DEPARTMENT OF REAL ESTATE
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FILED

APR -9 2012

DEPARTMENT OF REAL ESTATE
BY:

STATE OF CALIFORNIA

DEPARTMENT OF REAL ESTATE

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To: TIMESHARE GOLDLINE; and GEORGE WEST, Respondents.	NO. H-38029 LA ORDER TO DESIST AND REFRAIN (B&P Code Section 10086)

The Commissioner (Commissioner) of the California Department of Real Estate (Department) caused an investigation to be made of the activities of TIMESHARE GOLDLINE ("TG"), and GEORGE WEST ("WEST"). Based on the investigation, the Commissioner has determined that TG and WEST have engaged in, are engaging in, or are attempting to engage in, acts or practices constituting violations of the California Business and Professions Code ("Code") and/or Title 10, Chapter 6, California Code of Regulations ("Regulations"), including the business of, acting in the capacity of, and/or advertising or assuming to act as, a real estate broker in the State of California within the

meaning of Code Sections 10131(a)(soliciting and obtaining listings, and negotiating the purchase, sale or exchange of real property) and 10131.2 (charging an advance fee in connection with the purchase, sale, exchange or listing of real property). Furthermore, based on the investigation, the Commissioner hereby issues the following Findings of Fact, Conclusions of Law, and Desist and Refrain Order under the authority of Section 10086 of the Code.

Whenever acts referred to below are attributed to TG or WEST, those acts are alleged to have been done by TG or WEST, acting by themselves, or by and/or through one or more agents, associates, affiliates, and/or co-conspirators.

FINDINGS OF FACT

1. At no time herein mentioned has TG or WEST been licensed by the Department in any capacity.

2. During the period of time set out below, TG and/or WEST solicited real property listings and collected an advance fee to do one or more of the following acts for another or others, for or in expectation of compensation: offer to list for sale, and negotiate the purchase, sale or exchange of interests in real property, to wit: timeshares.

3. For an unknown period of time prior to March, 2010, through and including the present time, TG and WEST advertised, and continue to advertise, their services under the business name TIMESHARE GOLDLINE on a website located at http://www.timesharegoldline.com. Those advertisements solicited, and continue to solicit for sale listings and offer

to arrange purchases, sales or exchanges of timeshare properties in exchange for the payment of an advance fee.

4. On or about March 10, 2010, TG and WEST entered into a written agreement with John L. concerning the sale or exchange of his timeshare property located in California, obligating John L. to pay to TG and WEST as their advance fee for services $1,998 in violation of Code Sections 10130, 10131(a) and 10131.2.

CONCLUSIONS OF LAW

5. Based on the findings of fact contained in paragraphs 1 through 4, TG and WEST, acting by themselves, or by and/or through one or more agents, associates, affiliates, and/or co-conspirators solicited real property listings and collected an advance fee to do one or more of the following acts for another or others, for or in expectation of compensation: offer to list for sale, and/or negotiate the purchase, sale or exchange of interests in real property, to wit: timeshares, which requires a real estate license under Code Sections 10131(a) and 10131.2, during a period of time when neither TG and WEST were licensed by the Department in any capacity, in violation of Code Section 10130.

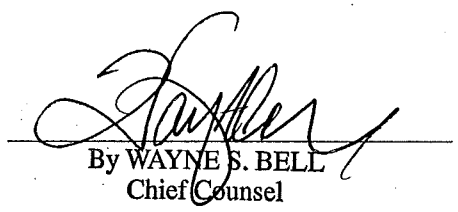
DESIST AND REFRAIN ORDER

Based on the Findings of Fact and Conclusions of Law stated herein, TIMESHARE GOLDLINE and GEORGE WEST ARE HEREBY ORDERED to immediately desist and refrain from performing any acts within the State of California for which a real estate broker license is required, and in particular, doing one or more

of the following acts for another or others, for or in expectation of compensation: offer to list for sale, and/or negotiate the purchase, sale or exchange of interests in real property, unless and until TIMESHARE GOLDLINE and GEORGE WEST obtain a real estate broker license issued by the Department.

DATED: March 29, 2012.

Real Estate Commissioner



By WAYNE S. BELL
Chief Counsel

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

cc: TIMESHARE GOLDLINE
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GEORGE WEST
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