

1 DEPARTMENT OF REAL ESTATE
2 320 West 4th Street, Suite 350
3 Los Angeles, California 90013-1105
4 Telephone: (213) 620-2072

FILED

APR 04 2023

DEPT. OF REAL ESTATE
By *Emmaly*

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * * *

11 In the Matter of the Accusation against

12 PINNACLE INTERNATIONAL PROPERTY
13 SERVICES;

14 DEAN WU, individually, and as Division
15 Manager for Pinnacle International Property
16 Services; and

16 JAMES WILLIAM MUCCIOLA, individually,
17 and as former Designated Officer for Pinnacle
18 International Property Services;

18 Respondents.

DRE No. H-42344 LA
OAH No. 2022100779

STIPULATION AND
AGREEMENT IN SETTLEMENT
AND ORDER AS TO
RESPONDENTS PINNACLE
INTERNATIONAL PROPERTY
SERVICES AND DEAN WU

19 It is hereby stipulated by and between Respondent PINNACLE INTERNATIONAL
20 PROPERTY SERVICES and Respondent DEAN WU (collectively "Respondents"),

21 Respondents are represented by attorney Joshua A. Rosenthal, and the Complainant, acting by
22 and through Lissete Garcia, Counsel for the Department of Real Estate ("Department"), as
23 follows for the purpose of settling and disposing the Second Amended Accusation
24 ("Accusation") filed on September 15, 2022, with Department Case No. H-42344 LA

1 (“Accusation”) in this matter:

2 1. All issues which were to be contested and all evidence which was to be presented
3 by Complainant and Respondents at a formal hearing on the Accusation, which hearing was to be
4 held in accordance with the provisions of the Administrative Procedure Act (“APA”), shall
5 instead and in place thereof be submitted on the basis of the provisions of this Stipulation and
6 Agreement in Settlement and Order (“Stipulation”).

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

9 3. Respondents filed a Notice of Defense pursuant to Section 11506 of the
10 Government Code for the purpose of requesting a hearing on the allegations in the Accusation.
11 Respondents hereby freely and voluntarily withdraw said Notice of Defense. Respondents
12 acknowledge and understand that by withdrawing said Notice of Defense, Respondents will
13 thereby waive Respondents’ rights to require the Real Estate Commissioner (“Commissioner”) to
14 prove the allegations in the Accusation at a contested hearing held in accordance with the
15 provisions of the APA and that Respondents will waive other rights afforded to Respondents in
16 connection with the hearing such as the right to present evidence in defense of the allegations in
17 the Accusation and the right to cross-examine witnesses.

18 4. This Stipulation is based on the factual allegations contained in the Accusation
19 filed in this proceeding. In the interest of expedience and economy, Respondents choose not to
20 contest these factual allegations, but to remain silent and understand that, as a result thereof,
21 these factual statements, will serve as a prima facie basis for the disciplinary action stipulated to
22 herein. The Real Estate Commissioner shall not be required to provide further evidence to prove
23 such allegations.

24 ///

1 INTERNATIONAL PROPERTY SERVICES pursuant to the provisions of Code section 10177,
2 subdivisions (d) and (g), and Code section 10176, subdivisions (e), (g), and (i), for violation of
3 Code sections 10145, 10159.5, 10176, subdivisions (e), (g), and (i), and Regulations of the Real
4 Estate Commissioner, Title 10, Chapter 6, California Code of Regulations (“Regulations”) 2731,
5 2831, 2831.1, 2831.2, 2832, 2832.1, and 2834.

6 II.

7 The conduct, acts and/or omissions of Respondent DEAN WU as set forth herein above
8 in Paragraph 4, constitute cause for the suspension or revocation of all real estate licenses and
9 license rights of Respondent DEAN WU pursuant to the provisions of Code sections 10165 and
10 10177, subdivisions (d), (g), and (h), for violation of Code sections 10164, 10159.2 and
11 Regulation 2725.

