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1 LISSETE GARCIA, Counsel (SBN 211552)
2 Department of Real Estate
3 320 West 4th Street, Suite 350
4 Los Angeles, California 90013-1105

FILED
OCT 27 2011
DEPARTMENT OF REAL ESTATE

By C-2

4 Telephone: (213) 576-6982
5 (Direct) (213) 576-6914

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7
8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * * * *

11 In the Matter of the Accusation)	No. H-37358 LA
)	
12 C J FINANCIAL & CONSULTING, INC.;)	<u>FIRST AMENDED</u>
13 JOSH CULPEPPER, individually)	<u>ACCUSATION</u>
and as designated officer of)	
14 C J Financial & Consulting, Inc.; and)	
15 CHRISTOPHER ANTHONY ZARBO,)	
)	
16 Respondents.)	

17
18 This First Amended Accusation amends the Accusation filed on June 27, 2011.
19 The Complainant, Maria Suarez, a Deputy Real Estate Commissioner of the State of California,
20 for cause of Accusation against C J FINANCIAL & CONSULTING, INC.
21 ("C J FINANCIAL"); JOSH CULPEPPER ("CULPEPPER"), individually and as designated
22 officer of C J Financial & Consulting, Inc.; and CHRISTOPHER ANTHONY ZARBO
23 ("ZARBO"), is informed and alleges as follows:

24 1.

25 The Complainant, Maria Suarez, a Deputy Real Estate Commissioner of the State
26 of California, makes this Accusation in her official capacity.

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2.

From April 27, 2009, through the present, Respondent C J FINANCIAL has been licensed or has license rights under the Real Estate Law (Part 1 of Division 4 of the Business and Professions Code "Code"), as a real estate corporation (License No. 01861594) acting by and through Respondent CULPEPPER as its designated broker-officer. At all times relevant herein, Respondent C J FINANCIAL was not licensed to do business under any other fictitious business name.

3.

From April 17, 2007, through the present, Respondent CULPEPPER has been licensed or has license rights under the Real Estate Law as a real estate broker, License No. 01221305. From April 27, 2009, through the present, Respondent CULPEPPER, as the officer designated by Respondent C J FINANCIAL, pursuant to Section 10211 of the Code, was responsible for the supervision and control of the activities conducted on behalf of Respondent C J FINANCIAL by its officers and employees as necessary to secure full compliance with the Real Estate Law as set forth in Code Section 10159.2.

4.

From April 25, 2006, through the present, Respondent ZARBO has been licensed or has license rights under the Real Estate Law as a real estate salesperson, License No. 01747323. From April 25, 2006, through August 16, 2006, Respondent ZARBO was licensed under the employ of First Capital Financial Resources, Inc. From May 9, 2007, through December 6, 2007, Respondent ZARBO was licensed under the employ of Synergy Mortgage Solutions, Inc. From December 10, 2007, through October 9, 2008, Respondent ZARBO was licensed under the employ of Mazlat, Inc. From June 26, 2009, through October 8, 2009, Respondent ZARBO was licensed under the employ of Omni-Fund, Inc. Respondent ZARBO was not licensed under the employ of any broker between October 9, 2009 and February 28, 2010. From March 11, 2010, through the present, Respondent ZARBO has been licensed under the employ of Omni-Fund, Inc.

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5.

All further references to Respondents herein include Respondents C J FINANCIAL, CULPEPPER and ZARBO, and also include officers, directors, employees, agents and real estate licensees employed by or associated with C J FINANCIAL, CULPEPPER and ZARBO, and who at all times herein mentioned were engaged in the furtherance of the business or operations of Respondents C J FINANCIAL, CULPEPPER and ZARBO, and who were acting within the course and scope of their authority and employment.

FIRST CAUSE OF ACCUSATION

(Unlicensed Activity)

6.

