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FILED

JAN - 9 2026

DEPT. OF REAL ESTATE

By- 

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)	No. H-05919 SD
)	
CAL-PROP MANAGEMENT INC,)	<u>A C C U S A T I O N</u>
doing business as Cal-Prop Construction)	
and Cal-Prop Realty, and)	
RICHARD NEIL THORTON,)	
individually and as designated officer of,)	
Cal-Prop Management Inc,)	
)	
Respondents.)	

The Complainant, Veronica Kilpatrick, a Supervising Special Investigator of the State of California, for cause of Accusation against CAL-PROP MANAGEMENT INC, doing business as Cal-Prop Construction and Cal-Prop Realty, and RICHARD NEIL THORTON, individually and as designated officer of Cal-Prop Management Inc ("Respondents"), is informed and alleges as follows:

1.

The Complainant, Veronica Kilpatrick, acting in her official capacity as a Supervising Special Investigator of the State of California, makes this Accusation against CAL-PROP MANAGEMENT INC and RICHARD NEIL THORTON.

Accusation of CAL-PROP MANAGEMENT INC and RICHARD NEIL THORTON

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2.

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

LICENSE HISTORY

3.

Respondent CAL-PROP MANAGEMENT INC ("CAL-PROP MANAGEMENT") presently has license rights under the Real Estate Law, Part 1 of Division 4 of the Code as a corporate real estate broker.

4.

Respondent RICHARD NEIL THORTON ("THORTON") presently has license rights as a real estate broker.

5.

Respondent CAL-PROP MANAGEMENT is licensed by the Department of Real Estate ("Department") as a corporate real estate broker by and through Respondent THORTON, as the designated officer and broker responsible, pursuant to Code section 10159.2, for supervising the activities requiring a real estate license conducted on behalf of CAL-PROP MANAGEMENT, or by CAL-PROP MANAGEMENT'S officers, agents and employees.

6.

Alexis Vega is not now, and has never been, licensed by the Department in any capacity.

PRIOR LICENSE DISCIPLINE

7.

On or about March 27, 2006, the Department filed an Accusation against Respondents CAL-PROP MANAGEMENT and THORTON in Case No. H-03471 SD.

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8.

On or about October 23, 2006, the Real Estate Commissioner in Case No. H-03471 SD adopted as his Decision (“Decision”) effective on or about November 15, 2006, a Stipulation and Agreement entered on or about September 8, 2006, by Respondents CAL-PROP MANAGEMENT and THORTON and the Department where CAL-PROP MANAGEMENT and THORTON stipulated to the acts and omissions in the Accusation as grounds for disciplinary action under Code sections 10145 and 10177(d) and Regulations sections 2731, 2831, 2831.1, 2831.2, 2832.1, 2834, and 2835 for CAL-PROP MANAGEMENT and Code sections 10159.2 and 10177(h) for THORTON. The Decision provided that CAL-PROP MANAGEMENT’S and THORTON’S licenses were suspended for 30 days with the suspensions stayed upon terms and conditions.

9.

On or about December 3, 2011, the Department filed an Accusation against Respondents CAL-PROP MANAGEMENT and THORTON in Case No. H-04249 SD.

10.

On or about January 28, 2013, the Real Estate Commissioner in Case No. H-04249 SD adopted as his Decision (“Decision”) effective on or about November 14, 2013, a Stipulation and Agreement entered on or about December 18, 2012, by Respondents CAL-PROP MANAGEMENT and THORTON and the Department where CAL-PROP MANAGEMENT and THORTON stipulated to the acts and omissions in the Accusation as grounds for disciplinary action under Code sections 10145, 10177(d), and 10177(g) and Regulations sections 2831.2, 2832.1, and 2834 for CAL-PROP MANAGEMENT and Code sections 10159.2, 10177(d), 10177(g), and 10177(h) for THORTON. The Decision provided that CAL-PROP MANAGEMENT’S license was revoked with the right to a restricted corporate real estate broker license upon terms and conditions and THORTON’S license was revoked with the right to a restricted real estate salesperson license upon terms and conditions.

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1 UNLICENSED REAL ESTATE ACTIVITY

2 11.

3 On or about December 30, 2011, Presidio Real Estate, Inc and property owner
4 W. Hilsdorf entered into a property management agreement for real property at
5 2144 30th Street, San Diego, California 92104 (“San Diego property”).

6 12.

