

FILED

APR 19 2021

SAN LUIS OBISPO SUPERIOR COURT
BY: *Suzanne Wilton*
S. Constantine, Deputy Clerk

1 DAN DOW
2 DISTRICT ATTORNEY
3 STATE BAR #237986
4 COUNTY OF SAN LUIS OBISPO
5 COURTHOUSE ANNEX, 4TH FLOOR
6 SAN LUIS OBISPO, CA 93408
7 TELEPHONE: (805) 781-5800

8 SUPERIOR COURT OF CALIFORNIA
9 COUNTY OF SAN LUIS OBISPO
10 DEPARTMENT 7

11 THE PEOPLE OF THE STATE OF
12 CALIFORNIA

Plaintiff,

COURT CASE NO. 20F-02244
INFORMATION

13 vs.

14 JEREMY WALTER PEMBERTON
15 DOB: 05/13/1984 ID NO. D000440491

Defendant.

DA CASE NO. 079-628055

Appearance Date: April 27, 2021

18 The District Attorney of the San Luis Obispo County, California, by this information
19 accuses the above named defendant of the following criminal offenses:

20 Count 1

21 Between about April, 2017 and August, 2017, in the County of San Luis Obispo, State of
22 California, the crime of Sale Of Securities By Means Of False Or Misleading
23 Statements/Omissions in violation of California Corporations Code Section 25401, a
24 Felony, was committed in that JEREMY WALTER PEMBERTON did willfully and
25 unlawfully offer and sell a security in this state, by means of any written and oral
26 communication that includes an untrue statement of a material fact and omits to state a
27 material fact necessary to make the statements made, in the light of the circumstances
28 under which the statements were made, not misleading, to wit, failure to advise investors

1 Jacob and Joanne Crawford of a default on the lease at 1144 Chorro Street, San Luis
2 Obispo, misrepresenting the amount of financing received by other investors, among other
3 material misrepresentations and omissions.

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5 Count 2

6 Between about April, 2017 and August, 2017, in the County of San Luis Obispo, State of
7 California, the crime of Sale Of Securities By Means Of False Or Misleading
8 Statements/Omissions in violation of California Corporations Code Section C25401, a
9 Felony, was committed in that JEREMY WALTER PEMBERTON did willfully and
10 unlawfully offer and sell a security in this state, by means of any written and oral
11 communication that includes an untrue statement of a material fact and omits to state a
12 material fact necessary to make the statements made, in the light of the circumstances
13 under which the statements were made, not misleading, to wit, failure to advise investor
14 Carlos Fajardo of a default on the lease at 1144 Chorro Street, San Luis Obispo,
15 misrepresenting the amount of financing received by other investors, among other material
16 misrepresentations and omissions.

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18 Count 3

19 During August, 2017, in the County of San Luis Obispo, State of California, the crime of
20 Theft From Elder Or Dependent Adult in violation of PC368(d), a Felony, was committed in
21 that JEREMY WALTER PEMBERTON did unlawfully commit theft, embezzlement, forgery,
22 fraud, and identity theft with respect to the property and personal identifying information of
23 an elder and dependent adult, said property, moneys, labor, goods, and services taken
24 and obtained having a value exceeding \$950.00, and knew and reasonably should have
25 known that said persons, Jacob and Joanne Crawford, were elder and dependent adults.

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Count 4

During August, 2017, in the County of San Luis Obispo, State of California, the crime of Grand Theft Of Personal Property in violation of PC487(a), a Felony, was committed in that JEREMY WALTER PEMBERTON did unlawfully take money and personal property, by the use of false pretenses and misrepresentations, of a value exceeding Nine Hundred Fifty Dollars (\$950), to wit money in the amount of \$200,000, the property of Jacob and Joanne Crawford.

Count 5

During August, 2017, in the County of San Luis Obispo, State of California, the crime of Grand Theft Of Personal Property in violation of PC487(a), a Felony, was committed in that JEREMY WALTER PEMBERTON did unlawfully take money and personal property, by the use of false pretenses and misrepresentations, of a value exceeding Nine Hundred Fifty Dollars (\$950), to wit money in the amount of \$500,000, the property of Carlos Fajardo.

Enhancement

PC186.11(a)(2): Spec Alleg - Aggravated White Collar Crime

It is further alleged, pursuant to Penal Code section 186.11(a), that the offenses set forth in Counts 1, 2, 3, 4, and 5 are related felonies, a material element of which is fraud and embezzlement, which involve a pattern of related felony conduct, and the pattern of related felony conduct involves the taking of more than Five Hundred Thousand Dollars (\$500,000).

Enhancement

PC12022.6(a)(2): Spec Alleg-Excessive Loss Over \$200,000

It is further alleged as to Counts 2 and 5, that in the commission of the above offenses the said defendant, JEREMY WALTER PEMBERTON, with the intent to do so, took, damaged, and destroyed property of a value exceeding \$200,000, within the meaning of Penal Code section 12022.6(a)(2).

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Enhancement

PC12022.6(a)(1): Spec Alleg-Excessive Loss Over \$65,000

It is further alleged as to Counts 1, 3, and 4, that in the commission of the above offenses the said defendant, JEREMY WALTER PEMBERTON, with the intent to do so, took, damaged, and destroyed property of a value exceeding \$65,000, within the meaning of Penal Code section 12022.6(a)(1).

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Contrary to the form, force and effect of that statute in such cases made and provided and against the peace and dignity of the people of the State of California.

Dated: April 19, 2021

DAN DOW
DISTRICT ATTORNEY

By: *Michael S. Frye*

MICHAEL S FRYE
DEPUTY DISTRICT ATTORNEY

SUMMARY PAGE

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Cnt	Charge	Range	Defendant(s)	Special Allegation	Effect
1	CC25401		Jeremy Walter Pemberton		
2	CC25401		Jeremy Walter Pemberton		
3	PC368(d)		Jeremy Walter Pemberton		
4	PC487(a)		Jeremy Walter Pemberton		
5	PC487(a) PC186.11(a)(2), PC12022.6(a)(2), PC12022.6(a)(1)		Jeremy Walter Pemberton		