

1 Department of Real Estate
2 320 W. 4th Street, Suite 350
3 Los Angeles, CA 90013-1105
4 Telephone: (213) 576-6982

FILED

OCT 05 2023

DEPT. OF REAL ESTATE

By 

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8
9 BEFORE THE DEPARTMENT OF REAL ESTATE
10 STATE OF CALIFORNIA

11 * * *

12 In the Matter of the Accusation of)
13 XQB MANAGEMENT, INC.;)
14 PATRICIA ANN PETRALIA,)
15 individually and as designated officer)
16 for XQB Management, Inc.;)
17 KEITH STEVEN MYERS, individually)
18 and as former designated officer for)
19 XQB Management, Inc.;)
20 Respondents.)

DRE No. H-42326 LA
OAH No. 2022050353

STIPULATION AND AGREEMENT
IN SETTLEMENT AND ORDER

21 It is hereby stipulated by and between Respondents XQB MANAGEMENT,
22 INC.; PATRICIA ANN PETRALIA, individually and as Designated Officer of XQB
23 Management, Inc.; and KEITH STEVEN MYERS, individually and as former Designated
24 Officer for XQB Management, Inc. (sometimes collectively referred to as "Respondents"), acting
25 by and through their attorney, Mary E. Work, Esq., and the Complainant, acting by and through
26 Kathy Yi, Counsel for the Department of Real Estate, as follows for the purpose of settling and
27 disposing of the Accusation ("Accusation") filed on January 27, 2023, in this matter:

1. All issues which were to be contested and all evidence which was to be

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

5 2. Respondents have received, read and understand the Statement to Respondent,
6 the Discovery Provisions of the APA and the Accusation filed by the Department of Real Estate
7 (“Department”) in this proceeding.

8 3. Respondents 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 Respondents hereby freely and voluntarily withdraw said Notice of Defense. Respondents
11 acknowledge that they understand that by withdrawing said Notice of Defense they thereby
12 waive their right to require the Commissioner to prove the allegations in the Accusation at a
13 contested hearing held in accordance with the provisions of the APA and that they will waive
14 other rights afforded to them in connection with the hearing such as the right to present evidence
15 in their defense, and the right to cross-examine witnesses.

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

22 5. This Stipulation is made for the purpose of reaching an agreed disposition of
23 this proceeding and is expressly limited to this proceeding and not any other proceeding or case
24 in which the Department, or another licensing agency of this state, another state, or the federal
25 government is involved, and otherwise shall not be admissible in any criminal or civil
26 proceeding.

27 6. It is understood by the parties that the Real Estate Commissioner may adopt

1 this Stipulation as his Decision in this matter thereby imposing the penalty and sanctions on
2 Respondents' real estate licenses and license rights as set forth in the below "Order". In the event
3 that the Commissioner in his discretion does not adopt the Stipulation, the Stipulation shall be
4 void and of no effect and Respondents shall retain the right to a hearing and proceed on the
5 Accusation under the provisions of the APA and shall not be bound by any stipulation or waiver
6 made herein.

7 7. The Order or any subsequent Order of the Real Estate Commissioner made
8 pursuant to this Stipulation shall not constitute an estoppel, merger or bar to any further
9 administrative or civil proceedings by the Department with respect to any matters which were
10 not specifically alleged to be causes for accusation in this proceeding.

11 **DETERMINATION OF ISSUES**

12 By reason of the foregoing, and solely for the purpose of settlement of the
13 pending Accusation without a hearing, it is stipulated and agreed that the following
14 Determination of Issues shall be made:

15 The conduct, acts or omissions of Respondent XQB MANAGEMENT, INC., as
16 set forth in the Accusation, are in violation of California Business and Professions Code
17 ("Code") sections 10145, 10148, 10141.6, 10159.5, 10161.8, 10164, 10176(g) and Sections
18 2731, 2752, 2830, 2831, 2831.1, 2831.2, 2832, 2832.1, 2834, 2950(d), 2950(g), 2950(h), and
19 2951 of Title 10, Chapter 6 of the California Code of Regulations ("Regulation") and are a basis
20 for discipline of Respondent XQB MANAGEMENT, INC.'s licenses and licensing rights
21 pursuant to Code sections 10177(d) and/or 10177(g).