At all times mentioned herein below, in the State of California, Respondents C J FINANCIAL and ZARBO, while doing business as CJ Financial & Consulting, LLC, ZG Consulting, Inc., First Premier Capital, FMX Consulting, Inc., FinancetoOwn.Net, National Housing Counselors and/or any other fictitious business names not known at this time, engaged in the business of soliciting borrowers to negotiate loans on real estate, claiming, demanding, charging, receiving, collecting or contracting for the collection of advance fees, within the meaning of Code Section 10026. Respondents offered to perform services in connection with loans secured by liens on real property for numerous borrowers including, but not limited to, the following:

	<u>Transaction Date</u>	<u>Borrower</u>	<u>Amount Collected</u>
1	09/16/2008	Victor M. Pinuelas	\$3,000
2	10/07/2008	Alicia G. & Gabriel Ramirez	\$6,000
3	10/08/2008	Teresa Zaras	\$1,500
4	11/12/2008	Antonio Cervantes	\$1,500
5	11/14/2008	Silvia Zulema Mendiola	\$1,500

6	11/18/2009	Victor & Irma Villapando	\$3,000
7	12/05/2008	Valerie Burks	\$900
8	01/13/2009	Jorge & Justina Romero	\$1,000
9	01/26/2009	Armando & Maria Herrera	\$2,500
10	01/30/2009	Jose Villareal, Jr.	\$6,000
11	02/02/2009	Farkhanda & Sidiq Awaz	\$4,500
12	03/06/2009	Fernie & Dora Montes de Oca	\$4,000
13	03/26/2009	Luz & Santos Mejia	\$2,500

7.

ZARBO owned, controlled or was the managing partner of the following unlicensed fictitious business entities: CJ Financial & Consulting, LLC, ZG Consulting, Inc., First Premier Capital, FMX Consulting, Inc., FinancetoOwn.Net, and National Housing Counselors.

8.

Respondents C J FINANCIAL and ZARBO collected the advance fees described in Paragraph 6, above, pursuant to the provisions of an agreement pertaining to loan solicitation, negotiation, and modification services to be provided by Respondents with respect to a loan secured by the real property which constitutes an advance fee agreement within the meaning of Code Section 10085. Respondents made misrepresentations and false promises, such as promising to refund any unearned fees to borrowers, in order to induce the borrowers to enter into advance fee agreements.

9.

Respondent C J FINANCIAL was licensed by the Department as a real estate corporation on April 27, 2009. On or about May 11, 2009, the Department received an advance fee agreement with verified accounting format from Respondent C J FINANCIAL. On May 23, 2009, the Department sent a no-objection letter to C J FINANCIAL deeming the advance fee

1 agreement and verified accounting formation received on May 11, 2009 compliant. Respondents
2 C J FINANCIAL and ZARBO used written advance fee agreements and materials that had not
3 previously been submitted to the Commissioner for review as required from brokers under Code
4 Section 10085 and Regulation Section 2970, Title 10, Chapter 6, Code of Regulations
5 (“Regulations”), to solicit the prospective borrowers referred to in Paragraph 6, above.
6 Respondent CULPEPPER’s individual broker license number was listed on some of the advance
7 fee agreements for loan modification and negotiation services used under the name of the
8 unlicensed entities listed in paragraph 7.

9 10.

10 Respondents C J FINANCIAL and ZARBO were not licensed as real estate
11 brokers at the time that they engaged in the activities described in Paragraphs 6 through 9, above,
12 which require a real estate license under Code Sections 10131(d) and 10131.2, in violation of
13 Code Section 10130.

14 11.

15 The conduct, acts and/or omissions of Respondents C J FINANCIAL and
16 ZARBO, as set forth in Paragraphs 6 through 9, above, violate Code Section 10130, and are
17 cause for the suspension or revocation of the licenses and license rights of Respondents C J
18 FINANCIAL and ZARBO pursuant to Code Sections 10177(d), 10177(j) and/or 10177(g).

19 SECOND CAUSE OF ACCUSATION

20 (Unlicensed Activity/Employment or Compensation of Unlicensed Persons)

21 12.

22 There is hereby incorporated in this Second, separate and distinct Cause of
23 Accusation, all of the allegations contained in Paragraphs 1 through 11, with the same force and
24 effect as if herein fully set forth.

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13.

Code Section 10137 states that no real estate salesperson shall be employed by or accept compensation from any person other than the broker under whom he or she is at the time licensed.

14.

ZARBO while doing business under C J FINANCIAL and/or the unlicensed entities listed in paragraph 7 above, accepted compensation for activities that required a broker license or a real estate salesperson license under the employ of a licensed broker. In addition, ZARBO compensated the following unlicensed individuals, among others, to perform activities requiring a real estate license:

1. Humberto Cuevas
2. Jay Davis
3. Melissa Escobar
4. Jacqueline Garcia
5. Sergio Gomez
6. Andres Gonzalez
7. David Janssen
8. Beatrice Landaverde
9. Ramiro Martinez
10. Angelina M. Montoya
11. Fabiola G. Padilla
12. Diana Ortiz
13. David Perez
14. Monica Perez
15. Omar Segura
16. Edward Vazquez
17. Jodi Tyrcha Gonzalez

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15.

