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DEPARTMENT OF REAL ESTATE
320 W. 4th Street, Suite 350
Los Angeles, CA 90013

Telephone: (213) 576-6982

FILED

APR -9 2012

DEPARTMENT OF REAL ESTATE
BY: *[Signature]*

STATE OF CALIFORNIA
DEPARTMENT OF REAL ESTATE

To:)	
)	NO. H- 38029 LA
TIMESHARE GOLDLINE;)	
and GEORGE WEST,)	ORDER TO DESIST AND
)	REFRAIN
)	
Respondents.)	(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

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

3 4. On or about March 10, 2010, TG and WEST entered into a
4 written agreement with John L. concerning the sale or exchange
5 of his timeshare property located in California, obligating
6 John L. to pay to TG and WEST as their advance fee for services
7 \$1,998 in violation of Code Sections 10130, 10131(a) and
8 10131.2.

9 CONCLUSIONS OF LAW

10 5. Based on the findings of fact contained in paragraphs 1
11 through 4, TG and WEST, acting by themselves, or by and/or
12 through one or more agents, associates, affiliates, and/or co-
13 conspirators solicited real property listings and collected an
14 advance fee to do one or more of the following acts for another
15 or others, for or in expectation of compensation: offer to list
16 for sale, and/or negotiate the purchase, sale or exchange of
17 interests in real property, to wit: timeshares, which requires
18 a real estate license under Code Sections 10131(a) and 10131.2,
19 during a period of time when neither TG and WEST were licensed
20 by the Department in any capacity, in violation of Code Section
21 10130.

22 DESIST AND REFRAIN ORDER

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

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

6 DATED: March 29, 2012.

8 Real Estate Commissioner

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12 By WAYNE S. BELL
13 Chief Counsel

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16 **Notice:** Business and Professions Code Section 10139 provides
17 that "Any person acting as a real estate broker or real estate
18 salesperson without a license or who advertises using words
19 indicating that he or she is a real estate broker without being
20 so licensed shall be guilty of a public offense punishable by a
21 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)."

22 cc: TIMESHARE GOLDLINE
23 c/o COMPANIES INCORPORATED
24 28015 Smyth Drive
Valencia, CA 91355

25 GEORGE WEST
26 c/o COMPANIES INCORPORATED
27 28015 Smyth Drive
Valencia, CA 91355