

**STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS  
DEPARTMENT OF BUSINESS REGULATION  
JOHN O. PASTORE CENTER  
1511 PONTIAC AVENUE  
CRANSTON, RHODE ISLAND 02920**

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**IN THE MATTER OF:**

**EDWARD J. ALESSANDRINI,**

**RESPONDENT.**

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**DBR No. 09-L-0088**

**CONSENT ORDER**

The Department of Business Regulation (“Department”) and Edward J. Alessandrini (“Respondent”) hereby agree that:

1. Respondent is a Licensed Residential Appraiser, License Number A00999L, pursuant to R.I. Gen. Laws § 5-20.7-1, *et seq.*

2. The Real Estate Appraisers Board (“Board”) investigated Respondent’s appraisal of the property located at 58 Ashmont Street, Providence, Rhode Island, with an effective date of September 11, 2008 (the “Appraisal”).

3. Respondent met with the Board on April 1, 2009 to answer questions regarding the Appraisal cited above.

4. Based upon its investigation and its informal meeting with Respondent, the Board found probable cause that Respondent failed to comply with the Uniform Standards of Professional Appraisal Practice (“USPAP”).

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Director's Office  
Business Regulation  
Office of Legal Counsel

5. In an effort to resolve the above-referenced matter, the Department and the Respondent executed a Consent Agreement on May 4, 2009, which allowed Respondent to maintain his license in good standing, and which contained the following provisions:

- a. "Respondent acknowledges that there is probable cause that the Appraisal did not conform with USPAP as set forth above;
- b. Respondent shall enroll and successfully complete a fifteen (15) hour course in appraisal report writing in a classroom setting (i.e., not via online or other distance learning method) within twelve (12) months of the date of this Consent Agreement;
- c. Respondent shall submit the next thirty (30) appraisals of property located in Rhode Island completed after the date of execution of this Consent Agreement to the Board for its review in PDF format via e-mail, and
- d. Respondent shall not use the 15-hour course in appraisal report writing to fulfill the continuing education requirement for renewal of his license."

12. The Respondent failed to submit any appraisals to the Department until April of 2010, and he has failed to submit evidence that he has enrolled and successfully completed the required continuing education course.

13. The Department sent a letter to the Respondent on July 24, 2010 advising him that he was in violation of the terms of the Consent Agreement, and instructing him to contact the Department to discuss his non-compliance, to which the Respondent failed to respond.

14. The Consent Agreement provides that the failure to abide by any of the requirements of the Agreement will result in the initiation of administrative proceedings to impose penalties against Respondent, including suspension or revocation of his license.

15. On April 12, 2010, the Respondent wrote a letter to the Department acknowledging that he failed to comply with the terms of the Consent Agreement as he had not taken the course in appraisal writing and explaining his inability to have done so due to scheduling and availability, and reporting that he had submitted thirty appraisal reports to the Department the previous week.

16. Based on the foregoing, the Department has cause to initiate administrative proceedings to sanction Respondent's license via suspension or revocation pursuant to R.I. Gen. Laws § 5-20.7-20(2) and (5).

17. On March 26, 2010, the Department initiated an administrative enforcement proceeding against the Respondent by filling a Notice of Intent to Impose Administrative Sanctions, in which the Respondent requested a hearing.

18. By agreeing to resolve this matter through the execution of this Consent Order, Respondent voluntarily waives his right to complete the administrative hearing process; voluntarily waives his right to appeal this Consent Order; admits that the allegations in paragraphs 1 through 15 are true; is willing to remedy this matter; and is willing to take all necessary action as delineated in this paragraph and the following paragraphs of this Consent Order to allow Respondent to maintain his license in good-standing.


- a. Respondent shall pay an administrative penalty in the amount of \$250.00 to the Department within sixty (60) days from the date this Consent Order is executed;
- b. Respondent shall enroll and successfully complete a fifteen (15) hour course in appraisal report writing in a classroom setting (i.e., not via online or other distance learning method) within ninety (90) days from the this Consent Order is executed;

19. Respondent hereby acknowledges and agrees that failure to abide by any of the requirements of this Consent Order, including late or missed payments, shall result be grounds for the Department to initiate further administrative proceedings to impose penalties against Respondent including, but not limited to: (i) revocation and/or suspension of his license, and (ii) such additional administrative penalties that the Department deems appropriate.

**THE DEPARTMENT AND RESPONDENT HEREBY CONSENT AND AGREE TO THE FOREGOING AS TO FORM AND SUBSTANCE:**

Department of Business Regulation  
By its Legal Counsel:

Respondent:


  
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Ellen R. Balasco, Esq.  
Deputy Chief of Legal Services

  
\_\_\_\_\_  
Edward Alessandrini

Date: 6/16/10

Date: 6-15-10

**Recommended by:**


  
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Catherine R. Warren, Esq.  
Hearing Officer

Date: 6/17/10

**ORDER**

I have read the Hearing Officer's Recommendation in this matter, and I hereby take the following action with regard to the Recommendation:

- ADOPT
- REJECT
- MODIFY

  
\_\_\_\_\_  
A. Michael Marques  
Director  
ORDER NO. 10-093

Date: 6-22-2010

**THIS CONSENT ORDER CONSTITUTES A FINAL ORDER OF THE DEPARTMENT OF BUSINESS REGULATION PURSUANT TO RHODE ISLAND GENERAL LAWS TITLE 42, CHAPTER 35. AS SUCH, THIS ORDER MAY BE APPEALED TO THE SUPERIOR COURT SITTING IN THE COUNTY OF PROVIDENCE WITHIN THIRTY (30) DAYS OF THE DATE OF THIS DECISION. SUCH APPEAL, IF TAKEN, MAY BE COMPLETED BY FILING A PETITION FOR REVIEW OF SAID COURT. HOWEVER, RESPONDENT UNDERSTANDS THAT BY WAIVING HER RIGHT TO A COMPLETE HEARING AND AGREEING TO THIS CONSENT ORDER, THE ABOVE RIGHTS ARE WAIVED AND IF ANY TERMS OF THIS CONSENT ORDER ARE VIOLATED, RESPONDENT IS SUBJECT TO ANY APPLICABLE ENFORCEMENT REMEDIES UNDER THE ACT.**