22 The conduct, acts or omissions of Respondent PATRICIA ANN PETRALIA, as
23 set forth in the Accusation, are in violation of Code section 10159.2 and Regulation section 2725
24 and are a basis for discipline of Respondent PATRICIA ANN PETRALIA's licenses and
25 licensing rights pursuant to Code sections 10177(d), 10177(g), and/or 10177(h).

26 The conduct, acts or omissions of Respondent KEITH STEVEN MYERS, as set
27 forth in the Accusation, are in violation of Code section 10159.2 and Regulation section 2725

1 and are a basis for discipline of Respondent KEITH STEVEN MYERS's licenses and licensing
2 rights pursuant to Code sections 10177(d), 10177(g), and/or 10177(h).

3 **ORDER**

4 **WHEREFORE, THE FOLLOWING ORDER is hereby made:**

5 **(XQB MANAGEMENT, INC.)**

6 **I. STAYED SUSPENSION OF REAL ESTATE LICENSE**

7 All licenses and licensing rights of Respondent XQB MANAGEMENT, INC.
8 under the Real Estate Law are suspended for a period of **sixty (60) days** from the effective date
9 of this Decision; provided, however, that:

10 A. The initial thirty (30) days of said suspension shall be stayed upon the
11 following terms and conditions:

12 1. Respondent XQB MANAGEMENT, INC. shall pay a monetary
13 penalty, pursuant to Code section 10175.2, at the rate of \$100.00 per day for each of the thirty
14 (30) days of suspension for a total monetary penalty of **\$3,000.00**.

15 2. Said payment shall be in the form of a cashier's check made
16 payable to the Department of Real Estate. Said check must be delivered to the Department of
17 Real Estate, Flag Section, P.O. Box 137013, Sacramento, CA 95813-7013, **prior to the**
18 **effective date of this Decision and Order.**

19 3. No further cause for disciplinary action against the real estate
20 license of Respondent XQB MANAGEMENT, INC. occurs within two (2) years from the
21 effective date of the Decision in this matter.

22 4. If Respondent XQB MANAGEMENT, INC. fails to pay the
23 monetary penalty in accordance with the terms and conditions of the Decision and Order, the
24 suspension shall go into effect automatically. Respondent XQB MANAGEMENT, INC. shall
25 not be entitled to any repayment nor credit, prorated or otherwise, for money paid to the
26 Department under the terms of this Decision and Order.

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1 5. If Respondent XQB MANAGEMENT, INC. pays the monetary
2 penalty and if no further cause for disciplinary action occurs within two (2) years from the
3 effective date of the Decision, the entire stay hereby granted pursuant to this Decision and Order
4 shall become permanent.

5 B. The remaining thirty (30) days of the sixty (60) day suspension shall be
6 stayed for two (2) years upon the following terms and conditions:

7 1. That Respondent XQB MANAGEMENT, INC. shall obey all
8 laws, rules and regulations governing the rights, duties and responsibilities of a real estate
9 licensee in the State of California; and

10 2. That no final subsequent determination be made after hearing or
11 upon stipulation, that cause for disciplinary action occurred within two (2) years from the
12 effective date of this Decision and Order. Should such a determination be made, the
13 Commissioner may, in his discretion, vacate and set aside the stay order and re-impose all or a
14 portion of the stayed suspension. Should no such determination be made under this section, the
15 stay imposed herein shall become permanent.

