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NOV 07 2023

DEPT. OF REAL ESTATE

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BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation against

DRE No. H-42417 LA

**AMPCORE, INCORPORATED;**

OAH No. 2023010250

ADAM MICHAEL PIROZZI, individually, and as  
Designated Officer for AMPCore, Incorporated;

SANTA BARBARA PROPERTY MANAGEMENT,  
INC.; and

STEPHEN JAMES DOWNAROWICZ, individually,  
and as Designated Officer for Santa Barbara Property  
Management, Inc.,

Respondents.

AMENDED ORDER NUNC PRO TUNC

This Amended Nunc Pro Tunc Order amends the Nunc Pro Tunc Order filed on  
October 4, 2023. Respondent AMPCORE, INCORPORATED's license expired on November 9,  
2020. Pursuant to Business and Professions Code Section 10201, Respondent AMPCORE,  
INCORPORATED failed to renew its license within the two-year grace period; as a result, all  
license rights have expired.

1 On June 6, 2023, Respondents ADAM MICHAEL PIROZZI and Respondent  
2 AMPCORE, INCORPORATED jointly petitioned the Commissioner to voluntarily surrender their  
3 real estate licenses pursuant to Section 10100.2 of the Business and Professions Code.

4 It having been called to the attention of the Real Estate Commissioner that that there  
5 is an error in the Order Accepting Voluntary Surrender of Real Estate License dated July 25, 2023,  
6 effective August 22, 2023, and good cause appearing therefor, the July 25, 2023, Order is amended  
7 as follows:


8 "IT IS HEREBY ORDERED that Respondent ADAM MICHAEL  
9 PIROZZI's petition for voluntary surrender of Respondent ADAM MICHAEL  
10 PIROZZI's real estate broker license is accepted as of the effective date of this  
11 Order as set forth below, based upon the understanding and agreement expressed  
12 in Respondent's Declaration dated June 6, 2023, (attached as Exhibit "A" hereto).  
13 Respondent's license certificates and pocket cards shall be sent to the below-listed  
14 address so that they reach the Department of Real Estate on or before the effective  
15 date of this Order:

16  
17 DEPARTMENT OF REAL ESTATE  
18 Attention: Licensing Flag Section  
19 P. O. Box 137013  
20 Sacramento, CA 95813-7013"

21 This Order shall become effective immediately.

22 IT IS SO ORDERED 10/11/2023.

23 DOUGLAS R. McCAULEY  
24 REAL ESTATE COMMISSIONER

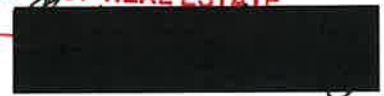
25   
26 By: Marcus L. McCarther  
27 Chief Deputy Real Estate Commissioner

FILED

OCT 04 2023

DEPT. OF REAL ESTATE

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BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation against

DRE No. H-42417 LA

AMPCORE, INCORPORATED;

OAH No. 2023010250

ADAM MICHAEL PIROZZI, individually, and as  
Designated Officer for AMPCore, Incorporated;

SANTA BARBARA PROPERTY MANAGEMENT,  
INC.; and

STEPHEN JAMES DOWNAROWICZ, individually,  
and as Designated Officer for Santa Barbara Property  
Management, Inc.,

Respondents.

ORDER NUNC PRO TUNC

Respondent AMPCORE, INCORPORATED's license expired on November 9, 2020. Pursuant to Business and Professions Code Section 10201, Respondent AMPCORE, INCORPORATED failed to renew its license within the two-year grace period; as a result, all license rights have expired.

1 On June 6, 2023, Respondents ADAM MICHAEL PIROZZI and Respondent  
2 AMPCORE, INCORPORATED jointly petitioned the Commissioner to voluntarily surrender their  
3 real estate licenses pursuant to Section 10100.2 of the Business and Professions Code.

4 It having been called to the attention of the Real Estate Commissioner that that there  
5 is an error in the Order Accepting Voluntary Surrender of Real Estate License dated July 25, 2023,  
6 effective August 22, 2023, and good cause appearing therefor, the July 25, 2023, Order is amended  
7 as follows:

8 "IT IS HEREBY ORDERED that Respondent ADAM MICHAEL  
9 PIROZZI's petition for voluntary surrender of Respondent ADAM MICHAEL  
10 PIROZZI's real estate broker license is accepted as of the effective date of this  
11 Order as set forth below, based upon the understanding and agreement expressed  
12 in Respondent's Declaration dated June 6, 2023, (attached as Exhibit "A" hereto).  
13 Respondent's license certificates and pocket cards shall be sent to the below-listed  
14 address so that they reach the Department of Real Estate on or before the effective  
15 date of this Order:

16  
17 DEPARTMENT OF REAL ESTATE  
18 Attention: Licensing Flag Section  
19 P. O. Box 137013  
20 Sacramento, CA 95813-7013"

