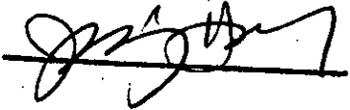


1 Department of Real Estate  
2 320 West 4<sup>th</sup> Street, Suite 350  
3 Los Angeles, CA 90013-1105  
4 Telephone: (213) 576-6982

**FILED**  
JUL 08 2002

DEPARTMENT OF REAL ESTATE

By 

7 BEFORE THE DEPARTMENT OF REAL ESTATE

8 STATE OF CALIFORNIA

9 \* \* \*

10 TO: )  
11 JOSE ANGEL AGUILAR, ) NO. H-29587 LA  
12 individually and dba )  
13 Aalpha Credit Enterprises )  
14 and ALEX PHUONG NGUYEN )  
15 individually and dba )  
16 Aalpha Credit Enterprises, ) ORDER TO DESIST AND REFRAIN  
17 Respondents. ) (B & P Code § 10086)

18 The Real Estate Commissioner of the State of  
19 California (hereinafter "Commissioner") has determined from the  
20 findings set forth below that you have violated Section 10167.2  
21 of the Business and Professions Code (hereinafter "Code") by  
22 engaging in the business of a prepaid rental listing service  
23 within the State of California, without a prepaid listing  
24 service license or real estate broker license.

25 I

26 At no time herein mentioned, have you been licensed  
27 by the Department of Real Estate of the State of California  
(hereinafter "Department") as a prepaid rental listing service  
(hereinafter "PRLS") or as real estate broker.

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II

During the past several years, from approximately February 2001 forward, you supplied or offered to supply to prospective tenant(s), including but not necessarily limited to, Georgina Marie Vasquez, Connie Young, Charles Powers, Patrice Hearn and Leilani Naoe Nishimitsu, with listings of residential real properties for tenancy pursuant to an arrangement requiring prospective tenants to pay a fee in advance of or contemporaneously with the supplying of listings.

III

The provision of said services occurred at the following business location: 5546 Rosemead Boulevard, Number 207, Temple City, California.

IV

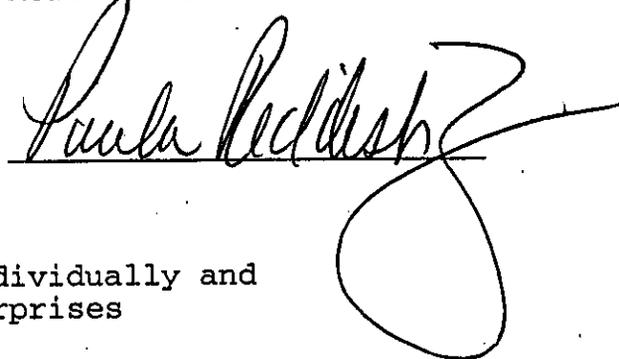
The supplying of listings of residential real properties for tenancy for an advance fee is an act for which a PRLS license or real estate broker license is required by Code Section 10167.2. You have violated this Section by virtue of the findings set forth herein.

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1 NOW, THEREFORE, YOU JOSE ANGEL AGUILAR, INDIVIDUALLY  
2 AND DBA AALPHA CREDIT ENTERPRISES AND YOU ALEX PHUONG NGUYEN,  
3 INDIVIDUALLY AND DBA AALPHA CREDIT ENTERPRISES, ARE ORDERED TO  
4 DESIST AND REFRAIN from engaging in business as a prepaid  
5 rental listing service under the above captioned fictitious  
6 business names or any new fictitious business names unless and  
7 until you are in compliance with Division 4, Part 1, Chapter 3,  
8 Article 2.3 of the Code.

9 DATED: June 28, 2002

10 PAULA REDDISH ZINNEMANN  
11 Real Estate Commissioner

12   
13  
14

15 cc: Jose Angel Aguilar, individually and  
16 dba Aalpha Credit Enterprises  
17 850 North Benson  
Upland, CA 91786

18 and

19 5546 Rosemead Blvd., #207  
Temple City, CA 91780-1855

20 Alex Phuong Nguyen, individually and  
21 dba Aalpha Credit Enterprises  
22 2773 Chaparral Street  
Ontario, CA 91761

23 and

24 5546 Rosemead Blvd., #207  
25 Temple City, CA 91780-1855  
26  
27