16 II. INVESTIGATION AND ENFORCEMENT COSTS

17 Respondent XQB MANAGEMENT, INC. shall pay, jointly and severally with
18 Respondents PATRICIA ANN PETRALIA and KEITH STEVEN MYERS, the sum of
19 **\$10,793.05**, which is the Commissioner's reasonable cost of the investigation (\$9,245.05) and
20 enforcement (\$1,548.00) that led to this disciplinary action. Said payment shall be in the form of
21 a cashier's check made payable to the Department of Real Estate. The investigative and
22 enforcement costs must be delivered to the Department of Real Estate, Flag Section at P.O. Box
23 137013, Sacramento, CA 95813-7013, **prior to the effective date of this Decision and Order.**
24 Payment of investigation and enforcement costs should not be made until the Stipulation has
25 been approved by the Commissioner. If Respondent XQB MANAGEMENT INC. fails to satisfy
26 this condition in a timely manner as provided for herein, Respondent XQB MANAGEMENT,
27 INC.' real estate licenses shall automatically be suspended until payment is made in full, or until

1 a decision proving otherwise is adopted following a hearing pursuant to this condition.

2 **III. AUDIT COSTS**

3 Pursuant to Code section 10148, Respondent XQB MANAGEMENT, INC. shall,
4 jointly and severally with Respondents PATRICIA ANN PETRALIA and KEITH STEVEN
5 MYERS, pay the Commissioner's reasonable costs for the audit which led to this disciplinary
6 action in the amount of **\$28,159.66**. Respondents shall pay such costs within sixty (60) days of
7 receiving an invoice therefor from the Commissioner. Payment of the audit costs should not be
8 made until Respondents receive the invoice. If Respondent XQB MANAGEMENT, INC. fails
9 to satisfy this condition in a timely manner as provided for herein, Respondent XQB
10 MANAGEMENT, INC.'s real estate licenses shall automatically be suspended until payment is
11 made in full, or until a decision providing otherwise is adopted following a hearing held pursuant
12 to this condition.

13 **IV. SUBSEQUENT AUDIT COSTS**

14 Pursuant to Code section 10148, Respondent XQB MANAGEMENT, INC.
15 shall pay the Commissioner's reasonable costs, not to exceed **\$35,199.58**, for a **subsequent**
16 **audit** to determine if Respondent XQB MANAGEMENT, INC. has corrected the violations
17 found in the Determination of Issues. In calculating the amount of the Commissioner's
18 reasonable costs, the Commissioner may use the estimated average hourly salary for all persons
19 performing audits of real estate brokers, and shall include an allocation for travel time to and
20 from the auditor's place of work. Respondent XQB MANAGEMENT, INC. shall pay such costs
21 within sixty (60) days of receiving an invoice therefor from the Commissioner. If Respondent
22 XQB MANAGEMENT, INC. fails to satisfy this condition in a timely manner as provided for
23 herein, Respondent XQB MANAGEMENT, INC.'s real estate licenses shall automatically be
24 suspended until payment is made in full, or until a decision providing otherwise is adopted
25 following a hearing held pursuant to this condition.

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1 (PATRICIA ANN PETRALIA)

2 I. STAYED SUSPENSION OF REAL ESTATE LICENSE

3 All licenses and licensing rights of Respondent PATRICIA ANN PETRALIA
4 under the Real Estate Law are suspended for a period of **sixty (60) days** from the effective date
5 of this Decision; provided, however, that:

6 A. The initial thirty (30) days of said suspension shall be stayed upon the
7 following terms and conditions:

8 1. Respondent PATRICIA ANN PETRALIA shall pay a monetary
9 penalty, pursuant to Code section 10175.2, at the rate of \$100.00 per day for each of the thirty
10 (30) days of suspension for a total monetary penalty of **\$3,000.00**.

11 2. Said payment shall be in the form of a cashier's check made
12 payable to the Department of Real Estate. Said check must be delivered to the Department of
13 Real Estate, Flag Section, P.O. Box 137013, Sacramento, CA 95813-7013, **prior to the**
14 **effective date of this Decision and Order**.