12 ORDER

13 I.

14 Respondent PINNACLE INTERNATIONAL PROPERTY SERVICES voluntarily
15 surrenders all of its licenses and licensing rights of under the Real Estate Law.

16 II.

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

1 1. The restricted license issued to Respondent DEAN WU may be suspended prior
2 to hearing by Order of the Commissioner in the event of Respondent's conviction or plea of nolo
3 contendere to a crime which is substantially related to Respondent's fitness or capacity as a real
4 estate licensee.

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

10 3. Respondent DEAN WU shall not be eligible to petition for the issuance of any
11 unrestricted real estate license nor for removal of any of the conditions, limitations or restrictions
12 of a restricted license until three (3) years have elapsed from the effective date of this Decision
13 and Order. Respondent shall not be eligible to apply for any unrestricted licenses until all
14 restrictions attaching to the license have been removed.

15 4. Respondent DEAN WU shall submit with any application for license under an
16 employing broker, or any application for transfer to a new employing broker, a statement signed
17 by the prospective employing real estate broker on a form approved by the Department which
18 shall certify:

19 (a) That the employing broker has read the Decision and Order of the
20 Commissioner which granted the right to a restricted license; and

21 (b) That the employing broker will exercise close supervision over the
22 performance by the restricted licensee relating to activities for which a real
23 estate license is required.

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1 5. Respondent DEAN WU may not act as, or be appointed as, a designated branch or
2 division manager for any real estate broker or corporation for three (3) years from the effective
3 date of this Decision and Order.

4 6. All licenses and licensing rights of Respondent DEAN WU are indefinitely
5 suspended unless or until Respondent provides proof satisfactory to the Commissioner, of having
6 taken and successfully completed the continuing education course on trust fund accounting and
7 handling specified in paragraph (3) of subdivision (a) of Section 10170.5 of the Business and
8 Professions Code. Proof of satisfaction of these requirements includes evidence that Respondent
9 has successfully completed the trust fund account and handling continuing education courses, no
10 earlier than 120 days prior to the effective date of the Decision and Order in this matter. **Proof**
11 **of completion of the trust fund accounting and handling course must be delivered to the**
12 **Department of Real Estate, Flag Section at P.O. Box 137013, Sacramento, CA 95813-7013**
13 **or by fax at 916-263-8758, prior to the effective date of this Decision and Order.**

14 7. All licenses and licensing rights of Respondent DEAN WU are indefinitely
15 suspended unless or until Respondent DEAN WU pays, severally or jointly with Respondent
16 PINNACLE INTERNATIONAL PROPERTY SERVICES, the total sum of \$6,025.50 for the
17 Commissioner's reasonable cost of the investigation and enforcement which led to this
18 disciplinary action. Said payment shall be in the form of a cashier's check made payable to the
19 Department of Real Estate. **The investigative and enforcement costs must be delivered to the**
20 **Department of Real Estate, Flag Section at P.O. Box 137013, Sacramento, CA 95813-7013,**
21 **prior to the effective date of this Decision and Order. Payment of investigation and**
22 **enforcement costs should not be made until the Stipulation has been approved by the**
23 **Commissioner.**

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1 8. Respondent DEAN WU shall, **within six (6) months from the effective date of**
2 **this Decision and Order**, take and pass the Professional Responsibility Examination
3 administered by the Department including the payment of the appropriate examination fee. If
4 Respondent fails to satisfy this condition, Respondent's real estate license shall automatically be
5 suspended until Respondent passes the examination.

