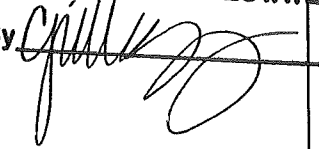


FILED

JUN 17 2015

BUREAU OF REAL ESTATE

By 

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6  
7  
8 BEFORE THE BUREAU OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \*

11 In the Matter of the Accusation of )	No. H-04726 SD
12 DELCORP MANAGEMENT CO., INC.; )	<u>ACCUSATION</u>
13 RAYMOND KEITH WILLIAMSON, )	
14 individually, and as designated officer )	
of Delcorp Management Co., Inc.; and )	
14 TRACY SCOTT DELBUONO, )	
15 Respondents. )	

16  
17 The Complainant, Veronica Kilpatrick, a Deputy Real Estate Commissioner of  
18 the State of California, acting in her official capacity, for cause of Accusation against  
19 DELCORP MANAGEMENT CO., INC., RAYMOND KEITH WILLIAMSON, individually  
20 and as designated officer of Delcorp Management Co., Inc., and TRACY SCOTT  
21 DELBUONO ("Respondents") alleges as follows:

22 1.

23 All references to the "Code" are to the California Business and Professions Code  
24 and all references to "Regulations" are to Title 10, Chapter 6, California Code of Regulations.

25 2.

26 Respondent DELCORP MANAGEMENT CO., INC. ("DMCI") is presently  
27 licensed and/or has license rights under the Real Estate Law, Part 1 of Division 4 of the

1 California Business and Professions Code as a corporate real estate broker. Respondent was  
2 originally licensed as a corporate real estate broker by the Bureau of Real Estate (“Bureau”) on  
3 or about March 5, 2008, with real estate broker Lynn Galligan as its designated officer.  
4 Beginning September 16, 2011, and continuing to the present, the designated officer of DMCI  
5 has been Respondent RAYMOND KEITH WILLIAMSON.

6 3.

7 Respondent RAYMOND KEITH WILLIAMSON (“WILLIAMSON”) is  
8 presently licensed and/or has license rights under the Real Estate Law, Part 1 of Division 4 of  
9 the California Business and Professions Code as a real estate broker. Respondent  
10 WILLIAMSON was originally licensed by the Bureau as a real estate broker on June 14, 1968,  
11 and his license is due to expire on June 5, 2016.

12 4.

13 Respondent TRACY SCOTT DELBUONO (“DELBUONO”) is presently  
14 licensed and/or has license rights under the Real Estate Law, Part 1 of Division 4 of the  
15 California Business and Professions Code as a real estate salesperson. Respondent  
16 DELBUONO was originally licensed by the Bureau as a real estate salesperson on October 27,  
17 2008, and his license is due to expire on October 26, 2016. From July 22, 2011, until June 15,  
18 2014, Respondent DELBUONO was licensed with the Bureau in the employ of DMCI.  
19 Beginning August 29, 2014, and continuing to the present, DELBUONO has been licensed with  
20 the Bureau in the employ of Respondent WILLIAMSON.

21 5.

22 At all times herein relevant, Respondents engaged in the business of, acted in the  
23 capacity of, advertised or assumed to act as real estate brokers in the State of California within  
24 the meaning of Code Sections 10131(b). Their activities included soliciting listings of places  
25 for rent, soliciting for prospective tenants, and/or management of residential rental real property  
26 for and on behalf of others for compensation.

27 ///



1 10.

2 Beginning March 1, 2013, and continuing to December 31, 2013, Respondent  
3 DELBUONO collected rental income from the above-referenced property management  
4 activities as a licensed employee of DMCI. However, for the months September, 2013, and  
5 November, 2013, Respondent DELBUONO paid Vivian B. her rental proceeds using a  
6 cashier's check from DELBUONO's personal account, and not from the account of DMCI in  
7 violation of Code Section 10145. In December, 2013, Respondents DELBUONO and DMCI  
8 collected rental income from the above-referenced property management activities, but failed to  
9 pay any rental proceeds to the property owner. Respondents DELBUONO and DMCI currently  
10 owe proceeds to the property owner in excess of \$1,525.00.

11 11.

12 Respondents DELBUONO's and DMCI's activities constitute a course of  
13 conduct which includes the activities described in paragraphs 9 and 10, above, by way of  
14 example, but is by no means limited to that named consumer and her experience.

15 12.

16 The conduct of Respondents DELBUONO and DMCI, as alleged above, is in  
17 violation of Code Sections 10145, 10176(e), and 10176(i) and subjects the real estate licenses  
18 and license rights of Respondents DELBUONO and DMCI to suspension or revocation  
19 pursuant to Code Sections 10176(e), 10176(i), 10177(d) and/or 10177(g).

20 THIRD CAUSE OF ACCUSATION

21 (Suspension of Corporation Status – DMCI)

22 13.

23 On or about July 2, 2012, the Franchise Tax Board of the State of California  
24 suspended the powers, rights and privileges of Respondent DMCI pursuant to the provisions of  
25 the California Revenue and Taxation Code. The corporate powers, rights and privileges of  
26 Respondent DMCI remain suspended to date.

27 ///

1 14.

2 The conduct of Respondent DMCI as alleged above, is in violation of Section  
3 2742(c) of Title 10, Chapter 6, California Code of Regulations, and subjects its real estate  
4 license and license rights to suspension or revocation pursuant to Code Section 10177(d) and  
5 10177(f).

6 FOURTH CAUSE OF ACCUSATION

7 (Failure to Supervise – WILLIAMSON)

8 15.

9 Based on the conduct alleged in paragraphs 6, 7, 9, 10, and 11, above,  
10 Respondent WILLIAMSON failed to exercise reasonable supervision over the activities of  
11 DMCI to ensure compliance with the Real Estate Laws and the Commissioner’s Regulations in  
12 violation of Code Sections 10159.2, 10177(g), and 10177(h) and Regulation 2725.

13 16.

14 The conduct, acts and omissions of Respondent WILLIAMSON as set forth  
15 above, are cause for the suspension or revocation of the license and license rights of  
16 Respondent WILLIAMSON pursuant to Code Sections 10177(d), 10177(g), and/or 10177(h).

17 17.

18 California Business and Professions Code Section 10106 provides, in pertinent  
19 part, that in any order issued in resolution of a disciplinary proceeding before the Bureau, the  
20 Commissioner may request the administrative law judge to direct a licensee found to have  
21 committed a violation of this part to pay a sum not to exceed the reasonable costs of  
22 investigation and enforcement of the case.

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27 ///