21 This Order, nunc pro tunc to October 16, 2015, shall become effective immediately.

22 This Order shall become effective immediately.

23 IT IS SO ORDERED 9/25/23

24 DOUGLAS R. McCAULEY  
25 REAL ESTATE COMMISSIONER

26 By: Marcus L. McCarther  
27 Chief Deputy Real Estate Commissioner

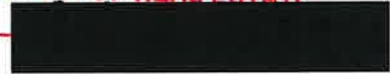
1 DEPARTMENT OF REAL ESTATE  
2 Los Angeles, CA 90013-1105  
3 Telephone: (213) 620-2072

FILED

OCT 04 2023

DEPT. OF REAL ESTATE

By



8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \* \*

11 In the Matter of the Accusation against

DRE No. H-42417 LA

12 AMPCORE, INCORPORATED;

OAH No. 2023010250

13 ADAM MICHAEL PIROZZI, individually, and as  
14 Designated Officer for AMPCore, Incorporated;

15 SANTA BARBARA PROPERTY MANAGEMENT,  
16 INC.; and

17 STEPHEN JAMES DOWNAROWICZ, individually,  
18 and as Designated Officer for Santa Barbara Property  
Management, Inc.,

19 Respondents.

21 DISMISSAL

22 Respondent AMPCORE, INCORPORATED 's license expired on November 9, 2020.

23 Pursuant to Business and Professions Code Section 10201, respondent failed to renew its license  
24 within the two-year grace period; as a result, all license rights have expired.

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The Accusation herein filed on November 09, 2022, against AMPCORE,  
INCORPORATED, is DISMISSED without prejudice.

IT IS SO ORDERED 9/28/23

DOUGLAS R. McCAULEY  
REAL ESTATE COMMISSIONER

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BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation against

DRE No. H-42417 LA  
OAH No. 2023010250

**AMPCORE, INCORPORATED;**

**ADAM MICHAEL PIROZZI, individually, and as  
Designated Officer for AMPCore, Incorporated;**

SANTA BARBARA PROPERTY MANAGEMENT,  
INC.; and

STEPHEN JAMES DOWNAROWICZ, individually,  
and as Designated Officer for Santa Barbara Property  
Management, Inc.,

Respondents.

**ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE**

On November 09, 2022, an Accusation was filed in this matter against Respondent  
AMPCORE, INCORPORATED and Respondent ADAM MICHAEL PIROZZI (collectively  
“Respondents”).

On June 6, 2023, Respondents petitioned the Commissioner to voluntarily surrender  
their real estate licenses pursuant to Section 10100.2 of the Business and Professions Code.

///

1 IT IS HEREBY ORDERED that Respondent AMPCORE, INCORPORATED's and  
2 ADAM MICHAEL PIROZZI's petition for voluntary surrender of Respondents' real estate  
3 corporation and broker licenses is accepted as of the effective date of this Order as set forth below,  
4 based upon the understanding and agreement expressed in Respondents' Declaration dated June 6,  
5 2023, (attached as Exhibit "A" hereto). Respondents' license certificates and pocket cards shall be  
6 sent to the below-listed address so that they reach the Department of Real Estate on or before the  
7 effective date of this Order:

8 DEPARTMENT OF REAL ESTATE  
9 Attention: Licensing Flag Section  
10 P. O. Box 137013  
11 Sacramento, CA 95813-7013

12 This Order shall become effective at 12 o'clock noon on 8/22/2023.

13 DATED: 7/25/23

14 DOUGLAS R. McCAULEY  
15 REAL ESTATE COMMISSIONER





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EXHIBIT "A"

BEFORE THE DEPARTMENT OF REAL ESTATE<sup>1</sup>  
STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation against

DRE No. H-42417 LA  
OAH No. 2023010250

**AMPCORE, INCORPORATED;**

**ADAM MICHAEL PIROZZI, individually, and as  
Designated Officer for AMPCore, Incorporated;**

SANTA BARBARA PROPERTY MANAGEMENT,  
INC.; and

STEPHEN JAMES DOWNAROWICZ, individually,  
and as Designated Officer for Santa Barbara Property  
Management, Inc.,

Respondents.

DECLARATION

My name is ADAM MICHAEL PIROZZI ("PIROZZI"), and I am currently  
licensed as a real estate broker and/or have license rights with respect to said license. I am also  
the former Designated Officer and an officer or director of AMPCORE INCORPORATED  
("AI") which was licensed as a corporate real estate broker and/or has license rights with respect

<sup>1</sup> Between July 1, 2013 and July 1, 2018, the Department of Real Estate operated as the Bureau of Real Estate under  
the Department of Consumer Affairs.

1 to said license. I am representing myself and AI in this matter. I am acting on behalf of AI in  
2 this matter. I am authorized and empowered to sign this declaration on behalf of AI.