15 3. No further cause for disciplinary action against the real estate
16 license of Respondent PATRICIA ANN PETRALIA occurs within two (2) years from the
17 effective date of the Decision in this matter.

18 4. If Respondent PATRICIA ANN PETRALIA fails to pay the
19 monetary penalty in accordance with the terms and conditions of the Decision and Order, the
20 suspension shall go into effect automatically. Respondent PATRICIA ANN PETRALIA shall
21 not be entitled to any repayment nor credit, prorated or otherwise, for money paid to the
22 Department under the terms of this Decision and Order.

23 5. If Respondent PATRICIA ANN PETRALIA pays the monetary
24 penalty and if no further cause for disciplinary action occurs within two (2) years from the
25 effective date of the Decision, the entire stay hereby granted pursuant to this Decision and Order
26 shall become permanent.

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1 B. The remaining thirty (30) days of the sixty (60) day suspension shall be
2 stayed for two (2) years upon the following terms and conditions:

3 1. That Respondent PATRICIA ANN PETRALIA shall obey all
4 laws, rules and regulations governing the rights, duties and responsibilities of a real estate
5 licensee in the State of California; and

6 2. That no final subsequent determination be made after hearing or
7 upon stipulation, that cause for disciplinary action occurred within two (2) years from the
8 effective date of this Decision and Order. Should such a determination be made, the
9 Commissioner may, in his discretion, vacate and set aside the stay order and re-impose all or a
10 portion of the stayed suspension. Should no such determination be made under this section, the
11 stay imposed herein shall become permanent.

12 II. INVESTIGATION AND ENFORCEMENT COSTS

13 Respondent PATRICIA ANN PETRALIA shall pay, jointly and severally with
14 Respondents XQB MANAGEMENT, INC. and KEITH STEVEN MYERS, the sum of
15 **\$10,793.05**, which is the Commissioner's reasonable cost of the investigation (\$9,245.05) and
16 enforcement (\$1,548.00) that led to this disciplinary action. Said payment shall be in the form of
17 a cashier's check made payable to the Department of Real Estate. The investigative and
18 enforcement costs must be delivered to the Department of Real Estate, Flag Section at P.O. Box
19 137013, Sacramento, CA 95813-7013, **prior to the effective date of this Decision and Order.**
20 Payment of investigation and enforcement costs should not be made until the Stipulation has
21 been approved by the Commissioner. If Respondent PATRICIA ANN PETRALIA fails to
22 satisfy this condition in a timely manner as provided for herein, Respondent PATRICIA ANN
23 PETRLIA's real estate license shall automatically be suspended until payment is made in full, or
24 until a decision proving otherwise is adopted following a hearing pursuant to this condition.

25 III. AUDIT COSTS

26 Pursuant to Code section 10148, Respondent PATRICIA ANN PETRALIA shall,
27 jointly and severally with Respondents XQB MANAGEMENT, INC. and KEITH STEVEN

1 MYERS, pay the Commissioner's reasonable costs for the audit which led to this disciplinary
2 action in the amount of **\$28,159.66**. Respondents shall pay such costs within sixty (60) days of
3 receiving an invoice therefor from the Commissioner. Payment of the audit costs should not be
4 made until Respondents receive the invoice. If Respondent PATRICIA ANN PETRALIA fails
5 to satisfy this condition in a timely manner as provided for herein, Respondent PATRICIA ANN
6 PETRALIA's real estate licenses shall automatically be suspended until payment is made in full,
7 or until a decision providing otherwise is adopted following a hearing held pursuant to this
8 condition.

