

1 DEPARTMENT OF REAL ESTATE
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FILED

JUL 07 2021

DEPARTMENT OF REAL ESTATE
By *R. deW*

8 **BEFORE THE STATE OF CALIFORNIA**
9 **DEPARTMENT OF REAL ESTATE**
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11 To:) NO. H-3345 FR
12)
13 BLUE SKY CENTRAL PROPERTY) ORDER TO DESIST AND REFRAIN
14 MANAGEMENT INC and) (B&P Code Section 10086)
KENNETH ANDREW TURNER)
_____)

15 The Real Estate Commissioner (Commissioner) of the California Department of
16 Real Estate (Department) caused an investigation to be made of the activities of BLUE SKY
17 CENTRAL PROPERTY MANAGEMENT INC (BLUE SKY) and KENNETH ANDREW
18 TURNER (TURNER), including engaging in the business of, acting in the capacity of,
19 advertising, or assuming to act as a real estate broker in the State of California within the
20 meaning of Section 10131 (b) of the California Business and Professions Code (Code). Based
21 upon the findings of that investigation as set forth below, the Commissioner has determined and
22 is of the opinion that:

23 BLUE SKY and TURNER has violated Section 10130 of the Code by engaging in
24 the business of or acting as a real estate broker, within the meaning of Section 10131 (b)
25 (Engaging in Property Management Activities) of the Code without first having obtained a real
26 estate broker license from the Department. Furthermore, based on the investigation, the

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1 Commissioner hereby issues the following Findings of Fact, Conclusions of Law, and Desist and
2 Refrain Order under the authority of Section 10086 of the Code.

3 FINDINGS OF FACT

4 1. On January 11, 2007, the Department issued a real estate broker license to
5 TURNER, license number 01354806.

6 2. On October 5, 2007, the Department issued a real estate broker corporation
7 license to BLUE SKY, license number 01831031, with TURNER as the designated broker
8 officer.

9 3. On January 19, 2018, in Case No. H-3158 FR, the Department filed an
10 Accusation against BLUE SKY and TURNER alleging grounds for the suspension or revocation
11 of all licenses and licensing rights pursuant to Sections 10176 (i), 10177(d), 10177(g), and 10177
12 (h) of the Code, in conjunction with Sections 10145 and 10159.2 of the Code, and Sections 2725,
13 2831.2 and 2832.1 of Title 10 of the California Code of Regulations (Regulations).

14 4. Effective October 8, 2018, in Case No. H-3158 FR, the Commissioner
15 revoked the licenses and licensing rights of BLUE SKY and granted the right to the issuance of a
16 restricted real estate broker corporation license pursuant to Section 10156.5, provided BLUE
17 SKY made application therefor and paid an appropriate fee for the restricted license within 90
18 days from the effective date of the Decision.

19 5. Effective October 8, 2018, in Case No. H-3158 FR, the Commissioner
20 revoked the licenses and licensing rights of TURNER and granted the right to the issuance of a
21 restricted real estate broker license pursuant to Section 10156.5, provided TURNER made
22 application therefor and paid an appropriate fee for the restricted license within 90 days from the
23 effective date of the Decision.

24 6. BLUE SKY failed to apply for a restricted real estate broker corporation
25 license and pay the appropriate fees within 90 days of the effective date of the Order and
26 Decision.

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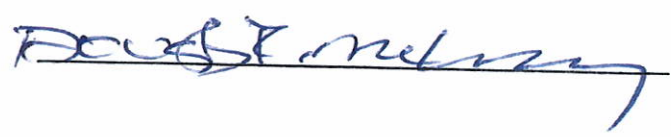
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DESIST AND REFRAIN ORDER

Based on the Findings of Fact and Conclusions of Law stated herein, BLUE SKY CENTRAL PROPERTY MANAGEMENT INC and KENNETH ANDREW TURNER IS HEREBY ORDERED to immediately Desist and Refrain from performing any and all acts within the State of California for which a real estate broker license is required, in particular, to immediately Desist and Refrain from providing or participating in property management services for others and for compensation unless and until a real estate broker license is obtained.

DATED: 6.3.21

DOUGLAS R. McCAULEY
REAL ESTATE COMMISSIONER



-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)...."