

1 Section 10131(a) (selling, soliciting or negotiating the purchase,
2 sale or exchange of real property). Based on the findings of
3 that investigation, set forth below, the Commissioner hereby
4 issues the following Findings of Fact, Conclusions of Law, and
5 Desist and Refrain Order under the authority of Section 10086 of
6 the Code.

7 FINDINGS OF FACT

8 1. SONG is presently licensed and/or has license
9 rights under the Real Estate Law (Part 1 of Division 4 of the
10 Code) as a real estate broker.

11 2. Ahn Nhut Tran ("Tran") is presently licensed and/or
12 has license rights under the Real Estate Law as a real estate
13 salesperson, and is employed and licensed to SONG.

14 3. In or around May, 2009, and thereafter, SONG and
15 Tran distributed a written solicitation using the fictitious
16 business name "DLX Downtown Loft Exchange" advertising their
17 availability to conduct activities requiring a real estate
18 license under the provisions of Code Section 10131(a)

19 4. SONG used the fictitious business name "DLX
20 Downtown Loft Exchange" for activities requiring the issuance of
21 a real estate license without filing an application for the use
22 of such name with the Department.

23 CONCLUSIONS OF LAW

24 5. Based on the information contained in Paragraphs 3
25 and 4, above, SONG violated Code Section 10159.5 and Section
26 2731(a) of the Regulations in using a fictitious business name
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1 without filing an application for the use of such name with the
2 Department.

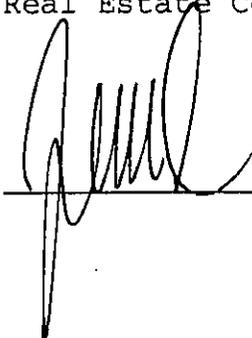
3 DESIST AND REFRAIN ORDER

4 Based upon the FINDINGS OF FACT and CONCLUSIONS OF LAW
5 stated herein, it is hereby ordered that JOHN YUCHAN SONG
6 immediately desist and refrain from the use of the fictitious
7 business name "DLX Downtown Loft Exchange," or any other
8 unauthorized name, to conduct activities requiring a real estate
9 broker license until JOHN YUCHAN SONG has complied with all
10 provisions of the Real Estate Law as discussed in this Order.

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12 DATED: 1-19, 2011.

13 JEFF DAVI
14 Real Estate Commissioner

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cc: John Yuchan Song
1469 S. Shenandoah #3
Los Angeles, California 90035