9 **IV. PROFESSIONAL RESPONSIBILITY EXAMINATION**

10 Respondent PATRICIA ANN PETRALIA shall, within six (6) months from the
11 effective date of this Decision and Order, present evidence satisfactory to the Real Estate
12 Commissioner that she has, since the most recent issuance of an original or renewal real estate
13 license, taken and successfully passed the Professional Responsibility Examination administered
14 by the Department of Real Estate. If Respondent PATRICIA ANN PETRALIA fails to satisfy
15 this condition, Respondent PATRICIA ANN PETRALIA's real estate license shall be
16 automatically suspended until she presents evidence satisfactory to the Commissioner of having
17 taken and successfully passing the Professional Responsibility Examination. Proof of
18 completing and passing the Professional Responsibility Examination must be delivered to the
19 Department of Real Estate, Flag Section, P.O. Box 137013, Sacramento, CA 95813-7013.

20 **(KEITH STEVEN MYERS)**

21 **I. STAYED SUSPENSION OF REAL ESTATE LICENSE**

22 All licenses and licensing rights of Respondent KEITH STEVEN MYERS under
23 the Real Estate Law are suspended for a period of **sixty (60) days** from the effective date of this
24 Decision; provided, however, that:

25 A. The initial thirty (30) days of said suspension shall be stayed upon the
26 following terms and conditions:

27 1. Respondent KEITH STEVEN MYERS shall pay a monetary penalty,

1 pursuant to Code section 10175.2, at the rate of \$100.00 per day for each of the thirty (30) days
2 of suspension for a total monetary penalty of **\$3,000.00**.

3 2. Said payment shall be in the form of a cashier's check made
4 payable to the Department of Real Estate. Said check must be delivered to the Department of
5 Real Estate, Flag Section, P.O. Box 137013, Sacramento, CA 95813-7013, **prior to the**
6 **effective date of this Decision and Order.**

7 3. No further cause for disciplinary action against the real estate
8 license of Respondent KEITH STEVEN MYERS occurs within two (2) years from the effective
9 date of the Decision in this matter.

10 4. If Respondent KEITH STEVEN MYERS fails to pay the monetary
11 penalty in accordance with the terms and conditions of the Decision and Order, the suspension
12 shall go into effect automatically. Respondent KEITH STEVEN MYERS shall not be entitled to
13 any repayment nor credit, prorated or otherwise, for money paid to the Department under the
14 terms of this Decision and Order.

15 5. If Respondent KEITH STEVEN MYERS pays the monetary
16 penalty and if no further cause for disciplinary action occurs within two (2) years from the
17 effective date of the Decision, the entire stay hereby granted pursuant to this Decision and Order
18 shall become permanent.

19 B. The remaining thirty (30) days of the sixty (60) day suspension shall be
20 stayed for two (2) years upon the following terms and conditions:

21 1. That Respondent KEITH STEVEN MYERS shall obey all laws,
22 rules and regulations governing the rights, duties and responsibilities of a real estate licensee in
23 the State of California; and

24 2. That no final subsequent determination be made after hearing or
25 upon stipulation, that cause for disciplinary action occurred within two (2) years from the
26 effective date of this Decision and Order. Should such a determination be made, the
27 Commissioner may, in his discretion, vacate and set aside the stay order and re-impose all or a

1 portion of the stayed suspension. Should no such determination be made under this section, the
2 stay imposed herein shall become permanent.

3 **II. INVESTIGATION AND ENFORCEMENT COSTS**

4 Respondent KEITH STEVEN MYERS shall pay, jointly and severally with
5 Respondents XQB MANAGEMENT, INC. and PATRICIA ANN PETRALIA, the sum of
6 **\$10,793.05**, which is the Commissioner's reasonable cost of the investigation (\$9,245.05) and
7 enforcement (\$1,548.00) that led to this disciplinary action. Said payment shall be in the form of
8 a cashier's check made payable to the Department of Real Estate. The investigative and
9 enforcement costs must be delivered to the Department of Real Estate, Flag Section at P.O. Box
10 137013, Sacramento, CA 95813-7013, **prior to the effective date of this Decision and Order.**
11 Payment of investigation and enforcement costs should not be made until the Stipulation has
12 been approved by the Commissioner. If Respondent KEITH STEVEN MYERS fails to satisfy
13 this condition in a timely manner as provided for herein, Respondent KEITH STEVEN MYERS'
14 real estate license shall automatically be suspended until payment is made in full, or until a
15 decision proving otherwise is adopted following a hearing pursuant to this condition.