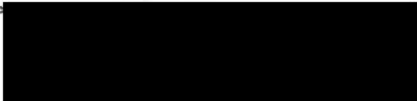
6 9. Respondent DEAN WU shall, **within nine (9) months from the effective date of**
7 **this Decision and Order**, present evidence satisfactory to the Commissioner that Respondent
8 has, since the most recent issuance of an original or renewal real estate license, taken and
9 successfully completed the continuing education requirements of Article 2.5 of Chapter 3 of the
10 Real Estate Law for renewal of a real estate license. Proof of satisfaction of these requirements
11 includes evidence that Respondent has successfully completed the trust fund account and
12 handling continuing education courses, no earlier than 120 days prior to the effective date of the
13 Decision and Order in this matter. If Respondent DEAN WU fails to satisfy this condition,
14 Respondent's real estate license shall automatically be suspended until Respondent presents
15 evidence satisfactory to the Commissioner of having taken and successfully completed the
16 continuing education requirements. **Proof of completion of the continuing education courses**
17 **must be delivered to the Department of Real Estate, Flag Section at P.O. Box 137013,**
18 **Sacramento, CA 95813-7013.**

19 10. Pursuant to Section 10148 of the Code, Respondent DEAN WU shall pay,
20 severally or jointly with Respondent PINNACLE INTERNATIONAL PROPERTY SERVICES,
21 the total sum of \$18,159.00 for the Commissioner's cost of the audit which led to this
22 disciplinary action. **Respondents shall pay such cost within sixty (60) days of receiving an**
23 **invoice therefore from the Commissioner. Payment of audit costs should not be made until**
24 **Respondents receive the invoice.** If Respondents fail to satisfy this condition in a timely

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

4 * * *

5 DATED: 02/22/2023


Lisete Garcia, Counsel
Department of Real Estate

7 * * *



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

15 Respondents can signify acceptance and approval of the terms and conditions of this
16 Stipulation and Agreement by electronically e-mailing a copy of the signature page, as actually
17 signed by Respondents, to the Department. Respondents agree, acknowledge, and understand
18 that by electronically sending to the Department an electronic copy of Respondents' actual
19 signatures, as they appear on the Stipulation, that receipt of the emailed copy by the Department
20 shall be as binding on Respondents as if the Department had received the original signed
21 Stipulation. By signing this Stipulation, Respondents understand and agree that Respondents
22 may not withdraw Respondents' agreement or seek to rescind the Stipulation prior to the time the
23 Commissioner considers and acts upon it or prior to the effective date of the Stipulation and
24 Order.


1 MAILING

2 Respondents and their counsel shall, within five (5) business days from signing the
3 Stipulation, mail the original signed signature page(s) of the Stipulation herein to Lissete Garcia,
4 Attention: Legal Section, Department of Real Estate, 320 W. Fourth St., Room 350, Los
5 Angeles, California 90013-1105.

6 Respondents' signatures below constitute acceptance and approval of the terms and
7 conditions of this Stipulation. Respondents agree, acknowledge, and understand that by signing
8 this Stipulation Respondents are bound by its terms as of the date of such signature and that this
9 agreement is not subject to rescission or amendment at a later date except by a separate Decision
10 and Order of the Real Estate Commissioner.

11 
12 DATED: 2/22/23
13 Respondent PINNACLE INTERNATIONAL PROPERTY
14 SERVICES
15 By (Printed Name): 
16 Title: CEO

17 DATED: 2/22/23
18 Respondent DEAN WU

19 DATED: 2/22/23
20 
21 Joshua A. Rosenthal, Esq., Attorney for Respondents
22 Pinnacle International Property Services and Dean Wu
23 *Approved as to Form*

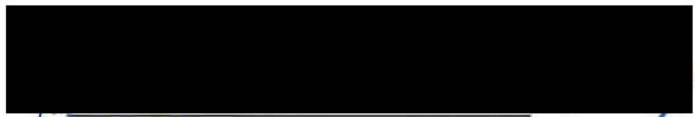
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The foregoing Stipulation and Agreement in Settlement and Order is hereby adopted by me as my Decision in this matter and shall become effective at 12 o'clock noon on 4/24/2023.

IT IS SO ORDERED 3.23.23.

