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FILED

NOV 05 2024

DEPARTMENT OF REAL ESTATE
By B. Nicholas

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Accusation of:) DRE No. H-03531 FR
DAWN B PENTONEY,)
Respondent.)

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On February 13, 2024, an Accusation was filed in this matter against Respondent
DAWN B PENTONEY ("Respondent").

On August 15, 2024, Respondent petitioned the Commissioner to voluntarily
surrender her real estate broker license pursuant to Section 10100.2 of the Business and Professions
Code.

IT IS HEREBY ORDERED that Respondent DAWN B PENTONEY's petition for
voluntary surrender of her real estate broker license is accepted as of the effective date of this Order
as set forth below, based upon the understanding and agreement expressed in Respondent's
Declaration dated August 15, 2024 (attached as Exhibit "A" hereto). Respondent's license
certificate and pocket card shall be sent to the below-listed address so that they reach the
Department of Real Estate on or before the effective date of this Order:

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DEPARTMENT OF REAL ESTATE

Attention: Licensing Flag Section

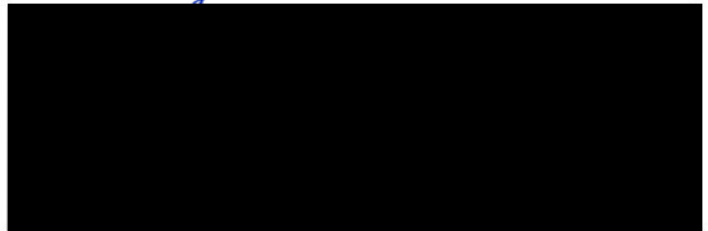
651 Banon Street, Suite 504

Sacramento, CA 95811

This Order shall become effective at 12 o'clock noon on NOV 26 2024

DATED: 10/29/2024

CHIKA SUNQUIST
REAL ESTATE COMMISSIONER



[Handwritten signature in blue ink]

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of:) DRE No.H-03531 FR
)
MANZANITA PROPERTY MANAGEMENT, INC.) DECLARATION
AND DAWN B. PENTONEY,)
)

On or about February 13, 2024, an Accusation was filed against MANZANITA
PROPERTY MANAGEMENT, INC. ("MPMI") and DAWN B. PENTONEY ("PENTONEY"),
(collectively "Respondents").

MPMI is currently licensed with the Department of Real Estate ("Department") as a
restricted corporate real estate broker, License No. 01180540, with a license expiration date of May
15, 2025. MPMI is represented by Joshua A. Rosenthal, Attorney at Law.

PENTONEY is currently licensed with the Department as a restricted real estate
broker/officer, License No. 01088386, with a license expiration date of May 15, 2025.

PENTONEY is represented by Joshua A. Rosenthal, Attorney at Law.

In lieu of proceeding in this matter in accordance with the provisions of the
Administrative Procedures Act (Government Code Sections 11400 et seq.), Respondents wish to
voluntarily surrender their respective license(s), including all rights and endorsements, pursuant to



1 Business and Professions Code ("Code") Section 10100.2.

2 Respondents understand that by voluntarily surrendering their real estate license(s),
3 including all rights and endorsements attached thereto, Respondents' real estate license(s) may only
4 be reinstated pursuant to Section 11522 of the Government Code.

5 Respondents further understand that by voluntarily surrendering their real estate
6 license(s); including all rights and endorsements associated with that license, Respondents agree to
7 the following provisions:

8 DECLARATION OF MANZANITA PROPERTY MANAGEMENT, INC

- 9 1) I, DAWN B. PENTONEY, am the Designated Broker Officer for MPMI and I am
10 authorized to sign this Declaration of behalf of MPMI.
- 11 2) The filing of this Declaration shall be deemed as MPMI's petition for the
12 voluntary surrender of its restricted corporate broker license and all license rights
13 and endorsements.
- 14 3) The filing of this Declaration shall be deemed to be an understanding and
15 agreement by MPMI that it waives all rights it has to require the Commissioner to
16 prove the allegations contained in the Accusation, Case No. H-3531 FR, at a
17 hearing held in accordance with the provisions of the Administrative Procedures
18 Act (Government Code Sections 11400 et seq.).
- 19 4) MPMI agrees to waive other rights afforded to MPMI in connection with the
20 hearing in Case No. H-3531 FR, such as the right to discovery, the right to
21 present evidence in defense of the allegations made by the Department in the
22 Accusation, and the right to cross-examine witnesses.
- 23 5) MPMI further agrees that upon acceptance by the Commissioner, as evidenced
24 by an appropriate order, all affidavits and all relevant evidence obtained by the
25 Department in this matter prior to the Commissioner's acceptance, and all
26 allegations contained in the Accusation filed in Case No. H-03531 FR, may be
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1 considered by the Department to be true and correct for the purpose of deciding
2 whether to grant relicensure or reinstatement pursuant to Government Code
3 Section 11522.