16 **III. AUDIT COSTS**

17 Pursuant to Code section 10148, Respondent KEITH STEVEN MYERS shall,
18 jointly and severally with Respondents XQB MANAGEMENT, INC. and PATRICIA ANN
19 PETRALIA, pay the Commissioner's reasonable costs for the audit which led to this disciplinary
20 action in the amount of **\$28,159.66**. Respondents shall pay such costs within sixty (60) days of
21 receiving an invoice therefor from the Commissioner. Payment of the audit costs should not be
22 made until Respondents receive the invoice. If Respondent KEITH STEVEN MYERS fails to
23 satisfy this condition in a timely manner as provided for herein, Respondent KEITH STEVEN
24 MYERS' real estate licenses shall automatically be suspended until payment is made in full, or
25 until a decision providing otherwise is adopted following a hearing held pursuant to this
26 condition.


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IV. PROFESSIONAL RESPONSIBILITY EXAMINATION

Respondent KEITH STEVEN MYERS shall, within six (6) months from the effective date of this Decision and Order, present evidence satisfactory to the Real Estate Commissioner that he has, since the most recent issuance of an original or renewal real estate license, taken and successfully passed the Professional Responsibility Examination administered by the Department of Real Estate. If Respondent KEITH STEVEN MYERS fails to satisfy this condition, Respondent KEITH STEVEN MYERS' real estate license shall be automatically suspended until he presents evidence satisfactory to the Commissioner of having taken and successfully passing the Professional Responsibility Examination. Proof of completing and passing the Professional Responsibility Examination must be delivered to the Department of Real Estate, Flag Section, P.O. Box 137013, Sacramento, CA 95813-7013.

DATED: August 29, 2023



Kathy Yi, Counsel for
Department of Real Estate

* * *

EXECUTION OF THE STIPULATION

Respondents have read the Stipulation, have discussed it with their counsel, and its terms are understood by Respondents and are agreeable and acceptable to Respondents. Respondents understand that Respondents are waiving rights given to them by the California Administrative Procedure Act (including but not limited to Sections 11506, 11508, 11509 and 11513 of the Government Code), and Respondents willingly, intelligently and voluntarily waive those rights, including the right of requiring the Commissioner to prove the allegations in the Accusation at a hearing at which Respondents would have the right to cross-examine witnesses against them and to present evidence in defense and mitigation of the charges.

Respondents agree, acknowledge, and understand that Respondents cannot rescind or amend this Stipulation and Agreement. By signing this Stipulation, Respondents

1 understand and agree that Respondents may not withdraw Respondents' agreement or seek to
2 rescind the Stipulation prior to the time the Commissioner considers and acts upon it or prior to
3 the effective date of the Stipulation and Order.

4 Respondents can signify acceptance and approval of the terms and conditions of
5 this Stipulation and Agreement by electronically e-mailing a copy of the signature page, as
6 actually signed by Respondents, to the Department. Respondents agree, acknowledge, and
7 understand that by electronically sending to the Department an electronic copy of Respondents'
8 actual signatures, as they appear on the Stipulation, that receipt of the emailed copy by the
9 Department shall be as binding on Respondents as if the Department had received the original
10 signed Stipulation. Alternatively, Respondents can signify acceptance and approval of the terms
11 and conditions of this Stipulation and Agreement by mailing the original signed Stipulation and
12 Agreement to: Kathy Yi, Department of Real Estate, 320 West 4th Street, Suite 350, Los
13 Angeles, California 90013-1105.

