

1 Department of Real Estate  
2 320 West Fourth Street, Ste. 350  
3 Los Angeles, California 90013

4 Telephone: (213) 576-6982

**FILED**

JAN 25 2011

DEPARTMENT OF REAL ESTATE  
BY: 

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8 DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

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11  
12 To:

No. H-37032 LA

13 AHN NHUT TRAN )

ORDER TO DESIST

) AND REFRAIN

) (B&P Code Section 10086)

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17 The Commissioner ("Commissioner") of the California  
18 Department of Real Estate ("Department") caused an investigation  
19 to be made of the activities of AHN NHUT TRAN ("TRAN"). Based on  
20 that investigation the Commissioner has determined that TRAN has  
21 engaged in or is engaging in activities which constitute  
22 violations of the California Business and Professions Code  
23 ("Code") and/or Title 10, California Code of Regulations  
24 ("Regulations"), including engaging in the business, acting in  
25 the capacity of, advertising or assuming to act as a real estate  
26 broker in the State of California within the meaning of Code  
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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. TRAN is presently licensed and/or has license  
9 rights under the Real Estate Law as a real estate salesperson,  
10 and is employed and licensed to broker John Yuchan Song.

11 2. In or around May, 2009, and thereafter, TRAN  
12 distributed a written solicitation using the fictitious business  
13 name "DLX Downtown Loft Exchange" advertising his availability to  
14 conduct activities requiring a real estate license under the  
15 provisions of Code Section 10131(a).

16 CONCLUSIONS OF LAW

17 3. Based on the information contained in Paragraph 2,  
18 above, TRAN violated Code Section 10130

19 DESIST AND REFRAIN ORDER

20 Based upon the FINDINGS OF FACT and CONCLUSIONS OF LAW  
21 stated herein, it is hereby ordered that AHN NHUT TRAN, whether  
22 doing business under his own name, the name "DLX Downtown Loft  
23 Exchange," any fictitious name or names, IS HEREBY ORDERED to

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1 immediately desist and refrain from performing any acts within  
2 the State of California for which a real estate broker license is  
3 required.

4 DATED: 1-20, 2011.

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6 JEFF DAVI  
Real Estate Commissioner

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

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26 cc: Anh Nhut Tran  
1100 Wilshire Boulevard #2510  
27 Los Angeles, California 90017