

1 BUREAU OF REAL ESTATE  
2 1651 Exposition Blvd.  
3 P. O. Box 137007  
4 Sacramento, CA 95813-7007

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**FILED**

MAY 28 2015

BUREAU OF REAL ESTATE

By K. Centurias

8 BEFORE THE  
9 STATE OF CALIFORNIA  
10 BUREAU OF REAL ESTATE

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12  
13 To: ) NO. H-6259 SAC  
14 )  
15 BEACON HILL TRAVEL SERVICE, INC. ) ORDER TO DESIST AND REFRAIN  
16 ) (B&P Code Section 10086)

17 The Commissioner (Commissioner) of the California Bureau of Real Estate  
18 (Bureau) has caused an investigation to be made of the activities of BEACON HILL TRAVEL  
19 SERVICE, INC. (BEACON HILL). Based on that investigation, the Commissioner has  
20 determined that BEACON HILL has engaged in, is engaging in, or is attempting to engage in,  
21 acts or practices constituting violations of the California Business and Professions Code (Code)  
22 including participating in the sale of real property and/or or assuming to act as a real estate  
23 broker in the State of California within the meaning of Code Sections 10130 and 10131(a)  
24 (property resale). Furthermore, based on the investigation, the Commissioner hereby issues the  
25 following Findings of Fact and Desist and Refrain Order under the authority of Code Section  
26 10086.

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1 FINDINGS OF FACT

2 1. At no time herein mentioned has BEACON HILL been licensed by the  
3 Bureau in any capacity.

4 2. BEACON HILL secured a buyer, Armando F.O. (Armando), on behalf of  
5 sellers, California residents Michael and Linda M. (Michael and Linda), for the sale of their  
6 timeshare located in Mexico.

7 3. On about July 3, 2014, BEACON HILL, Armando, Michael and Linda entered  
8 into a Guaranteed Purchase/Sale/Escrow Contract #29437 (Purchase Contract) for the sale of  
9 Michael and Linda's timeshare property located in Mexico, which Purchase Contract provides  
10 the following: "Buyer shall purchase and Seller shall sell One (1) Registered/Member Week(s)  
11 Plus One (1) Bonus Week(s), Every Year on a One (1)-Bedroom Unit in the Villa Del Palmar  
12 Resorts in Mexico, Buyer's ownership and usage commencing with 2014 Intervals (hereinafter  
13 "Timeshare"); ..." for the purchase price in the amount of about \$36,500.00. BEACON HILL  
14 charged Michael and Linda a fee of about 5 percent of the Total Purchase Price and charged  
15 Armando the same fee, 5 percent of the Total Purchase Price, for a total fee of about 10 percent  
16 for the transaction.

17 CONCLUSIONS OF LAW

18 Based on the Findings of Fact contained in Paragraphs 1 through 3, above,  
19 BEACON HILL has participated in a property resale which requires a real estate license under  
20 Code Sections 10130 and 10131(a) during a period of time when BEACON HILL was not  
21 licensed by the Bureau in any capacity.

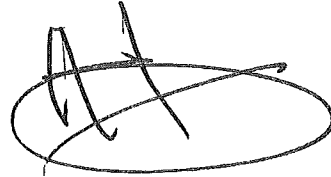
22 DESIST AND REFRAIN ORDER

23  
24 Based upon the Findings of Fact and Conclusions of Law stated herein,  
25 BEACON HILL TRAVEL SERVICE, INC., IS HEREBY ORDERED to immediately Desist  
26 and Refrain from performing any acts within the State of California for which a real estate  
27 license is required, and in particular, to immediately Desist and Refrain from soliciting for and/or

1 participating in property sales for others for compensation unless and until an appropriate license  
2 is issued by the Bureau.

3  
4 DATED: APRIL 22, 2015

5 REAL ESTATE COMMISSIONER

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10 By: JEFFREY MASON  
Chief Deputy Commissioner

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15 **- NOTICE -**

16 Business and Professions Code Section 10139 provides that, "Any person acting  
17 as a real estate broker or real estate salesperson without a license or who advertises using words  
18 indicating that he or she is a real estate broker without being so licensed shall be guilty of a  
19 public offense punishable by a fine not exceeding twenty thousand dollars (\$20,000), or by  
20 imprisonment in the county jail for a term not to exceed six months, or by both fine and  
21 imprisonment; or if a corporation, be punished by a fine not exceeding sixty thousand dollars  
22 (\$60,000) . . ."

23  
24 cc: **Beacon Hill Travel Service, Inc.**  
25 Attention: John Robert Davis  
26 859 Willard Street, Suite 400  
Quincy, Massachusetts 02169