

FILED

AUG 05 2025

DEPARTMENT OF REAL ESTATE

By R dew

1 DEPARTMENT OF REAL ESTATE
2 651 Bannon Street, Suite 507
3 Sacramento, CA 95811

4 Telephone: (916) 576-8700
5 Fax: (916) 263-3767
6
7

8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of) No. H-7328 SAC
12)
13 ALMOND BLOSSOM PROPERTIES INC.) STIPULATION AND AGREEMENT
14 and MEGAN LORI MIRANDE,) IN SETTLEMENT AND ORDER
15)
16 Respondents.)

17 It is hereby stipulated by and between ALMOND BLOSSOM PROPERTIES
18 INC. (BLOSSOM) and MEGAN LORI MIRANDE (MIRANDE), collectively Respondents,
19 represented by Mary E. Work, and the Complainant, acting by and through Megan Lee Olsen,
20 Counsel for the Department of Real Estate (Department); as follows for the purpose of settling
21 and disposing of the Accusation filed on May 3, 2024, in this matter:

22 1. All issues which were to be contested and all evidence which was to be
23 presented by Complainant and Respondents at a formal hearing on the Accusation, which
24 hearing was to be held in accordance with the provisions of the Administrative Procedure Act
25 (APA), shall instead and in place thereof be submitted solely on the basis of the provisions of
26 this Stipulation and Agreement In Settlement and Order (Stipulation).

27 ///

///

1 2. Respondents have received, read, and understand the Statement to
2 Respondent, the Discovery Provisions of the APA and the Accusation filed by the Department in
3 this proceeding.

4 3. Respondents filed a Notice of Defense pursuant to Section 11505 of the
5 Government Code for the purpose of requesting a hearing on the allegations in the Accusation.
6 Respondents hereby freely and voluntarily withdraw said Notice of Defense. Respondents
7 acknowledge and understand that by withdrawing said Notice of Defense they will thereby waive
8 their right to require the Real Estate Commissioner (Commissioner) to prove the allegations in
9 the Accusation at a contested hearing held in accordance with the provisions of the APA and that
10 they will waive other rights afforded to them in connection with the hearing such as the right to
11 present evidence in defense of the allegations in the Accusation and the right to cross-examine
12 witnesses.

13 4. This Stipulation is based on the factual allegations contained in the
14 Accusation. In the interest of expediency and economy, Respondents choose not to contest these
15 factual allegations, but to remain silent and understands that, as a result thereof, these factual
16 statements will serve as a prima facie basis for the "Determination of Issues" and "Order" set
17 forth below. The Commissioner shall not be required to provide further evidence to prove such
18 allegations.

19 5. It is understood by the parties that the Commissioner may adopt the
20 Stipulation as her Decision and Order in this matter, thereby imposing the penalty and sanctions
21 on Respondents' real estate licenses and license rights as set forth in the below "Order". In the
22 event that the Commissioner in her discretion does not adopt the Stipulation, it shall be void and
23 of no effect, and Respondents shall retain the rights to a hearing and proceeding on the
24 Accusation under all the provisions of the APA and shall not be bound by any admission or
25 waiver made herein.

26 6. This Decision and Order or any subsequent Order of the Commissioner
27 made pursuant to this Stipulation shall not constitute an estoppel, merger, or bar to any further

1 administrative or civil proceedings by the Department with respect to any matters which were
2 not specifically alleged to be causes for Accusation in this proceeding.

3 7. Respondents understand that by agreeing to this Stipulation, Respondents
4 agree to pay, pursuant to Section 10148 of the Business and Professions Code (Code), the cost of
5 the audit which resulted in the violations found in the Determination of Issues. The amount of
6 such costs is \$5,730.50.

7 8. Respondents further understand that by agreeing to this Stipulation, the
8 findings set forth below in the "Determination of Issues" become final, and that the
9 Commissioner may charge said Respondents for the costs of any audit conducted pursuant to
10 Section 10148 of the Code to determine if the violations have been corrected. The maximum
11 cost of said audit shall not exceed \$7,163.13.

12 **DETERMINATION OF ISSUES**

13 **ALMOND BLOSSOM PROPERTIES INC.**
14 **and MEGAN LORI MIRANDE**

15 By reason of the foregoing stipulations, admissions and waivers, and solely for
16 the purpose of settlement of the pending Accusation without a hearing, it is stipulated and agreed
17 that the acts and/or omissions of Respondents, as described in the Accusation, constitute grounds
18 for the suspension or revocation of the licenses and license rights of Respondents under the
19 provisions of Sections 10177(d) and 10177 (g) of the Code, in conjunction with Section 10145 of
20 the Code, and Sections 2831.2, 2832, and 2832.1 of Title 10 of the California Code of
21 Regulations (Regulations).