14
15 Dated: 8/28/2023 | 12:44 PM PDT DocuSigned by:
Patricia (Patti) Petralia
31B24E0211BF4B7
XQB MANAGEMENT, INC.
Respondent Patricia (Patti) Petralia
16 By: _____
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18
19 Dated: 8/28/2023 | 12:44 PM PDT DocuSigned by:
Patricia (Patti) Petralia
31B24E0211BF4B7
PATRICIA ANN PETRALIA
20 Respondent
21

22 Dated: _____
23 KEITH STEVEN MYERS
Respondent
24

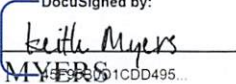
25 Dated: _____
26 Mary E. Work, Esq.
Counsel for Respondents
27 Approved as to Form

1 understand and agree that Respondents may not withdraw Respondents' agreement or seek to
2 rescind the Stipulation prior to the time the Commissioner considers and acts upon it or prior to
3 the effective date of the Stipulation and Order.

4 Respondents can signify acceptance and approval of the terms and conditions of
5 this Stipulation and Agreement by electronically e-mailing a copy of the signature page, as
6 actually signed by Respondents, to the Department. Respondents agree, acknowledge, and
7 understand that by electronically sending to the Department an electronic copy of Respondents'
8 actual signatures, as they appear on the Stipulation, that receipt of the emailed copy by the
9 Department shall be as binding on Respondents as if the Department had received the original
10 signed Stipulation. Alternatively, Respondents can signify acceptance and approval of the terms
11 and conditions of this Stipulation and Agreement by mailing the original signed Stipulation and
12 Agreement to: Kathy Yi, Department of Real Estate, 320 West 4th Street, Suite 350, Los
13 Angeles, California 90013-1105.

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15 Dated: _____
16 XQB MANAGEMENT, INC.
17 Respondent
18 By: _____

19 Dated: _____
20 PATRICIA ANN PETRALIA
21 Respondent

22 Dated: 8/28/2023 | 2:27 PM PDT
23 KEITH STEVEN MYERS
24 Respondent
25 

26 Dated: _____
27 Mary E. Work, Esq.
Counsel for Respondents
Approved as to Form

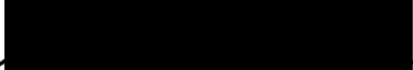
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2 rescind the Stipulation prior to the time the Commissioner considers and acts upon it or prior to
3 the effective date of the Stipulation and Order.

4 Respondents can signify acceptance and approval of the terms and conditions of
5 this Stipulation and Agreement by electronically e-mailing a copy of the signature page, as
6 actually signed by Respondents, to the Department. Respondents agree, acknowledge, and
7 understand that by electronically sending to the Department an electronic copy of Respondents'
8 actual signatures, as they appear on the Stipulation, that receipt of the emailed copy by the
9 Department shall be as binding on Respondents as if the Department had received the original
10 signed Stipulation. Alternatively, Respondents can signify acceptance and approval of the terms
11 and conditions of this Stipulation and Agreement by mailing the original signed Stipulation and
12 Agreement to: Kathy Yi, Department of Real Estate, 320 West 4th Street, Suite 350, Los
13 Angeles, California 90013-1105.

14
15 Dated: _____
16 XQB MANAGEMENT, INC.
17 Respondent
18 By: _____

19 Dated: _____
20 PATRICIA ANN PETRALIA
21 Respondent

22 Dated: _____
23 KEITH STEVEN MYERS
24 Respondent

25 Dated: 8/28/2023
26 
27 Mary E. Work, Esq.
Counsel for Respondents
Approved as to Form

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The foregoing Stipulation and Agreement is hereby adopted as my Decision as to Respondents XQB MANAGEMENT, INC., PATRICIA ANN PETRALIA, individually and as Designated Officer of XQB Management, Inc., and KEITH STEVEN MYERS, individually and as former Designated Officer of XQB Management, Inc., and shall become effective at 12 o'clock noon on OCT 26 2023.

IT IS SO ORDERED 9/28/23.

DOUGLAS R. McCAULEY
REAL ESTATE COMMISSIONER



for Doug McCauley