1 and	
	DEPARTMENT OF REAL ESTATE 320 W. 4 th Street, Suite 350
. 3	Los Angeles, CA 90013 Telephone: (213) 576-6982
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5	APR -9 2012
6	DEPARTMENT/OF REAL ESTATE BY:
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8	STATE OF CALIFORNIA
9	DEPARTMENT OF REAL ESTATE
10	***
11	То:
12) NO. H- 38029 LA TIMESHARE GOLDLINE;
13	and GEORGE WEST,) ORDER TO DESIST AND
14) REFRAIN)
15	Respondents.)(B&P Code Section 10086))
16)
17	The Commissioner (Commissioner) of the California
18	Department of Real Estate (Department) caused an investigation to
19	be made of the activities of TIMESHARE GOLDLINE ("TG"), and
20	GEORGE WEST ("WEST"). Based on the investigation, the
21	Commissioner has determined that TG and WEST have engaged in, are
22	engaging in, or are attempting to engage in, acts or practices
-23	constituting violations of the California Business and
24	Professions Code ("Code") and/or Title 10, Chapter 6, California
25	Code of Regulations ("Regulations"), including the business of,
26	acting in the capacity of, and/or advertising or assuming to act
27	as, a real estate broker in the State of California within the

- 1 -

meaning of Code Sections 10131(a) (soliciting and obtaining 1 2 listings, and negotiating the purchase, sale or exchange of real 3 property) and 10131.2 (charging an advance fee in connection with 4 the purchase, sale, exchange or listing of real property). 5 Furthermore, based on the investigation, the Commissioner hereby 6 issues the following Findings of Fact, Conclusions of Law, and 7 Desist and Refrain Order under the authority of Section 10086 of 8 the Code. Whenever acts referred to below are attributed to TG or 10 WEST, those acts are alleged to have been done by TG or WEST, 11 acting by themselves, or by and/or through one or more agents, 12 associates, affiliates, and/or co-conspirators. 13 FINDINGS OF FACT 14 At no time herein mentioned has TG or WEST been licensed 1. 15 by the Department in any capacity. 16 During the period of time set out below, TG and/or WEST 2. 17 solicited real property listings and collected an advance fee 18 to do one or more of the following acts for another or others, 19 for or in expectation of compensation: offer to list for sale, 20 and negotiate the purchase, sale or exchange of interests in 21 real property, to wit: timeshares. 22 3. For an unknown period of time prior to March, 2010, 23 through and including the present time, TG and WEST advertised, 24 and continue to advertise, their services under the business 25 name TIMESHARE GOLDLINE on a website located at 26 http://www.timesharegoldline.com. Those advertisements solicited, and continue to solicit for sale listings and offer 27

- 2 -

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

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 advance fee to do one or more of the following acts for another 14 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 a real estate license under Code Sections 10131(a) and 10131.2, 18 19 during a period of time when neither TG and WEST were licensed by the Department in any capacity, in violation of Code Section 20 21 10130.

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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

- 3 -

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. <u>Alarch 29</u>, 2012. 6 DATED: 7 8 Real Estate Commissioner 9 10

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

- 4 -

Chief Counsel

22 CC: TIMESHARE GOLDLINE C/O COMPANIES INCORPORATED 23 28015 Smyth Drive Valencia, CA 91355

24	
	GEORGE WEST
25	
	28015 Smyth Drive
26	Valencia, CA 91355