

**UNITED STATES OF AMERICA
CONSUMER FINANCIAL PROTECTION BUREAU**

**Administrative Proceeding
File No. 2015-CFPB-0010**

In the Matter of:

**International Land Consultants,
Inc., Rocco Toscano, Joseph
Mazzucco, James Vincent, and
James Tague**

**STIPULATION AND CONSENT
TO THE ISSUANCE OF A
CONSENT ORDER**

The Consumer Financial Protection Bureau (Bureau) intends to initiate an administrative proceeding against International Land Consultants, Inc., Rocco Toscano, Joseph Mazzucco, James Vincent, and James Tague (collectively, the Respondents) under 12 U.S.C. §§ 5563 and 5565, for their violations of the Interstate Land Sales Full Disclosure Act (ILSA), 15 U.S.C. § 1705.

Respondents, in the interest of compliance and resolution of the matter, consent to the issuance of a Consent Order substantially in the form of the one to which this Stipulation and Consent to the Issuance of a Consent Order is attached (Consent Order), and which is incorporated by reference. Respondents admit the findings of fact and conclusions of law set forth in the Consent Order.

In consideration of the above premises, Respondents agree to the following:

I. Jurisdiction

1. The Bureau has jurisdiction over this matter under §§ 1053 and 1055 of the Consumer Financial Protection Act of 2010 (CFPA), 12 U.S.C. §§ 5563, 5565.

II. Consent

2. Respondents agree to the issuance of the Consent Order.

3. Respondents agree that the Consent Order will be deemed an “order issued with the consent of the person concerned” under 12 U.S.C. § 5563(b)(4), and agree that the Order will become a final order, effective upon issuance, and will be fully enforceable by the Bureau under 12 U.S.C. §§ 5563(d)(1) and 5565.

4. Respondents voluntarily enter into this Stipulation and Consent to the Issuance of a Consent Order.

5. The Consent Order resolves only Respondents’ potential liability for law violations that the Bureau asserted or might have asserted based on the practices described in § IV of the Consent Order, to the extent such practices occurred before the Effective Date and the Bureau knows about them as of the Effective Date. Respondents acknowledge that no promise or representation has been made by the Bureau or any employee, agent, or representative of the Bureau, about any liability outside of this action that may have arisen or may arise from the facts underlying this action or immunity from any such liability.

6. Respondents agree that the facts described in § IV of the Consent Order will be taken as true and be given collateral estoppel effect, without further

proof, in any proceeding before the Bureau based on the entry of the Consent Order, or in any subsequent civil litigation by the Bureau to enforce the Consent Order or its rights to any payment or monetary judgment under the Consent Order.

7. The terms and provisions of this Stipulation and the Consent Order will be binding upon, and inure to the benefit of, the parties hereto and their successors in interest.

8. Respondents agree that the Bureau may present the Consent Order to the Bureau Director for signature and entry without further notice.

III. Waivers

9. Respondents, by consenting to this Stipulation, waive:

- a. Any right to service of the Consent Order, and agree that issuance of the Consent Order will constitute notice to the Respondents of its terms and conditions;
- b. Any objection to the jurisdiction of the Bureau, including, without limitation, under § 1053 of the CFPA, 12 U.S.C. § 5563;
- c. The rights to all hearings under the statutory provisions under which the proceeding is to be or has been instituted; the filing of proposed findings of fact and conclusions of law; proceedings before, and a recommended decision by, a hearing officer; all post-hearing procedures; and any other

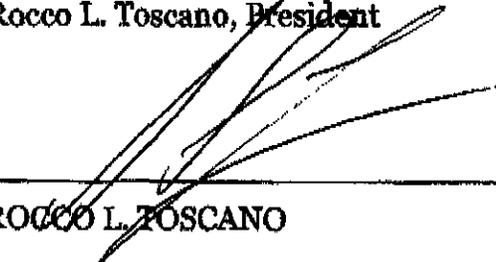
procedural right available under § 1053 of the CFPA, 12 U.S.C. § 5563, or 12 CFR Part 1081;

- d. The right to seek any administrative or judicial review of the Consent Order;
- e. Any claim for fees, costs, or expenses against the Bureau, or any of its agents or employees, and any other governmental entity, related in any way to this enforcement matter or the Consent Order, whether arising under common law or under the terms of any statute, including but not limited to the Equal Access to Justice Act and the Small Business Regulatory Enforcement Fairness Act of 1996; for these purposes, Respondents agree that Respondents are not the prevailing party in this action because the parties have reached a good faith settlement;
- f. Any other right to challenge or contest the validity of the Consent Order;
- g. Such provisions of the Bureau's rules or other requirements of law as may be construed to prevent any Bureau employee from participating in the preparation of, or advising the Director as to, any order, opinion, finding of fact, or conclusion of law to be entered in connection with this Stipulation or the Consent Order; and

h. Any right to claim bias or prejudice by the Director based on the consideration of or discussions concerning settlement of all or any part of the proceeding.


AS President 4-29-15
INTERNATIONAL LAND CONSULTANTS, INC. Date

Rocco L. Toscano, President


ROCCO L. TOSCANO 4-29-15
Date

JOSEPH E. MAZZUCCO Date

JAMES VINCENT Date

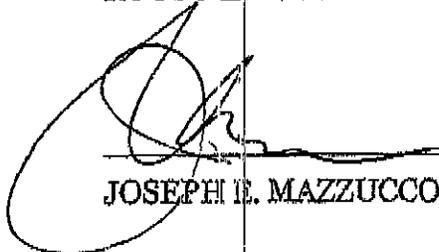
JAMES TAGUE Date

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INTERNATIONAL LAND CONSULTANTS, INC. Date
Rocco L. Toscano, President

ROCCO L. TOSCANO

Date



JOSEPH E. MAZZUCCO

4/29/15

Date

JAMES VINCENT

Date

JAMES TAGUE

Date

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INTERNATIONAL LAND CONSULTANTS, INC. Date
Rocco L. Toscano, President

ROCCO L. TOSCANO

Date

JOSEPH E. MAZZUCCO

Date

James E Vincent Jr.

JAMES VINCENT

4/29/15

Date

James Tague

JAMES TAGUE

4/29/15

Date