

FILED

SEP 27 2017

BUREAU OF REAL ESTATE

By R. Posada

BEFORE THE BUREAU OF REAL ESTATE  
STATE OF CALIFORNIA

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In the Matter of the Accusation of

No. H-37358 LA

JOSH CULPEPPER,

Respondent.

ORDER GRANTING REINSTATEMENT OF LICENSE

On April 22, 2012, in Case No. H-37358 LA, a Decision was rendered revoking the real estate broker license of Respondent effective May 29, 2012, but granting Respondent the right to the issuance of a restricted real estate salesperson license. A restricted real estate salesperson license was issued to Respondent on June 27, 2012 and Respondent has held a restricted license since that time, with the exception of a suspension from May 14, 2013 to June 19, 2013 for failure to timely satisfy his continuing education requirements.

On November 17, 2015, 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 the petition.

I have considered Respondent's petition and the evidence submitted in support thereof. Respondent has demonstrated to my satisfaction that Respondent meets the requirements of law for the issuance to Respondent of an unrestricted real estate broker license and that it

1 would not be against the public interest to issue said license to Respondent.

2 NOW, THEREFORE, IT IS ORDERED that Respondent's petition for  
3 reinstatement is granted and that a real estate broker license be issued to Respondent if  
4 Respondent satisfies the following conditions within twelve (12) months from the date of this  
5 order:

- 6 1. Qualify for, take and pass the real estate broker license examination.  
7 2. Submit a completed application and pay the fee for a real estate broker  
8 license.

9 If Respondent fails to meet the above requirements, and those of sections  
10 10150.6, 10153 and 10153.2 of the California Business & Professions Code, to qualify for the  
11 issuance of a real estate broker license, Respondent may be issued a real estate salesperson  
12 license if Respondent qualifies for, takes and passes the examination for a real estate  
13 salesperson license, submits a completed application and pays the required fee for a  
14 salesperson license within the 12 month period following the date of this order, and meets all  
15 of the other requirements for issuance of a real estate salesperson license, including but not  
16 limited to section 10151 of the California Business & Professions Code.

17 This Order shall become effective immediately.

18 DATED: 9/21/17

19 WAYNE S. BELL  
20 REAL ESTATE COMMISSIONER

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22 By: DANIEL J. SANDRI  
23 Chief Deputy Commissioner  
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