The conduct, acts and/or omissions of Respondent ZARBO, as set forth in Paragraph 14, above, violate Code Section 10137, and are cause for the suspension or revocation of the licenses and license rights of Respondent ZARBO pursuant to Code Sections 10137, 10177(d) and/or 10177(g).

THIRD CAUSE OF ACCUSATION

(Use of Unlicensed Fictitious Name)

16.

There is hereby incorporated in this Third, separate and distinct Cause of Accusation, all of the allegations contained in Paragraphs 1 through 15, with the same force and effect as if herein fully set forth.

17.

The Department does not issue real estate corporation licenses to limited liability companies. On February 17, 2009, the Department received an application for a real estate corporation license from Respondent C J FINANCIAL. Said application stated that Respondent C J FINANCIAL was a corporation with California Secretary of State Identification Number C3127717. Respondent ZARBO was listed as the CEO and President, Jodi Tyrcha Gonzalez was listed as the COO and Secretary, and Respondent CULPEPPER was listed as the Vice President and managing officer of C J FINANCIAL. Respondent CULPEPPER certified under penalty of perjury that the answers and statements given in said application were true and correct.

18.

Respondents C J FINANCIAL, CULPEPPER and ZARBO used the unlicensed fictitious names "C J Financial & Consulting, LLC" with Secretary of State Identification number 200824610203 and "ZG Consulting, Inc." with Secretary of State Identification number C3127717 to solicit and engage in activities requiring a real estate license. Both C J Financial & Consulting, LLC and ZG Consulting, Inc. have listed their entity addresses as 500 North Central

1 Avenue, Suite 250, Glendale, California 91203. Respondent ZARBO is the agent for service of
2 process for ZG Consulting, Inc. Respondents C J FINANCIAL and CULPEPPER never notified
3 the Department about any change in C J FINANCIAL's name or identification number with the
4 Secretary of State.

5 19.

6 Respondents C J FINANCIAL, CULPEPPER and ZARBO used unlicensed
7 fictitious business names including, but not limited to, "CJ Financial & Consulting, LLC," "ZG
8 Consulting, Inc." and "First Premier Capital Lending" to engage in activities requiring the
9 issuance of a real estate license, in violation of Code Section 10159.5 and Regulation Section
10 2731, which constitutes cause to suspend or revoke the real estate licenses and license rights of
11 Respondents C J FINANCIAL and CULPEPPER under Code Sections 10177(h), 10177(d)
12 and/or 10177(g).

13 FOURTH CAUSE OF ACCUSATION

14 (Office Abandonment)

15 20.

16 There is hereby incorporated in this Fourth, separate and distinct Cause of
17 Accusation, all of the allegations contained in Paragraphs 1 through 19, with the same force and
18 effect as if herein fully set forth.

19 21.

20 The current business address and mailing address maintained by Respondent C J
21 FINANCIAL with the Department is 500 North Central Avenue, Suite 250, Glendale, California
22 91203. Respondent C J FINANCIAL is no longer located at this address nor have Respondents
23 C J FINANCIAL or CULPEPPER informed the Real Estate Commissioner of any new address
24 nor is Respondent presently maintaining any definite place of business in the State of California
25 which shall serve as its office for the transaction of business requiring a real estate license.

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22.

The acts and omissions of Respondent C J FINANCIAL, as set forth in Paragraph 21 above, are in violation of Code Section 10162 and Regulation 2715 and are grounds for the suspension or revocation of the licenses and license rights of Respondent pursuant to Code Section 10177(d) and/or (g).

SIXTH CAUSE OF ACCUSATION
(Failure to Supervise)

23.

There is hereby incorporated in this Sixth, separate and distinct Cause of Accusation, all of the allegations contained in Paragraphs 1 through 22, with the same force and effect as if herein fully set forth.

24.