REAL ESTATE COMMISSIONER



Douglas R. McCauley

DEPARTMENT OF REAL ESTATE

Attention: Licensing Flag Section

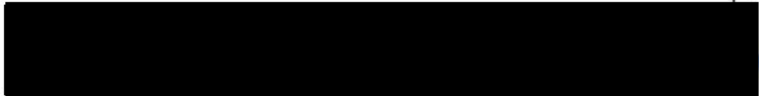
P. O. Box 137013

Sacramento, CA 95813-7013

This Order shall become effective at 12 o'clock noon on 4/24/2023.

DATED: 3.23.23

DOUGLAS R. McCAULEY
REAL ESTATE COMMISSIONER



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EXHIBIT "A"

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation against

DRE No. H-42344 LA
OAH No. 2022100779

PINNACLE INTERNATIONAL PROPERTY SERVICES;

DEAN WU, individually, and as Division Manager for Pinnacle International Property Services; and

JAMES WILLIAM MUCCIOLA, individually, and as former Designated Officer for Pinnacle International Property Services;

Respondents.

DECLARATION

My name is Dean Wu and I am the owner, an Officer and director of PINNACLE INTERNATIONAL PROPERTY SERVICES, which is licensed as a corporate real estate broker and/or has license rights with respect to said license. I am authorized and empowered to sign this declaration on behalf of PINNACLE INTERNATIONAL PROPERTY SERVICES.

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), PINNACLE INTERNATIONAL PROPERTY SERVICES wishes to voluntarily surrender its real estate license issued by the Department of Real Estate ("Department"), pursuant to Business and Professions Code Section 10100.2.

1 I understand that PINNACLE INTERNATIONAL PROPERTY SERVICES, by
2 so voluntarily surrendering its license, can only have its license reinstated, or issued any new
3 license or mortgage loan origination endorsement, only by petitioning for reinstatement pursuant
4 to Section 11522 of the Government Code. I also understand that by so voluntarily surrendering
5 its license, PINNACLE INTERNATIONAL PROPERTY SERVICES agrees to the following:

6 1. The filing of this Declaration shall be deemed as PINNACLE
7 INTERNATIONAL PROPERTY SERVICES's petition for voluntary surrender.

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

16 3. PINNACLE INTERNATIONAL PROPERTY SERVICES further agrees that
17 upon acceptance by the Commissioner, as evidenced by an appropriate order, all affidavits and
18 all relevant evidence obtained by the Department in this matter prior to the Commissioner's
19 acceptance, and all allegations contained in the Second Amended Accusation filed in the
20 Department Case No. H-42344 LA, may be considered by the Department to be true and correct
21 for the purpose of deciding whether to grant re-licensure or reinstatement pursuant to
22 Government Code Section 11522.

23 4. PINNACLE INTERNATIONAL PROPERTY SERVICES freely and
24 voluntarily surrenders all its licenses and license rights under the Real Estate Law.

1 5. PINNACLE INTERNATIONAL PROPERTY SERVICES further agrees to
2 pay, jointly with Respondent DEAN WU or separately, the Commissioner's reasonable cost for
3 the audit which led to this action in the amount of \$18,159.00. In calculating the amount of the
4 Commissioner's reasonable cost, the Commissioner may use the estimated average hourly salary
5 for all persons performing audits of real estate brokers, and shall include an allocation for travel
6 time to and from the auditors' place of work. PINNACLE INTERNATIONAL PROPERTY
7 SERVICES will pay the audit cost within 60 days of receiving an invoice from the
8 Commissioner detailing the activities performed during the audit and the amount of time spent
9 performing those activities.

10 6. PINNACLE INTERNATIONAL PROPERTY SERVICES further agrees to
11 pay, jointly with Respondent DEAN WU or separately, the Commissioner's reasonable
12 investigation and enforcement costs for this action in the amount of \$6,025.50.

13 I am aware that if PINNACLE INTERNATIONAL PROPERTY SERVICES
14 petitions for reinstatement in the future, that payment of the audit costs, investigation costs, and
15 enforcement costs will be a condition of reinstatement.

