

FILED

AUG - 1 2017

BUREAU OF REAL ESTATE

By *Carol Davis*

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8 BEFORE THE BUREAU OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11	In the Matter of the Accusation of)	No. H- 40732 LA
12)	
13	LEGACY REALTY, INC.; and)	
14	KEDERIO LESHUNE AINSWORTH,)	<u>ACCUSATION</u>
15	individually and as designated officer)	
16	Legacy Realty, Inc.,)	
)	
	Respondents.)	
)	

17 The Complainant, Veronica Kilpatrick, a Deputy Real Estate Commissioner of
18 the State of California, for cause of Accusation against Respondents LEGACY REALTY, INC.
19 ("LRI") and KEDERIO LESHUNE AINSWORTH aka Kederio Leshure Ainsworth
20 ("AINSWORTH"), individually and as designated officer of Legacy Realty, Inc., is informed
21 and alleges as follows:

22 1.

23 The Complainant, Veronica Kilpatrick, a Deputy Real Estate Commissioner of
24 the State of California, makes this Accusation in her official capacity.

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1 2.

2 All references to the "Code" are to the California Business and Professions
3 Code, and all references to "Regulations" are to Title 10, Chapter 6, California Code of
4 Regulations unless otherwise specified.

5 3.

6 A. LEGACY REALTY, INC.: From or about September 25, 2009 through
7 the present, Respondent LRI was and still is licensed and/or has license rights under the Real
8 Estate Law (Part 1 of Division 4 of the California Business and Professions Code) as a real
9 estate corporation (license number 01871658).

10 B. KEDERIO LESHUNE AINSWORTH: From or about June 23, 2003
11 through the present, Respondent AINSWORTH was and still is licensed and/or has license
12 rights under the Real Estate Law (Part 1 of Division 4 of the California Business and
13 Professions Code) as a real estate broker (license number 01305960). From or about March 12,
14 2001 to June 22, 2003, Respondent AINSWORTH was licensed as a real estate salesperson.
15 From September 25, 2009 to December 3, 2015, Respondent LRI was authorized to act by and
16 through Respondent AINSWORTH as its designated broker and officer who is responsible for
17 ensuring compliance with the Real Estate Law pursuant to Code sections 10159.2 and 10211.

18
19 FIRST CAUSE OF ACCUSATION

20 (Suspension of Corporate Rights)

21 4.

22 On or about July 31, 2009, Respondent AINSWORTH filed the Articles of
23 Incorporation of LRI with the Secretary of State of the State of California.

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According to the Statement of Information filed on or about August 5, 2011, Respondent AINSWORTH is the chief executive officer, secretary, chief financial officer, and director for Respondent LRI.

6.

On or about June 1, 2011, the California Franchise Tax board suspended Respondent LRI's powers, rights, and privileges pursuant to the provisions of the California Revenue and Taxation Code, and remain suspended to date.

7.

The suspension of corporate powers, rights, and privileges of Respondent LRI, as alleged above, are in violation of Regulation section 2742(c), and subjects its real estate license and license rights to suspension or revocation pursuant to Code sections 10177(d), 10177(f), and/or 10177(g).

SECOND CAUSE OF ACCUSATION
(Unlicensed Activities)

7.

From an unknown date through July 20, 2017, LRI through AINSWORTH sold and/or offered to sell, bought and/or offered to buy, solicited prospective sellers or purchasers of, solicited or obtained listings of, and/or negotiated the purchase or sale of real property, within the meaning of Code section 10131(a), online at <http://legacyrealty-inc.com>, in violation of Code section 10130.

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