The conduct, acts and/or omissions, of Respondent CULPEPPER, in allowing Respondent C J FINANCIAL to violate the Real Estate Law, as set forth above, constitutes a failure by Respondent CULPEPPER, as the officer designated by a corporate broker licensee, to exercise the supervision and control over the activities of Respondent C J FINANCIAL, as required by Code Section 10159.2, and is cause to suspend or revoke the real estate licenses and license rights of Respondent CULPEPPER under Code Sections 10177(h), 10177(d) and/or 10177(g).

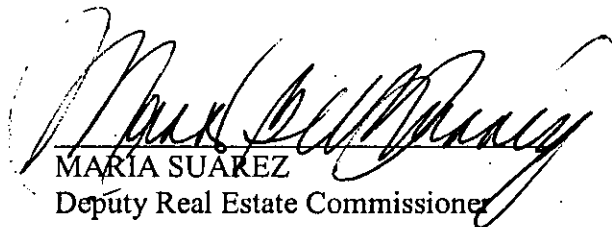
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WHEREFORE, Complainant prays that a hearing be conducted on the allegations of this Accusation and that upon proof thereof, a decision be rendered imposing disciplinary action against all the licenses and license rights of Respondents C J FINANCIAL & CONSULTING, INC.; JOSH CULPEPPER, individually and as designated officer of C J Financial & Consulting, Inc.; and CHRISTOPHER ANTHONY ZARBO under the Real Estate Law (Part 1 of Division 4 of the Business and Professions Code), and for such other and further relief as may be proper under other applicable provisions of law.

Dated at Los Angeles, California

this 25th day of October, 2011.



MARIA SUAREZ
Deputy Real Estate Commissioner

cc: C J Financial & Consulting, Inc.
Josh Culpepper
Christopher Anthony Zarbo
Holly Fujie, Esq.
Omni-Fund, Inc.
Maria Suarez
Sacto.

1 2.

2 From April 27, 2009, through the present, Respondent C J FINANCIAL has been
3 licensed or has license rights under the Real Estate Law (Part 1 of Division 4 of the Business and
4 Professions Code "Code"), as a real estate corporation acting by and through Respondent
5 CULPEPPER as its designated broker-officer. At all times relevant herein, Respondent
6 C J FINANCIAL was not licensed to do business under any other fictitious business name.

7 3.

8 From April 17, 2007, through the present, Respondent CULPEPPER has been
9 licensed or has license rights under the Real Estate Law as a real estate broker. From April 27,
10 2009, through the present, Respondent CULPEPPER, as the officer designated by Respondent
11 C J FINANCIAL, pursuant to Section 10211 of the Code, was responsible for the supervision
12 and control of the activities conducted on behalf of Respondent C J FINANCIAL by its officers
13 and employees as necessary to secure full compliance with the Real Estate Law as set forth in
14 Code Section 10159.2.

15 4.

16 From April 25, 2006, through the present, Respondent ZARBO has been licensed
17 or has license rights under the Real Estate Law as a real estate salesperson. From April 25, 2006,
18 through August 15, 2006, Respondent ZARBO was licensed under the employ of First Capital
19 Financial Resources, Inc. From May 9, 2007, through December 5, 2007, Respondent ZARBO
20 was licensed under the employ of Synergy Mortgage Solutions, Inc. From December 10, 2007,
21 through October 9, 2008, Respondent ZARBO was licensed under the employ of Mazlat, Inc.
22 From June 26, 2009, through October 8, 2009, Respondent ZARBO was licensed under the
23 employ of Omni-Fund, Inc. Respondent ZARBO was not licensed under the employ of any
24 broker between October 9, 2009 and March 1, 2010. From March 1, 2010, through the present,
25 Respondent ZARBO has been licensed under the employ of Omni-Fund, Inc.

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5.

All further references to Respondents herein include Respondents C J FINANCIAL, CULPEPPER and ZARBO, and also include officers, directors, employees, agents and real estate licensees employed by or associated with C J FINANCIAL, CULPEPPER and ZARBO, and who at all times herein mentioned were engaged in the furtherance of the business or operations of Respondents C J FINANCIAL, CULPEPPER and ZARBO, and who were acting within the course and scope of their authority and employment.

FIRST CAUSE OF ACCUSATION

(Unlicensed Activity)

6.

