



1 follows for the purpose of settling and disposing of the Accusation filed on June 10, 2021, and  
2 the First Amended Accusation filed on January 12, 2022, (“Accusation”) in this matter:

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

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

11           3.       On June 23, 2021, Respondents filed Notices of Defense pursuant to  
12 section 11506 of the Government Code for the purpose of requesting a hearing on the  
13 allegations in the Accusation. Respondents hereby freely and voluntarily withdraw said Notices  
14 of Defense. Respondents acknowledge that Respondents understand that by withdrawing said  
15 Notices of Defense, Respondents will thereby waive Respondents’ right to require the Real  
16 Estate Commissioner (“Commissioner”) to prove the allegations in the Accusation at a  
17 contested hearing held in accordance with the provisions of the APA and that Respondents will  
18 waive other rights afforded to Respondents in connection with the hearing such as the right to  
19 present evidence in defense of the allegations in the Accusation and the right to cross-examine  
20 witnesses.

21           4.       Respondents, pursuant to the limitations set forth below, hereby admit  
22 that the factual allegations in the Accusation filed in this proceeding are true and correct and the  
23 Commissioner shall not be required to provide further evidence to prove such allegations.

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1 II.

2 The conduct, acts, and/or omissions of Respondent FLAGSHIP REAL ESTATE  
3 GROUP, as described in the Accusation, are in violation of Code sections 10130 and 10137,  
4 and constitute cause for the suspension or revocation of all real estate licenses, license  
5 endorsements, and license rights of Respondent FLAGSHIP REAL ESTATE GROUP under  
6 Code sections 10137, 10177(d), 10177(g), and 10177(j).

7 ORDER

8 I.

9 All licenses and licensing rights of Respondent MIGUEL ANGEL  
10 MANZANARES under the Real Estate Law are revoked; provided, however, a restricted real  
11 estate broker license and restricted real estate designated officer license shall be issued to  
12 Respondent pursuant to Section 10156.5 of the Code if Respondent makes application therefor  
13 and pays to the Department the appropriate fee for the restricted license within ninety (90) days  
14 from the effective date of this Decision. The restricted license issued to Respondent shall be  
15 subject to all of the provisions of Section 10156.7 of the Code and to the following limitations,  
16 conditions, and restrictions imposed under Section 10156.6 of the Code:

17 1. The restricted license issued to Respondent may be suspended prior to  
18 hearing by Order of the Real Estate Commissioner in the event of Respondent's conviction,  
19 plea of guilty, or plea of nolo contendere to a crime which is substantially related to  
20 Respondent's fitness or capacity as a real estate licensee.

21 2. The restricted license issued to Respondent may be suspended prior to  
22 hearing by Order of the Real Estate Commissioner on evidence satisfactory to the  
23 Commissioner that Respondent has violated provisions of the California Real Estate Law, the  
24 Subdivided Lands Law, Regulations of the Real Estate Commissioner, or the conditions  
25 attaching to this restricted license.

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1                   2.       The restricted license issued to Respondent may be suspended prior to  
2 hearing by Order of the Real Estate Commissioner on evidence satisfactory to the  
3 Commissioner that Respondent has violated provisions of the California Real Estate Law, the  
4 Subdivided Lands Law, Regulations of the Real Estate Commissioner, or the conditions  
5 attaching to this restricted license.

6                   3.       Respondent shall not be eligible to apply for the issuance of an  
7 unrestricted real estate license, including designated officer or mortgage loan originator  
8 endorsement, nor for the removal of any of the conditions, limitations or restrictions of a  
9 restricted license until four (4) years have elapsed from the effective date of this Decision and  
10 Order. Respondent withdraws all pending license applications.

11                   4.       All licenses and licensing rights of Respondent FLAGSHIP REAL  
12 ESTATE GROUP are indefinitely suspended unless or until Respondent FLAGSHIP REAL  
13 ESTATE GROUP pays, jointly and severally with Respondent MIGUEL ANGEL  
14 MANZANARES, the sum of \$11,489.35 for the Commissioner's reasonable cost of the  
15 investigation and enforcement which led to this disciplinary action. Said payment shall be in  
16 the form of a cashier's check made payable to the Department of Real Estate. The investigative  
17 and enforcement costs must be delivered to the Department of Real Estate, Flag Section at  
18 P.O. Box 137013, Sacramento, CA 95813-7013, prior to the effective date of this Decision and  
19 Order.

20  
21 DATED: 5-25-2022

  
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Steve Chu, Counsel  
Department of Real Estate

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2 We have read the Stipulation and Agreement. We understand that we are  
3 waiving rights given to us by the California Administrative Procedure Act, (including but not  
4 limited to sections 11521 and 11523 of the Government Code), and we willingly, intelligently,  
5 and voluntarily waive those rights, including the right to seek reconsideration and the right to  
6 seek judicial review of the Commissioner's Decision and Order by way of a writ of mandate.

7 We agree, acknowledge, and understand that we cannot rescind or amend this  
8 Stipulation and Agreement.

9 We can signify acceptance and approval of the terms and conditions of this  
10 Stipulation and Agreement by mailing the original signed Stipulation and Agreement to:  
11 Steve Chu, Department of Real Estate, 320 West 4th Street, Suite 350, Los Angeles,  
12 California 90013-1105. Steve Chu must receive the original signed Stipulation and Agreement  
13 or a copy faxed to (213) 576-6917 by May 31, 2022; if not, this Stipulation and Agreement is  
14 invalid and void because the sum for the Commissioner's reasonable cost of the investigation  
15 and enforcement which led to this disciplinary action will increase.

16  
17 DATED: 5/19/22

  
MIGUEL ANGEL MANZANARES  
Respondent

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19 DATED: 5/19/22

  
FLAGSHIP REAL ESTATE GROUP  
Respondent  
By MIGUEL ANGEL MANZANARES,  
as designated officer of  
Flagship Real Estate Group

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The foregoing Stipulation and Agreement is hereby adopted by me as my Decision in this matter as to Respondent MIGUEL ANGEL MANZANARES and Respondent FLAGSHIP REAL ESTATE GROUP, and shall become effective at 12 o'clock noon on 7/27/2022.

IT IS SO ORDERED ce. 17. 22

DOUGLAS R. McCAULEY  
REAL ESTATE COMMISSIONER

Douglas R. McCauley