

1 DEPARTMENT OF REAL ESTATE
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FILED
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DEPARTMENT OF REAL ESTATE
By J. Taggart

8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 To:

12 WILLIAM EDWARD GEORGE and
13 CHARITY A. GEORGE,

No. H-7111 SAC

ORDER TO DESIST AND REFRAIN
(B & P Code Section 10086)

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15 The Real Estate Commissioner of the State of California (Commissioner) has
16 caused an investigation to be made of the activities of WILLIAM EDWARD GEORGE
17 (WILLIAM) and CHARITY A. GEORGE (CHARITY), including engaging in the business of,
18 acting in the capacity of, advertising, or assuming to act as a real estate broker in the State of
19 California within the meaning of Section 10131(b) of the California Business and Professions
20 Code (the Code). Based upon the findings of that investigation, as set forth below, the
21 Commissioner has determined and is of the opinion that:

22 WILLIAM has violated Section 10137 of the Code by employing and/or
23 compensating one or more unlicensed persons to act in the capacity of a real estate broker or
24 salesperson; and CHARITY has violated Section 10130 of the Code by engaging in the business
25 of or acting as a real estate salesperson or broker, within the meaning of Section 10131(b) (real
26 property management) of the Code without first having obtained a real estate broker license from
27 the California Department of Real Estate (Department). Whenever acts referred to below are

1 attributed to WILLIAM, those acts are alleged to have been done by CHARITY, acting by herself
2 or by and/or through one or more agents, associates, and/or co-conspirators, and using other
3 names including but not limited to Madison Holding Company, Inc., or fictitious names
4 unknown at this time (the related entities).

5 FINDINGS OF FACT

6 1. At all times mentioned herein, WILLIAM has been licensed by the
7 Department as a real estate broker.

8 2. At no time mentioned herein was CHARITY licensed by the Department
9 as a real estate broker or real estate salesperson.

10 3. At all times mentioned herein, beginning in June of 2019, and
11 continuing up to at least March of 2022, WILLIAM and CHARITY engaged in the business of,
12 acted in the capacity of, or assumed to act as a real estate broker within the State of California
13 within the meaning of Section 10131(b) of the Code, including leasing or renting or offering to
14 lease or rent, or places for rent, or soliciting listings of places for rent, or soliciting prospective
15 tenant, or negotiating the sale, purchase or exchange of leases on real property, or on a business
16 opportunity, or collecting rents from real property or improvement thereon, or from business
17 opportunities, including but not limited to that certain real property commonly known as 1164
18 Vanderbilt Way, Sacramento, California.

19 4. From approximately June of 2019, through March of 2022,
20 WILLIAM employed and/or compensated CHARITY for performing the acts set out above
21 which require a real estate license pursuant to Section 10131(b) of the Code (property
22 management activities).

23 CONCLUSIONS OF LAW

24 1. Based on the Findings of Fact contained in Paragraphs 1 through 4, above,
25 CHARITY has performed and/or participated in property management activities which require a
26 real estate license under Section 10131(b) of the Code during a period of time when she was not
27 licensed by the Department in any capacity, in violation of Section 10130 of the Code.

1 2. Based on the Findings of Fact contained in Paragraphs 1 through 4, above,
2 WILLILAM employed and/or compensated CHARITY to act in the capacity of a real estate
3 broker or salesperson in violation of Section 10137 of the Code.

4 DESIST AND REFRAIN ORDER

5 Now, therefore, CHARITY A. GEORGE IS HEREBY ORDERED to
6 immediately Desist and Refrain from:

7 1. Performing any and all acts within the State of California for which a real
8 estate salesperson or broker license is required, unless and until they obtain a real estate
9 salesperson or broker license.

10 Now, therefore, WILLIAM EDWARD GEORGE IS HEREBY ORDERED to
11 immediately Desist and Refrain from:

12 1. Employing and/or compensating any person for performing any acts
13 which require a real estate license within the State of California unless and until that person has
14 obtained from the Department a real estate salesperson or real estate broker license.

15 DATED: 4.14.22

16 DOUGLAS R. McCAULEY
17 REAL ESTATE COMMISSIONER

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20 NOTICE

21 Business and Professions Code Section 10139 provides that “Any person acting
22 as a real estate broker or real estate salesperson without a license or who advertises using words
23 indicating that he or she is a real estate broker without being so licensed shall be guilty of a
24 public offense punishable by a fine not exceeding twenty thousand dollars (\$20,000), or by
25 imprisonment in the county jail for a term not to exceed six months, or by both fine and
26 imprisonment; or if a corporation, be punished by a fine not exceeding sixty thousand dollars
27 (\$60,000).”