At all times mentioned herein below, in the State of California, Respondents C J FINANCIAL and ZARBO, while doing business as CJ Financial & Consulting, LLC, ZG Consulting, Inc., First Premier Capital, First Premier Capital LLC, First Premier Capital Lending, FMX Consulting, Inc., Saveyourhome.com, FinancetoOwn.Net, National Housing Counselors, Certified Protection Group of America, Certified Financial Protection Group and/or any other fictitious business names not known at this time, engaged in the business of soliciting borrowers to negotiate loans on real estate, claiming, demanding, charging, receiving, collecting or contracting for the collection of advance fees, within the meaning of Code Section 10026, including, but not limited to, the following loan activities with respect to loans which were secured by liens on real property:

	<u>Transaction Date</u>	<u>Borrower</u>	<u>Amount Collected</u>
1	01/06/2008	Jorge & Justina Romero	\$1,000
2	07/30/2008	Glenda Wilson	\$1,500
3	09/11/2008	Marvin Randall Arnston	\$3,000
4	09/11/2008	Romelia Hidalgo	\$1,500

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5	09/16/2008	Victor M. Pinuelas	\$3,000
6	09/18/2008	Christie Zeen	\$1,500
7	09/22/2008	Paul & Linda M. Ruiz	\$1,500
8	10/04/2008	Palicarpia Paula Rodriguez	\$3,000
9	10/07/2008	Alicia G. & Gabriel Ramirez	\$6,000
10	10/08/2008	Jessica & David Villegas	\$1,500
11	10/08/2008	Teresa Zaras	\$1,500
12	10/10/2008	Marisol Segovia	\$1,500
13	10/14/2008	Lazaro R. Arteaga	\$3,000
14	10/18/2008	Martha Bautista	\$1,500
15	10/27/2008	Alexander Wain	\$1,500
16	10/28/2008	Josefina Garcia-Magdalen	\$1,500
17	10/30/2008	Oscar Cespedes	\$1,500
18	10/31/2008	Maria Lourdes Guzman	\$3,000
19	11/02/2008	James C. Zammiello	\$4,500
20	11/06/2008	Guillermo Guevara	\$1,500
21	11/12/2008	Antonio Cervantes	\$1,500
22	11/14/2008	Silvia Zulema Mendiola	\$1,500
23	11/18/2009	Victor & Irma Villapando	\$3,000
24	11/28/2008	Oscar Boyerman	\$1,500
25	12/04/2008	Isabel Reynoso	\$1,500
26	12/05/2008	Andrew Gilmor	\$1,500
27	12/05/2008	Valerie Burks	\$900

1	28	12/05/2008	Cesar & Noelia Perez	\$1,500
2	29	12/09/2008	Tina Saravan	\$1,500
3	30	12/15/2008	Humberto Nunez	\$3,000
4	31	12/31/2008	Oscar L. Maldonado	\$6,000
5	32	01/13/2009	Jorge & Justina Romero	\$1,000
6	33	01/26/2009	Armando & Maria Herrera	\$2,500
7	34	01/27/2009	Evel Zepeda Valenzuela	\$2,000
8	35	01/30/2009	Jose Villareal, Jr.	\$6,000
9	36	02/02/2009	Farkhanda & Sidiq Awaz	\$4,500
10	37	02/12/2009	Victor & Claudia Villa	\$2,000
11	38	02/26/2009	Josephina & Cristino Quezada	\$2,000
12	39	03/01/2009	Julia Rios	\$2,000
13	40	03/06/2009	Fernie & Dora Montes de Oca	\$4,000
14	41	03/10/2009	Steven Squires & Barbara Carrillo	\$2,000
15	42	03/26/2009	Luz & Santos Mejia	\$2,500
16	43	03/29/2009	Keith Archibald	\$2,000

7.

Respondents C J FINANCIAL and ZARBO collected the advance fees described in Paragraph 6, above, pursuant to the provisions of an agreement pertaining to loan solicitation, negotiation, and modification services to be provided by Respondents with respect to a loan secured by the real property which constitutes an advance fee agreement within the meaning of Code Section 10085. Respondents made misrepresentations and false promises, such as

1 promising to refund any unearned fees to borrowers, in order to induce the borrowers to enter
2 into advance fee agreements.

3 8.

4 Respondents C J FINANCIAL and ZARBO were not licensed as real estate
5 brokers at the time that they engaged in the activities described in Paragraphs 6 and 7, above,
6 which require a real estate license under Code Sections 10131(d) and 10131.2, in violation of
7 Code Section 10130.