16 I declare under penalty of perjury under the laws of the State of California that the
17 above is true and correct and that this declaration was executed on 2/22/23,
18 at Chino, California.

19 (City) 
20
21 DEAN WU on behalf of PINNACLE
22 INTERNATIONAL PROPERTY SERVICES
23
24

1 DEPARTMENT OF REAL ESTATE
2 320 West 4th Street, Suite 350
3 Los Angeles, California 90013-1105
4 Telephone: (213) 620-2072

FILED

APR 04 2023

DEPT. OF REAL ESTATE
By *[Signature]*

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * * *

11 In the Matter of the Accusation against

12 PINNACLE INTERNATIONAL PROPERTY
13 SERVICES;

14 DEAN WU, individually, and as Division
15 Manager for Pinnacle International Property
16 Services; and

17 JAMES WILLIAM MUCCIOLA, individually,
18 and as former Designated Officer for Pinnacle
19 International Property Services;

20 Respondents.

DRE No. H-42344 LA
OAH No. 2022100779

**STIPULATION AND
AGREEMENT IN SETTLEMENT
AND ORDER AS TO
RESPONDENT JAMES WILLIAM
MUCCIOLA**

19 It is hereby stipulated by and between Respondent JAMES WILLIAM MUCCIOLA
20 (“Respondent”), Respondent is represented by attorney Scott J. Harris, and the Complainant,
21 acting by and through Lissete Garcia, Counsel for the Department of Real Estate
22 (“Department”), as follows for the purpose of settling and disposing the Second Amended
23 Accusation (“Accusation”) filed on September 15, 2022, with Department Case No. H-42344 LA
24 (“Accusation”) in this matter:

Stipulation and Agreement for Respondent James William Mucciola
H-42344 LA

1 1. All issues which were to be contested and all evidence which was to be presented
2 by Complainant and Respondent at a formal hearing on the Accusation, which hearing was to be
3 held in accordance with the provisions of the Administrative Procedure Act (“APA”), shall
4 instead and in place thereof be submitted on the basis of the provisions of this Stipulation and
5 Agreement in Settlement and Order (“Stipulation”).

6 2. Respondent has received, read, and understands the Statement to Respondent, the
7 Discovery Provisions of the APA, and Accusation filed by the Department in this proceeding.

8 3. Respondent filed a Notice of Defense pursuant to Section 11506 of the
9 Government Code for the purpose of requesting a hearing on the allegations in the Accusation.
10 Respondent hereby freely and voluntarily withdraws said Notice of Defense. Respondent
11 acknowledges and understands that by withdrawing said Notice of Defense, Respondent will
12 thereby waive Respondent’s rights to require the Real Estate Commissioner (“Commissioner”) to
13 prove the allegations in the Accusation at a contested hearing held in accordance with the
14 provisions of the APA and that Respondent will waive other rights afforded to Respondent in
15 connection with the hearing such as the right to present evidence in defense of the allegations in
16 the Accusation and the right to cross-examine witnesses.

17 4. This Stipulation is based on the factual allegations contained in the Accusation
18 filed in this proceeding. In the interest of expedience and economy, Respondent chooses not to
19 contest these factual allegations, but to remain silent and understands that, as a result thereof,
20 these factual statements, will serve as a prima facie basis for the disciplinary action stipulated to
21 herein. The Real Estate Commissioner shall not be required to provide further evidence to prove
22 such allegations.

23 5. This Stipulation and Respondent’s decision not to contest the Accusation are
24 made for the purpose of reaching an agreed disposition of this proceeding and are expressly

1 effective date of this Decision and Order. Respondent shall not be eligible to apply for any
2 unrestricted licenses until all restrictions attaching to the license have been removed.

3 4. Respondent JAMES WILLIAM MUCCIOLA may only act as, or be appointed as,
4 a designated or licensed officer for no more than a total of four (4) real estate corporations,
5 including any fictitious business names licensed to Respondent, and no more than two (2) of said
6 real estate corporations or brokerages may offer or conduct property management services.