22 **MEGAN LORI MIRANDE**

23 By reason of the foregoing stipulations, admissions and waivers, and solely for
24 the purpose of settlement of the pending Accusation without a hearing, it is stipulated and agreed
25 that the acts and/or omissions of MIRANDE, as described in the Accusation, constitute grounds
26 for the suspension or revocation of the licenses and license rights of Respondent under

27 ///

1 the provisions of Sections 10177 (d), 10177 (g) and 10177 (h) of the Code, in conjunction with
2 Section 10159.2 of the Code.

3 ORDER

4 ALMOND BLOSSOM PROPERTIES INC.

5 All licenses and licensing rights of ALMOND BLOSSOM PROPERTIES INC.,
6 under the Real Estate Law are suspended for a period of sixty (60) days from the effective date
7 of this Order; provided, however, that:

8 1. Thirty (30) days of said suspension shall be stayed, upon the condition that
9 BLOSSOM petition pursuant to Section 10175.2 of the Code and pays a monetary penalty
10 pursuant to Section 10175.2 of the Code at a rate of \$50 for each day of the suspension for a total
11 monetary penalty of \$1,500.00.

12 (a) Said payment shall be in the form of a cashier's check made payable
13 to the Department of Real Estate. Said check must be delivered to the Department of Real
14 Estate, Flag Section at 651 Bannon Street, Suite 504, Sacramento, CA 95811, prior to the
15 effective date of this Order.

16 (b) No further cause for disciplinary action against the real estate license
17 of occurs within two (2) years from the effective date of the Order in this matter.

18 (c) If BLOSSOM fails to pay the monetary penalty as provided above
19 prior to the effective date of this Order, the stay of the suspension shall be vacated as to
20 BLOSSOM and the order of suspension shall be immediately executed, under this Order, in
21 which event that BLOSSOM shall not be entitled to any repayment nor credit, prorated or
22 otherwise, for the money paid to the Department under the terms of this Order.

23 (d) If BLOSSOM pays the monetary penalty and any other moneys due
24 under this Stipulation and if no further cause for disciplinary action against the real estate license
25 of said BLOSSOM occurs within two (2) years from the effective date of this Order, the entire
26 stay hereby granted in this Order, as to BLOSSOM only, shall become permanent.

27 ///

1 2. Thirty (30) days of said suspension shall be stayed for two (2) years
2 upon the following terms and conditions:

3 (a) BLOSSOM shall obey all laws, rules and regulations governing the
4 rights, duties and responsibilities of a real estate licensee in the State of California; and,

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

11 MEGAN LORI MIRANDE

12 All licenses and licensing rights of MEGAN LORI MIRANDE, under the Real
13 Estate Law are suspended for a period of sixty (60) days from the effective date of this Order;
14 provided, however, that:

15 3. Thirty (30) days of said suspension shall be stayed, upon the condition that
16 MIRANDE petition pursuant to Section 10175.2 of the Code and pays a monetary penalty
17 pursuant to Section 10175.2 of the Code at a rate of \$50 for each day of the suspension for a total
18 monetary penalty of \$1,500.00.

19 (a) Said payment shall be in the form of a cashier's check made payable
20 to the Department of Real Estate. Said check must be delivered to the Department of Real
21 Estate, Flag Section at 651 Bannon Street, Suite 504, Sacramento, CA 95811, prior to the
22 effective date of this Order.

23 (b) No further cause for disciplinary action against the real estate license
24 of MIRANDE occurs within two (2) years from the effective date of the Order in this matter.

25 (c) If MIRANDE fails to pay the monetary penalty as provided above
26 prior to the effective date of this Order, the stay of the suspension shall be vacated as to
27 MIRANDE and the order of suspension shall be immediately executed, under this Order, in

1 which event that MIRANDE shall not be entitled to any repayment nor credit, prorated or
2 otherwise, for the money paid to the Department under the terms of this Order.

3 (d) If MIRANDE pays the monetary penalty and any other moneys
4 due under this Stipulation and if no further cause for disciplinary action against the real estate
5 license of said MIRANDE occurs within two (2) years from the effective date of this Order, the
6 entire stay hereby granted in this Order, as to MIRANDE only, shall become permanent.

7 4. Thirty (30) days of said suspension shall be stayed for two (2) years
8 upon the following terms and conditions:

9 (a) MIRANDE shall obey all laws, rules and regulations governing
10 The rights, duties and responsibilities of a real estate licensee in the State of California; and,

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

17 5. All licenses and licensing rights of MIRANDE are indefinitely
18 suspended unless or until MIRANDE provides proof satisfactory to the Commissioner, of having
19 taken and successfully completed the continuing education course on trust fund accounting and
20 handling specified in paragraph (3) of subdivision (a) of Section 10170.5 of the Code. Proof of
21 satisfaction of these requirements includes evidence that MIRANDE has successfully completed
22 the trust fund account and handling continuing education courses, no earlier than 120 days prior
23 to the effective date of the Order in this matter. Proof of completion of the trust fund accounting
24 and handling course must be delivered to the Department of Real Estate, Flag Section at 651
25 Bannon Street, Suite 504, Sacramento, CA 95811, prior to the effective date of this Order.

