right to
12 present evidence in defense of the allegations in the Accusation and the right to cross-examine
13 witnesses.

14 3. It further agrees that upon acceptance by the Commissioner, as evidenced by
15 an appropriate order, all affidavits and all relevant evidence obtained by the Department in this
16 matter prior to the Commissioner's acceptance, and all allegations contained in the Accusation filed
17 in Department Case No. H-41563 LA, may be considered by the Department to be true and correct
18 for the purpose of deciding whether to grant relicensure or reinstatement pursuant to Government
19 Code section 11522.

20 4. Pursuant to Code section 10148, and by separate Stipulation and Agreement,
21 STELLER CORP agrees to pay, severally or jointly with Respondents CYNTHIA JANNETTE
22 GOMEZ and CATHERINE ROMERO, the Commissioner's reasonable costs for the audit which
23 led to this disciplinary action in the total amount of \$10,039.04. STELLER CORP shall pay such
24 costs within sixty (60) days of receiving an invoice therefore from the Commissioner. Payment of
25 the audit costs should not be made until STELLER CORP receives the invoice. If STELLER
26 CORP fails to satisfy this condition in a timely manner as provided for herein, prior to issuance of
27 any new or reinstated license, STELLER CORP shall pay the Department the costs for the audit.

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