4 6) MPMI agrees that prior to, and only as a condition of a petition for reinstatement
5 made pursuant to Government Code Section 115522 being granted, MPMI will
6 be jointly and severally liable with PENTONEY to pay the Commissioner's
7 reasonable cost of the investigation, audit, and enforcement of that lead to the
8 filing of the Accusation, totaling \$5,872.50.

9 7) MPMI declares under penalty of perjury, under the laws of the State of
10 California, that the above is true and correct and that MPMI freely and
11 voluntarily surrenders its restricted corporate broker license and all license rights
12 and endorsements.

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14 MANZANITA PROPERTY MANAGEMENT, INC.

15 Respondent

16
17 DATED:

8/15/2024

By:



DAWN B. PENTONEY

Designated Broker Officer for MPMI

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3 DECLARATION OF DAWN B. PENTONEY

- 4 1) I, DAWN B. PENTONEY, am currently licensed as a restricted real estate
5 broker/officer.
- 6 2) The filing of this Declaration shall be deemed as my petition for the voluntary
7 surrender of my restricted real estate broker/officer license and all license rights
8 and endorsements.
- 9 3) The filing of this Declaration shall be deemed to be an understanding and
10 agreement by me that I waive all rights I have to require the Commissioner to
11 prove the allegations contained in the Accusation, Case No. H-3531 FR, at a
12 hearing held in accordance with the provisions of the Administrative Procedures
13 Act (Government Code Sections 11400 et seq.).
- 14 4) I agree to waive other rights afforded to me in connection with the hearing in
15 Case No. H-3531 FR, such as the right to discovery, the right to present evidence
16 in defense of the allegations made by the Department in the Accusation, Case No.
17 H-3531 FR, and the right to cross-examine witnesses.
- 18 5) I agree that, upon acceptance by the Commissioner, as evidenced by the
19 appropriate Order, all affidavits and all relevant evidence obtained by the
20 Department in this matter, and all allegations contained in the Accusation filed in
21 Case No. H-3531 FR may be considered by the Department to be true and correct
22 for the purpose of deciding whether or not to grant re-licensure to me pursuant to
23 Section 11522 of the Government Code.
- 24 6) I agree that prior to, and only as a condition of a petition for reinstatement made
25 pursuant to Government Code Section 11522 being granted, I will be jointly and
26 severally liable with MPMI to pay the Commissioner's reasonable const of the
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investigation, audit, and enforcement of that lead to the filing of the Accusation,
totaling \$5,872.50.

7) I declare under penalty of perjury, under the laws of the State of California, that
the above is true and correct and that I freely and voluntarily surrenders its
restricted corporate broker license and all license rights and endorsements.

DATED: 8/15/2024 By: 

DAWN B. PENTONEY

Respondent

FILED

NOV 05 2024

DEPARTMENT OF REAL ESTATE
By B. Nicholas

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of:) DRE No. H-03531 FR
)
MANZANITA PROPERTY MANAGEMENT)
INC,)
Respondent.)

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On February 13, 2024, an Accusation was filed in this matter against Respondent MANZANITA PROPERTY MANAGEMENT INC ("Respondent").

On August 15, 2024, Respondent petitioned the Commissioner to voluntarily surrender its corporate real estate broker license pursuant to Section 10100.2 of the Business and Professions Code.

IT IS HEREBY ORDERED that Respondent MANZANITA PROPERTY MANAGEMENT INC 's petition for voluntary surrender of their corporate real estate broker license is accepted as of the effective date of this Order as set forth below, based upon the understanding and agreement expressed in Respondent's Declaration dated August 15, 2024 (attached as Exhibit "A" hereto). Respondent's license certificate and pocket card shall be sent to the below-listed address so that they reach the Department of Real Estate on or before the effective date of this Order:

DEPARTMENT OF REAL ESTATE
Attention: Licensing Flag Section
651 Banon Street, Suite 504
Sacramento, CA 95811

NOV 26 2024

This Order shall become effective at 12 o'clock noon on _____.

DATED: 10/24/24

CHIKA SUNQUIST
REAL ESTATE COMMISSIONER



BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of:) DRE No.H-03531 FR
MANZANITA PROPERTY MANAGEMENT, INC.) DECLARATION
AND DAWN B. PENTONEY,)

On or about February 13, 2024, an Accusation was filed against MANZANITA PROPERTY MANAGEMENT, INC. ("MPMI") and DAWN B. PENTONEY ("PENTONEY"), (collectively "Respondents").

MPMI is currently licensed with the Department of Real Estate ("Department") as a restricted corporate real estate broker, License No. 01180540, with a license expiration date of May 15, 2025. MPMI is represented by Joshua A. Rosenthal, Attorney at Law.

PENTONEY is currently licensed with the Department as a restricted real estate broker/officer, License No. 01088386, with a license expiration date of May 15, 2025.

PENTONEY is represented by Joshua A. Rosenthal, Attorney at Law.