26 ///

27 ///

ALMOND BLOSSOM PROPERTIES INC.
and MEGAN LORI MIRANDE

6. Pursuant to Section 10148 of the Code, Respondents shall, jointly and severally, pay the sum of \$5,730.50 for the Commissioner's cost of the audit which led to this disciplinary action. Respondents shall pay such cost within sixty (60) days of receiving an invoice therefore from the Commissioner. Payment of audit costs should not be made until Respondents receive the invoice. If Respondents fail to satisfy this condition in a timely manner as provided for herein, Respondents' real estate licenses shall automatically be suspended until payment is made in full, or until a decision providing otherwise is adopted following a hearing held pursuant to this condition.

7. Pursuant to Section 10148 of the Code, Respondents shall, jointly and severally, shall pay the Commissioner's reasonable cost, not to exceed \$7,163.13 for a subsequent audit to determine if Respondents have corrected the violations found in the "Determination of Issues". In calculating the amount of the Commissioner's reasonable cost, the Commissioner may use the estimated average hourly salary for all persons performing audits of real estate brokers, and shall include an allocation for travel time to and from the auditor's place of work. Respondents shall pay such cost within sixty (60) days of receiving an invoice therefore from the Commissioner. Payment of the audit costs should not be made until Respondents receive the invoice. If Respondents fails to satisfy this condition in a timely manner as provided for herein, Respondents' real estate licenses shall automatically be suspended until payment is made in full, or until a decision providing otherwise is adopted following a hearing held pursuant to this condition.

8. All licenses and licensing rights of Respondents are indefinitely suspended unless or until Respondents, jointly and severally, pay the sum of \$1,899.25 for the Commissioner's reasonable cost of the investigation and enforcement which led to this disciplinary action. Said payment shall be in the form of a cashier's check made payable to the

///

1 Department of Real Estate, Flag Section at 651 Bannon Street, Suite 504, Sacramento, CA
2 95811, prior to the effective date of this Stipulation.
3

4 6/19/25

5 DATED



MEGAN LEE OLSEN, Counsel
DEPARTMENT OF REAL ESTATE

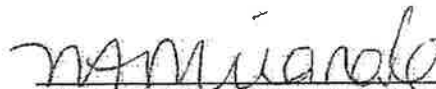
6
7
8 * * *

9 I have read the Stipulation and Agreement In Settlement and Order, discussed it
10 with my counsel, and its terms are understood by me and are agreeable and acceptable to me. I
11 understand that I am waiving rights given to me by the California Administrative Procedure
12 Act (including but not limited to Sections 11506, 11508, 11509 and 11513 of the Government
13 Code), and I willingly, intelligently, and voluntarily waive those rights, including the right of
14 requiring the Commissioner to prove the allegations in the Accusation at a hearing at which I
15 would have the right to cross-examine witnesses against me and to present evidence in defense
16 and mitigation of the charges.

17 Respondents and Respondents' attorney further agree to send the original signed
18 Stipulation by mail to the following address no later than one (1) week from the date the
19 Stipulation is signed by Respondents and Respondents' attorney: *Department of Real Estate,*
20 *Legal Section, 651 Bannon Street, Suite 507, Sacramento, California 95811.* Respondents and
21 Respondents' attorney understand and agree that if they fail to return the original signed
22 Stipulation by the due date, Complainant retains the right to set this matter for hearing.
23

24 5/28/25

25 DATED



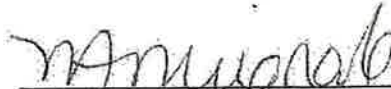
ALMOND BLOSSOM PROPERTIES INC.
Respondent

By: MEGAN LORI MIRANDE
Designated Officer

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27

5/28/25

DATED

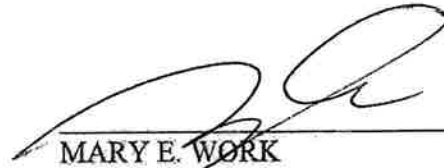


MEGAN LORI MIRANDE
Respondent

I have reviewed the Stipulation and Agreement as to form and content and have advised my clients accordingly.

5/28/2025

DATED



MARY E. WORK
Attorney for Respondents

The foregoing Stipulation and Agreement In Settlement and Order is hereby adopted by the Real Estate Commissioner as her Decision and Order and shall become effective at 12 o'clock noon on AUG 26 2025

IT IS SO ORDERED

7/29/2025

CHIKA SUNQUIST
REAL ESTATE COMMISSIONER



By: Marcus L. McCarther
Chief Deputy Real Estate Commissioner