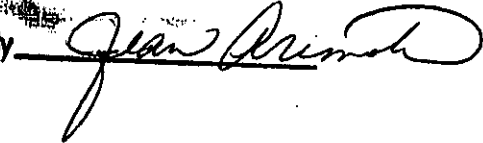


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FILED
OCT 18 2007

DEPARTMENT OF REAL ESTATE

By 

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of) No. H-7116 SF
DAVID D. TRAN,)
Respondent.)

ORDER GRANTING REINSTATEMENT OF LICENSE

On December 8, 1994, in Case No. H-7116 SF, a Decision was rendered revoking the real estate broker license of Respondent.

On September 9, 2004, Respondent petitioned for reinstatement of said real estate broker license. On December 13, 2005, an order was rendered herein granting reinstatement of said real estate broker license upon conditions that Respondent failed to timely satisfy.

On April 9, 2007, Respondent petitioned for reinstatement of said real estate broker license, and the Attorney General of the State of California has been given notice of the filing of said petition.

1 I have considered the petition of Respondent and the
2 evidence and arguments in support thereof. Respondent has
3 demonstrated to my satisfaction that Respondent meets the
4 requirements of law for the issuance to Respondent of an
5 unrestricted real estate broker license and that it would not be
6 against the public interest to issue said license to Respondent.

7 NOW, THEREFORE, IT IS ORDERED that Respondent's
8 petition for reinstatement is granted and that a real estate
9 broker license be issued to Respondent if Respondent satisfies
10 the following conditions within nine months from the date of this
11 Order:

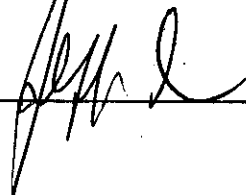
12 1. Respondent shall take and pass the real estate
13 broker license examination.

14 2. Submittal of a completed application and payment of
15 the fee for a real estate broker license.

16 This Order shall be effective immediately.

17 DATED: 10/12/52

18 JEFF DAVI
19 Real Estate Commissioner

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FILED

JAN 13 2006

DEPARTMENT OF REAL ESTATE

By *James D. Tran*

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of) No. H-7116 SF
DAVID D. TRAN,)
Respondent.)

ORDER GRANTING REINSTATEMENT OF LICENSE

On December 8, 1994, in Case No. H-7116 SF, a Decision was rendered revoking the real estate broker license of Respondent.

On September 9, 2004, Respondent petitioned for reinstatement of said real estate broker license, and the Attorney General of the State of California has been given notice of the filing of said petition.

I have considered the petition of Respondent and the evidence and arguments in support thereof. Respondent has demonstrated to my satisfaction that Respondent meets the requirements of law for the issuance to Respondent of an

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1 unrestricted real estate broker license and that it would not be
2 against the public interest to issue said license to Respondent.

3 NOW, THEREFORE, IT IS ORDERED that Respondent's
4 petition for reinstatement is granted and that a real estate
5 broker license be issued to Respondent if Respondent satisfies
6 the following conditions within nine months from the date of this
7 Order:

8 1. Respondent shall take and pass the real estate
9 broker license examination.

10 2. Submittal of a completed application and payment of
11 the fee for a real estate broker license.

12 This Order shall be effective immediately.

13 DATED: 12-13, 2005.

14 JEFF DAVI
15 Real Estate Commissioner
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COPY

FILED
JAN 5 1995

BEFORE THE DEPARTMENT OF REAL ESTATE

DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

By

Lynda Montiel
Lynda Montiel

* * *

In the Matter of the Accusation of)
DAVID D. TRAN,)
Respondent.)

No. H-7116 SF

DECISION

The Proposed Decision dated November 1, 1994, of Robert E. McCabe, Regional Manager, Department of Real Estate, is hereby adopted as the decision of the Real Estate Commissioner in the above-entitled matter.

The Decision suspends or revokes one or more real estate licenses on grounds of the conviction of a crime.

The right to reinstatement of a revoked real estate license or to the reduction of a suspension is controlled by Section 11522 of the Government Code. A copy of Section 11522 and a copy of the Commissioner's Criteria of Rehabilitation are attached hereto for the information of respondent.

This Decision shall become effective at 12 o'clock noon on January 25th, 1995.

