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MAR 13 2017

BUREAU OF REAL ESTATE

By H dew

1 BUREAU OF REAL ESTATE

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3 Sacramento, CA 95813-7007

4 Telephone: (916) 263-8672

8 BEFORE THE STATE OF CALIFORNIA

9 BUREAU OF REAL ESTATE

11 To:) NO. H-3077FR
))
12 MARK CHRISTOPHER WILLIAMS II and) ORDER TO DESIST AND REFRAIN
13 ACRO DEVELOPMENT, LLC) (B&P Code Section 10086)
))
14)

15 The Real Estate Commissioner (Commissioner) of the California Bureau of Real
16 Estate (Bureau) caused an investigation to be made of the activities of MARK CHRISTOPHER
17 WILLIAMS II and ACRO DEVELOPMENT, LLC, including engaging in the business of, acting
18 in the capacity of, advertising, or assuming to act as a real estate broker in the State of California
19 within the meaning of Section 10131 (e) of the California Business and Professions Code (Code).
20 Based upon the findings of that investigation as set forth below, the Commission has determined
21 and is of the opinion that:

22 MARK CHRISTOPHER WILLIAMS II and ACRO DEVELOPMENT, LLC have
23 violated Section 10130 of the Code by engaging in the business of or acting as a real estate
24 salesperson or broker, within the meaning of Section 10131 (e) (Sell/Exchange a Real Property
25 Sales Contract).

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1 MARK CHRISTOPHER WILLIAMS II has violated Section 10137 of the Code
2 (Unlawful Compensation).

3 Furthermore, based on the investigation, the Commissioner hereby issues the
4 following Findings of Fact, Conclusions of Law, and Desist and Refrain Order under the
5 authority of Section 10086 of the Code.

6 Whenever acts referred to below are attributed to ACRO DEVELOPMENT, LLC
7 and/or MARK CHRISTOPHER WILLIAMS II those acts are alleged to have been done by
8 MARK CHRISTOPHER WILLIAMS II, acting by himself, or by and/or through one or more
9 agents, associates, affiliates, and/or co-conspirators, including, but not limited to MARK
10 CHRISTOPHER WILLIAMS II.

11 FINDINGS OF FACT

12 1. MARK CHRISTOPHER WILLIAMS II has been licensed by the Bureau
13 since January 30, 2013, as a real estate salesperson. His employing broker is Scott Tafoya.

14 2. At no time herein mentioned has ACRO DEVELOPMENT, LLC been
15 licensed by the Bureau.

16 3. During the period of the time set out below, MARK CHRISTOPHER
17 WILLIAMS II and ACRO DEVELOPMENT, LLC performed one or more of the following acts
18 for another or others, for compensation or in expectation of compensation, within the meaning of
19 Section 10131 (e) of the Code: sell or offer to sell, buy or offer to buy, exchange or offer to
20 exchange a real property sales contract.

21 4. Between January 3, 2014, and November 21, 2014, MARK CHRISTOPHER
22 WILLIAMS II entered into 16 real property sales contracts. Subsequently, MARK
23 CHRISTOPHER WILLIAMS II assigned those real property sales contracts and received an
24 assignment fee for each assignment.

25 5. Between July 16, 2015, and December 3, 2015, MARK CHRISTOPHER
26 WILLIAMS II entered into 10 real property contracts in the name of ACRO DEVELOPMENT,
27 LLC. Subsequently, MARK CHRISTOPHER WILLIAMS II assigned those real property sales

1 contracts. Assignment fees were paid for each assignment to either MARK CHRISTOPHER
2 WILLIAMS II or ACRO DEVELOPMENT, LLC.

3 6. Between January 8, 2016, and June 23, 2016, MARK CHRISTOPHER
4 WILLIAMS II entered into 11 real property contracts in the name of ACRO DEVELOPMENT,
5 LLC. Subsequently, MARK CHRISTOPHER WILLIAMS II assigned those real property sales
6 contracts. Assignment fees were paid to ACRO DEVELOPMENT, LLC.

7 CONCLUSIONS OF LAW

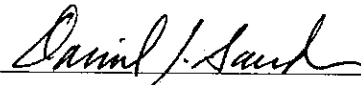
8 Based on the Findings of Fact contained in Paragraphs 1 through 6, above, MARK
9 CHRISTOPHER WILLIAMS II and ACRO DEVELOPMENT, LLC, has assigned real property
10 contracts for compensation which require a real estate broker license under Section 10131 (e) of
11 the Code. Furthermore, MARK CHRISTOPHER WILLIAMS II accepted unlawful compensation
12 in the form of assignment fees. Thus, MARK CHRISTOPHER WILLIAMS II violated Sections
13 10130 and 10137 of the Code. ACRO DEVELOPMENT, LLC has violated Section 10130 of the
14 Code.

15 DESIST AND REFRAIN ORDER

16 Based on the Findings of Fact and Conclusions of Law stated herein, MARK
17 CHRISTOPHER WILLIAMS II and ACRO DEVELOPMENT, LLC, ARE HEREBY
18 ORDERED to immediately Desist and Refrain from performing any and all acts within the State
19 of California for which a real estate broker license is required, unless and until a real estate
20 broker license is obtained.

21 DATED: 3/6/17

22
23 WAYNE S. BELL
24 REAL ESTATE COMMISSIONER

25 
26 By: DANIEL J. SANDRI
27 Chief Deputy Commissioner

-NOTICE-

1
2 Business and Professions Code Section 10139 provides that "Any person acting
3 as a real estate broker or real estate salesperson without a license or who advertises using words
4 indicating that he or she is a real estate broker without being so licensed shall be guilty of a
5 public offense punishable by a fine not exceeding twenty thousand dollars (\$20,000), or by
6 imprisonment in the county jail for a term not to exceed six months, or by both fine and
7 imprisonment; or if a corporation, be punished by a fine not exceeding sixty thousand dollars
8 (\$60,000)...."