3 In lieu of proceeding in this matter in accordance with the provisions of the  
4 Administrative Procedure Act (Sections 11400 et seq., of the Government Code), Respondents  
5 PIROZZI and AI (collectively "Respondents") wish to voluntarily surrender their real estate  
6 licenses issued by the Department of Real Estate ("Department"), pursuant to Business and  
7 Professions Code Section 10100.2.

8 Respondents understand that Respondents, by so voluntarily surrendering their  
9 licenses, can only have it reinstated in accordance with the provisions of Section 11522 of the  
10 Government Code. Respondents also understand that by so voluntarily surrendering their  
11 license, Respondents agree to the following:

12 1. The filing of this Declaration shall be deemed as its petition for voluntary  
13 surrender. It shall also be deemed to be an understanding and agreement by Respondents that,  
14 Respondents waive all rights they have to require the Commissioner to prove the allegations  
15 contained in the Accusation filed in this matter at a hearing held in accordance with the  
16 provisions of the Administrative Procedure Act (Government Code Sections 11400 et seq.), and  
17 that Respondents also waive other rights afforded to it in connection with the hearing such as the  
18 right to discovery, the right to present evidence in defense of the allegations in the Accusation  
19 and the right to cross-examine witnesses.

20 2. Respondents further agree that upon acceptance by the Commissioner, as  
21 evidenced by an appropriate order, all affidavits and all relevant evidence obtained by the  
22 Department in this matter prior to the Commissioner's acceptance, and all allegations contained  
23 in the Accusation filed in the Department Case No. H-42417 LA, may be considered by the  
24

1 Department to be true and correct for the purpose of deciding whether or not to grant  
2 reinstatement of PIROZZI's or AI's licenses pursuant to Government Code Section 11522.

3 3. A copy of the Commissioner's Criteria of Rehabilitation is attached hereto. If and  
4 when a petition application is made for reinstatement of a surrendered license or endorsement,  
5 the Real Estate Commissioner will consider as one of the criteria of rehabilitation, whether or not  
6 restitution has been made to any person who has suffered monetary losses through "substantially  
7 related" acts or omissions of Respondents, whether or not such persons are named in the  
8 investigation file in this case.

9 4. If Respondents PIROZZI or AI are relicensed as a broker, salesperson,  
10 corporation, or issued a mortgage loan originator endorsement, after a petition for reinstatement  
11 pursuant to California Government Code section 11522, then all of Respondents' licenses and  
12 licensing rights are indefinitely suspended unless or until unless Respondents pay, severally or  
13 jointly, the total sum of \$10,112.25 for the Commissioner's reasonable cost of the investigation  
14 and enforcement which led to this disciplinary action. Said payment shall be in the form of a  
15 cashier's check made payable to the Department of Real Estate. The investigative and  
16 enforcement costs must be delivered to the Department of Real Estate, Flag Section at P.O. Box  
17 137013, Sacramento, CA 95813-7013, prior to my application for a license as a broker or as a  
18 salesperson or my application for a mortgage loan originator endorsement.

19 5. If Respondents PIROZZI or AI are relicensed as a a broker, salesperson,  
20 corporation, or issued a mortgage loan originator endorsement, after a petition for reinstatement  
21 pursuant to California Government Code section 11522, then all of Respondents' licenses and  
22 licensing rights are indefinitely suspended unless or until unless Respondents pay, severally or  
23 jointly, the total sum of the sum of \$9,658.25 for the Commissioner's reasonable cost of the audit  
24 number LA210019 of AI, which led to this disciplinary action. Said payment shall be in the

VOLUNTARY SURRENDER DECLARATION OF AMPCORE, INCORPORATED AND ADAM MICHAEL  
PIROZZI

1 form of a cashier's check made payable to the Department of Real Estate. The audit costs must  
2 be delivered to the Department of Real Estate, Flag Section at P.O. Box 137013, Sacramento,  
3 CA 95813-7013, prior to my application for a license as a broker or as a salesperson or my  
4 application for a mortgage loan originator endorsement.

5 Respondents are aware that if Respondents petition for reinstatement in the future,  
6 that payment of the investigation, enforcement, and audit costs will be a condition of  
7 reinstatement.

8 I declare under penalty of perjury under the laws of the State of California that the  
9 above is true and correct and that I am acting freely and voluntarily on behalf of myself and AI  
10 to surrender Respondents' licenses and all license rights attached thereto.

11 I declare under penalty of perjury under the laws of the State of California that the  
12 above is true and correct and that I am acting freely and voluntarily on behalf of myself and  
13 AMPCORE, INCORPORATED to surrender our licenses and all license rights attached thereto.

14 This declaration was executed on June 6<sup>th</sup>, 2023, at

15 Santa Barbara, California.

16 (City)

17   
18 For Respondents AMPCORE, INCORPORATED  
19 and ADAM MICHAEL PIROZZI

20 By: Adam Michael Pirozzi  
21 Former Designated Officer for AMPCore,  
22 Incorporated  
23  
24