In lieu of proceeding in this matter in accordance with the provisions of the Administrative Procedures Act (Government Code Sections 11400 et seq.), Respondents wish to voluntarily surrender their respective license(s), including all rights and endorsements, pursuant to



1 Business and Professions Code ("Code") Section 10100.2.

2 Respondents understand that by voluntarily surrendering their real estate license(s),
3 including all rights and endorsements attached thereto, Respondents' real estate license(s) may only
4 be reinstated pursuant to Section 11522 of the Government Code.

5 Respondents further understand that by voluntarily surrendering their real estate
6 license(s); including all rights and endorsements associated with that license, Respondents agree to
7 the following provisions:

8 DECLARATION OF MANZANITA PROPERTY MANAGEMENT, INC

- 9 1) I, DAWN B. PENTONEY, am the Designated Broker Officer for MPMI and I am
10 authorized to sign this Declaration of behalf of MPMI.
- 11 2) The filing of this Declaration shall be deemed as MPMI's petition for the
12 voluntary surrender of its restricted corporate broker license and all license rights
13 and endorsements.
- 14 3) The filing of this Declaration shall be deemed to be an understanding and
15 agreement by MPMI that it waives all rights it has to require the Commissioner to
16 prove the allegations contained in the Accusation, Case No. H-3531 FR, at a
17 hearing held in accordance with the provisions of the Administrative Procedures
18 Act (Government Code Sections 11400 et seq.).
- 19 4) MPMI agrees to waive other rights afforded to MPMI in connection with the
20 hearing in Case No. H-3531 FR, such as the right to discovery, the right to
21 present evidence in defense of the allegations made by the Department in the
22 Accusation, and the right to cross-examine witnesses.
- 23 5) MPMI further agrees that upon acceptance by the Commissioner, as evidenced
24 by an appropriate order, all affidavits and all relevant evidence obtained by the
25 Department in this matter prior to the Commissioner's acceptance, and all
26 allegations contained in the Accusation filed in Case No. H-03531 FR, may be
27

1 considered by the Department to be true and correct for the purpose of deciding
2 whether to grant relicensure or reinstatement pursuant to Government Code
3 Section 11522.

4 6) MPMI agrees that prior to, and only as a condition of a petition for reinstatement
5 made pursuant to Government Code Section 115522 being granted, MPMI will
6 be jointly and severally liable with PENTONEY to pay the Commissioner's
7 reasonable cost of the investigation, audit, and enforcement of that lead to the
8 filing of the Accusation, totaling \$5,872.50.

9 7) MPMI declares under penalty of perjury, under the laws of the State of
10 California, that the above is true and correct and that MPMI freely and
11 voluntarily surrenders its restricted corporate broker license and all license rights
12 and endorsements.

13
14 MANZANITA PROPERTY MANAGEMENT, INC.

15 Respondent

16
17 DATED: 8/15/2024

By: 

18 DAWN B. PENTONEY

19 Designated Broker Officer for MPMI
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3 DECLARATION OF DAWN B. PENTONEY

- 4 1) I, DAWN B. PENTONEY, am currently licensed as a restricted real estate
5 broker/officer.
- 6 2) The filing of this Declaration shall be deemed as my petition for the voluntary
7 surrender of my restricted real estate broker/officer license and all license rights
8 and endorsements.
- 9 3) The filing of this Declaration shall be deemed to be an understanding and
10 agreement by me that I waive all rights I have to require the Commissioner to
11 prove the allegations contained in the Accusation, Case No. H-3531 FR, at a
12 hearing held in accordance with the provisions of the Administrative Procedures
13 Act (Government Code Sections 11400 et seq.).
- 14 4) I agree to waive other rights afforded to me in connection with the hearing in
15 Case No. H-3531 FR, such as the right to discovery, the right to present evidence
16 in defense of the allegations made by the Department in the Accusation, Case No.
17 H-3531 FR, and the right to cross-examine witnesses.
- 18 5) I agree that, upon acceptance by the Commissioner, as evidenced by the
19 appropriate Order, all affidavits and all relevant evidence obtained by the
20 Department in this matter, and all allegations contained in the Accusation filed in
21 Case No. H-3531 FR may be considered by the Department to be true and correct
22 for the purpose of deciding whether or not to grant re-licensure to me pursuant to
23 Section 11522 of the Government Code.
- 24 6) I agree that prior to, and only as a condition of a petition for reinstatement made
25 pursuant to Government Code Section 115522 being granted, I will be jointly and
26 severally liable with MPMI to pay the Commissioner's reasonable const of the
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investigation, audit, and enforcement of that lead to the filing of the Accusation,
totaling \$5,872.50.

7) I declare under penalty of perjury, under the laws of the State of California, that
the above is true and correct and that I freely and voluntarily surrenders its
restricted corporate broker license and all license rights and endorsements.

DATED: 8/15/2024 By: 
DAWN B. PENTONEY

Respondent