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STATE OF CALIFORNIA
BUSINESS, TRANSPORTATION AND HOUSING AGENCY
DEPARTMENT OF CORPORATIONS

TO: Alston Ferris Capital Partners, LLC
244 Fifth Avenue, Suite 1446
New York, New York, 10001

Jeff Kaye
244 Fifth Avenue, Suite 1446
New York, New York, 10001

DESIST AND REFRAIN ORDER
(For violations of section 22100 of the California Financial Code)

The California Corporations Commissioner (“Commissioner”) finds that:

1. At all relevant times, Alston Ferris Capital Partners, LLC (“Alston Ferris”) is and was an entity of unknown origin with its last known claimed address at 244 Fifth Avenue, Suite 1446, New York, New York 10001.

2. Jeff Kaye is and was a principal or manager of Alston Ferris claiming to be working at that address.

3. Alston Ferris has operated, and continues to operate, a website at www.alstonferris.com holding itself out as a “commercial real estate lending company” and a “direct commercial real estate lender.”

4. Alston Ferris has offered a commercial loan on a multi-unit apartment building to at least one California resident.

5. On that occasion, Alston Ferris made a loan commitment to the California resident contingent on, inter alia, an “independent environmental assessment” and a “site and valuation report.”