IT IS SO ORDERED December 8, 1994.

JOHN R. LIBERATOR
Interim Commissioner

John R. Liberator

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of	)	
	)	
	)	NO. H-7116 SF
DAVID D. TRAN,	)	
	)	
Respondent.	)	

PROPOSED DECISION

This matter was presided over as an uncontested case by Robert E. McCabe, Regional Manager, Department of Real Estate, as the designee of the Real Estate Commissioner, in San Francisco, California, on November 1, 1994.

Larry A. Alamao, Counsel, represented the complainant.

No appearance was made by or on behalf of Respondent DAVID D. TRAN. On proof of compliance with Government Code Section 11505, the matter proceeded as a default pursuant to Government Code Section 11520.

The following Decision is proposed, certified, and recommended for adoption:

FINDINGS OF FACT

I

Les R. Bettencourt made the Accusation in his official capacity as a Deputy Real Estate Commissioner of the State of California.

II

At all times mentioned, DAVID D. TRAN ("respondent") was and now is licensed by the Department of Real Estate of the State of California ("the Department") as a real estate broker.

III

On or about December 16, 1993, in the Superior Court, County of Santa Clara, Respondent was convicted of violation of Section 496 of the California Penal Code (Buying Stolen Property), a crime involving moral turpitude which is substantially related under Section 2910, Title 10,

California Code of Regulations to the qualifications, functions or duties of a real estate licensee.

IV

The evidence established that the crime of which respondent was convicted is a crime involving moral turpitude and a crime which is substantially related to the qualifications, functions and duties of a real estate licensee.

DETERMINATION OF ISSUES

I

Cause for disciplinary action against Respondent exists under the provisions of Sections 490 and 10177(b) of the Business and Professions Code.

II

The standard of proof applied at the hearing was clear and convincing proof to a reasonable certainty.

ORDER

All licenses and licensing rights of respondent DAVID D. TRAN, under the provisions of Part I of Division 4 of the Business and Professions Code are revoked.

DATED: November 1, 1994

Robert E. McCabe
ROBERT E. MCCABE
Northern Regulatory Manager

LARRY A. ALAMAO, Counsel
Department of Real Estate
185 Berry Street, Room 3400
San Francisco, California 94107-1770

FILED
AUG 18 1994

DEPARTMENT OF REAL ESTATE

Telephone: (415) 904-5917

By Lynda Montiel
Lynda Montiel

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)

DAVID D. TRAN,)

Respondent.)

No. H-7116 SF

ACCUSATION

The Complainant, LES R. BETTENCOURT, a Deputy Real Estate Commissioner of the State of California, for cause of Accusation against DAVID D. TRAN (hereinafter "Respondent"), is informed and alleges as follows:

I

Respondent is presently licensed and/or has license rights under the Real Estate Law, Part 1 of Division 4 of the California Business and Professions Code (hereinafter "Code") as a real estate broker.

II

The Complainant, LES R. BETTENCOURT, a Deputy Real Estate Commissioner of the State of California, makes this

1 Accusation against Respondent in his official capacity and not
2 otherwise.

3 III

4 On or about December 16, 1993, in the Superior Court,
5 County of Santa Clara, Respondent was convicted of violation of
6 Section 496 of the California Penal Code (Buying Stolen Property),
7 a crime involving moral turpitude which is substantially related
8 under Section 2910, Title 10, California Code of Regulations to
9 the qualifications, functions or duties of a real estate licensee.

10 IV

11 The facts alleged above constitute cause under Sections
12 490 and 10177(b) of the Code for suspension or revocation of all
13 licenses and license rights of Respondent under the Real Estate
14 Law.

15 WHEREFORE, Complainant prays that a hearing be conducted
16 on the allegations of this Accusation and that upon proof thereof,
17 a decision be rendered imposing disciplinary action against all
18 licenses and license rights of Respondent, under the Real Estate
19 Law (Part 1 of Division 4 of the Business and Professions Code)
20 and for such other and further relief as may be proper under other
21 provisions of law.

22 

23 LES R. BETTENCOURT
24 Deputy Real Estate Commissioner

25 Dated at San Francisco, California,
26 this 28th day of July, 1994