7 5. All licenses and licensing rights of Respondent JAMES WILLIAM MUCCIOLA
8 are indefinitely suspended unless or until Respondent provides proof satisfactory to the
9 Commissioner, of having taken and successfully completed the continuing education course on
10 trust fund accounting and handling specified in paragraph (3) of subdivision (a) of Section
11 10170.5 of the Business and Professions Code. Proof of satisfaction of these requirements
12 includes evidence that Respondent has successfully completed the trust fund account and
13 handling continuing education courses, no earlier than 120 days prior to the effective date of the
14 Decision and Order in this matter. **Proof of completion of the trust fund accounting and
15 handling course must be delivered to the Department of Real Estate, Flag Section at P.O.
16 Box 137013, Sacramento, CA 95813-7013 or by fax at 916-263-8758, prior to the effective
17 date of this Decision and Order.**

18 6. Respondent JAMES WILLIAM MUCCIOLA shall, **within six (6) months from
19 the effective date of this Decision and Order**, take and pass the Professional Responsibility
20 Examination administered by the Department including the payment of the appropriate
21 examination fee. If Respondent fails to satisfy this condition, Respondent's real estate license
22 shall automatically be suspended until Respondent passes the examination.

23 7. Respondent JAMES WILLIAM MUCCIOLA shall, **within nine (9) months
24 from the effective date of this Decision and Order**, present evidence satisfactory to the

1 Commissioner that Respondent has, since the most recent issuance of an original or renewal real
2 estate license, taken and successfully completed the continuing education requirements of Article
3 2.5 of Chapter 3 of the Real Estate Law for renewal of a real estate license. Proof of satisfaction
4 of these requirements includes evidence that Respondent has successfully completed the trust
5 fund account and handling continuing education courses, no earlier than 120 days prior to the
6 effective date of the Decision and Order in this matter. If Respondent JAMES WILLIAM
7 MUCCIOLA fails to satisfy this condition, Respondent's real estate license shall automatically
8 be suspended until Respondent presents evidence satisfactory to the Commissioner of having
9 taken and successfully completed the continuing education requirements. **Proof of completion**
10 **of the continuing education courses must be delivered to the Department of Real Estate,**
11 **Flag Section at P.O. Box 137013, Sacramento, CA 95813-7013.**

12 * * *
13 DATED: 02/22/2023 
14 Lissete Garcia, Counsel
15 Department of Real Estate

15 * * *

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

23 Respondent can signify acceptance and approval of the terms and conditions of this
24 Stipulation and Agreement by electronically e-mailing a copy of the signature page, as actually

1 signed by Respondent, to the Department. Respondent agrees, acknowledges, and understands
2 that by electronically sending to the Department an electronic copy of Respondent's actual
3 signature, as it appears on the Stipulation, that receipt of the emailed copy by the Department
4 shall be as binding on Respondent as if the Department had received the original signed
5 Stipulation. By signing this Stipulation, Respondent understands and agrees that Respondent
6 may not withdraw Respondent's agreement or seek to rescind the Stipulation prior to the time the
7 Commissioner considers and acts upon it or prior to the effective date of the Stipulation and
8 Order.

9 MAILING

10 Respondent and Respondent's counsel shall, within five (5) business days from signing
11 the Stipulation, mail the original signed signature page(s) of the Stipulation herein to Lissete
12 Garcia, Attention: Legal Section, Department of Real Estate, 320 W. Fourth St., Room 350, Los
13 Angeles, California 90013-1105.

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

19 DATED: 02/22/23

20 Respondent JAMES WILLIAM MUCCIOLA

21 DATED: February 22, 2023

22 Scott J. Harris Esq., Attorney for Respondent
23 James William Mucciola
Approved as to Form

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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 4/24/2023.

IT IS SO ORDERED 3.23.23.

REAL ESTATE COMMISSIONER



Douglas R. McCauley