7 On or about July 16, 2013, Respondent CAL-PROP MANAGEMENT acquired
8 from Presidio Real Estate Inc the property management account of the San Diego property.

9 13.

10 On or about July 23, 2024, Respondent CAL-PROP MANAGEMENT and
11 tenants C. Macbult and J. Simpkins entered into a residential lease for the San Diego property.
12 Alexis Vega signed the residential lease as Landlord or authorized agent for
13 CAL-PROP MANAGEMENT.

14 DEPARTMENT OF REAL ESTATE INVESTIGATION

15 14.

16 On or about April 15, 2025, the Department Special Investigator requested from
17 Respondents CAL-PROP MANAGEMENT and THORTON documents related to the property
18 management activities of CAL-PROP MANAGEMENT.

19 15.

20 On or about April 15, 2025, the Department Special Investigator went to the
21 website of Respondent CAL-PROP MANAGEMENT at <https://www.cal-prop.com>, which
22 listed Alexis Vega as one of the Property Managers for CAL-PROP MANAGEMENT and the
23 Contact for the San Diego property.

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16.

On or about April 30, 2025, Respondents CAL-PROP MANAGEMENT and THORTON provided the Department Special Investigator with the employment agreements of CAL-PROP MANAGEMENT'S licensees except for salesperson Bradley Dean Coe. THORTON said about the employment agreement for Bradley Dean Coe, "looking for document".

17.

On or about June 30, 2025, Respondents CAL-PROP MANAGEMENT and THORTON provided the Department Special Investigator with CAL-PROP MANAGEMENT'S itemized wage statement for Alexis Vega for the July 16-31, 2024, pay period. THORTON also informed the Department Special Investigator that Alexis Vega was no longer employed by CAL-PROP MANAGEMENT as of June 25, 2025.

FIRST CAUSE OF ACTION

(PROHIBITED EMPLOYMENT OR COMPENSATION OF UNLICENSED PERSON)

18.

The conduct, acts, and omissions of Respondent CAL-PROP MANAGEMENT, as described in Paragraphs 3 through 17 above, are in violation of Code sections 10130, 10137, 10177(d), and/or 10177(g), and constitute cause under Code sections 10137, 10177(d), and/or 10177(g) for the suspension or revocation of all the licenses, license endorsements, and license rights of CAL-PROP MANAGEMENT.

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SECOND CAUSE OF ACTION

(LACK OF BROKER SALESPERSON AGREEMENT)

19.

The conduct, acts, and omissions of Respondent CAL-PROP MANAGEMENT, as described in Paragraphs 3 through 17 above, are in violation of Code section 10148 and/or Regulations section 2726, and constitute cause under Code sections 10177(d) and/or 10177(g) for the suspension or revocation of all the licenses, license endorsements, and license rights of CAL-PROP MANAGEMENT.

THIRD CAUSE OF ACTION

(FAILURE TO SUPERVISE)

20.

The conduct, acts, or omissions of Respondent THORTON, as described in Paragraphs 3 through 17 above, in failing to ensure compliance of the Real Estate Law by Respondent CAL-PROP MANAGEMENT, is in violation of Code section 10159.2 and Regulations section 2725, and constitutes cause under Code sections 10177(d), 10177(g), and/or 10177(h) for the suspension or revocation of all the licenses, license endorsements, and license rights of THORTON.

21.

Code section 10106 provides, in pertinent part, that in any order issued in resolution of a disciplinary proceeding before the Department of Real Estate, the Commissioner may request the administrative law judge to direct a licensee found to have committed a violation of this part to pay a sum not to exceed the reasonable costs of the investigation and enforcement of the case.

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1 WHEREFORE, Complainant prays that a hearing be conducted on the
2 allegations of this Accusation and that upon proof thereof, a decision be rendered imposing
3 disciplinary action against all the licenses and license rights of Respondents CAL-PROP
4 MANAGEMENT INC and RICHARD NEIL THORTON under the Real Estate Law, for the
5 cost of investigation and enforcement as permitted by law, and for such other and further relief
6 as may be proper under other applicable provisions of law.

7
8 Dated at San Diego, California
9 this 9th day of January, 2026

10 

11 _____
12 Veronica Kilpatrick
13 Supervising Special Investigator

14 cc: CAL-PROP MANAGEMENT INC
15 RICHARD NEIL THORTON
16 Veronica Kilpatrick
17 Sacto.