8 9.

9 The conduct, acts and/or omissions of Respondents C J FINANCIAL and
10 ZARBO, as set forth in Paragraphs 6 through 8, above, violate Code Section 10130, and are
11 cause for the suspension or revocation of the licenses and license rights of Respondents
12 C J FINANCIAL and ZARBO pursuant to Code Sections 10177(d), 10177(j) and/or 10177(g).

13 SECOND CAUSE OF ACCUSATION

14 (Advance Fee Violation)

15 10.

16 There is hereby incorporated in this Second, separate and distinct Cause of
17 Accusation, all of the allegations contained in Paragraphs 1 through 9, with the same force and
18 effect as if herein fully set forth.

19 11.

20 Respondent C J FINANCIAL was licensed by the Department as a real estate
21 corporation on April 27, 2009. On or about May 11, 2009, the Department received an advance
22 fee agreement with verified accounting format from Respondent C J FINANCIAL. On May 23,
23 2009, the Department sent a no-objection letter to C J FINANCIAL deeming the advance fee
24 agreement and verified accounting formation received on May 11, 2009 compliant. Respondents
25 C J FINANCIAL and CULPEPPER failed to submit the written agreement and all material used
26 in soliciting prospective borrowers referred to in Paragraph 6, above, to the Commissioner ten
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1 days before using it, in violation of Code Section 10085 and Regulation Section 2970, Title 10,
2 Chapter 6, Code of Regulations ("Regulations").

3 12.

4 The conduct, acts and/or omissions of Respondents C J FINANCIAL and
5 CULPEPPER as set forth above, are cause for the suspension or revocation of the licenses and
6 license rights of Respondents pursuant to Code Sections 10085, 10177(d) and/or 10177(g).

7 THIRD CAUSE OF ACCUSATION

8 (Unlicensed Activity/Employment or Compensation of Unlicensed Persons)

9 13.

10 There is hereby incorporated in this Third, separate and distinct Cause of
11 Accusation, all of the allegations contained in Paragraphs 1 through 12, with the same force and
12 effect as if herein fully set forth.

13 14.

14 ZARBO was employed by and/or accepted compensation from a person other
15 than the broker under whom he was at the time licensed. In addition, ZARBO compensated the
16 following unlicensed individuals, among others, to perform activities requiring a license:

- 17 1. Humberto Cuevas
- 18 2. Jay Davis
- 19 3. Melissa Escobar
- 20 4. Jacqueline Garcia
- 21 5. Sergio Gomez
- 22 6. Andres Gonzalez
- 23 7. David Janssen
- 24 8. Beatrice Landaverde
- 25 9. Ramiro Martinez
- 26 10. Angelina M. Montoya
- 27 11. Fabiola G. Padilla

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- 12. Diana Ortiz
- 13. David Perez
- 14. Monica Perez
- 15. Omar Segura
- 16. Edward Vazquez
- 17. Jodi Tyrcha Gonzalez

15.

The conduct, acts and/or omissions of Respondent ZARBO, as set forth in Paragraph 14, above, violate Code Section 10137, and are cause for the suspension or revocation of the licenses and license rights of Respondent ZARBO pursuant to Code Sections 10137, 10177(d) and/or 10177(g).

FOURTH CAUSE OF ACCUSATION

(Use of False or Fictitious Name)

16.

There is hereby incorporated in this Fourth, separate and distinct Cause of Accusation, all of the allegations contained in Paragraphs 1 through 15, with the same force and effect as if herein fully set forth.

17.

The Department does not issue real estate corporation licenses to limited liability companies. On February 17, 2009, the Department received an application for a real estate corporation license from Respondent C J FINANCIAL. Said application stated that Respondent C J FINANCIAL was a corporation with California Secretary of State Identification Number C3127717. The main office address for C J FINANCIAL was listed as 500 North Central Avenue, Suite 250, Glendale, California 91203. Respondent ZARBO was listed as the CEO and President, Jodi Tyrcha Gonzalez was listed as the COO and Secretary, and Respondent CULPEPPER was listed as the Vice President and managing officer of C J FINANCIAL.

1 Respondent CULPEPPER certified under penalty of perjury that the answers and statements
2 given in said application were true and correct.

3 18.

4 Respondents C J FINANCIAL, CULPEPPER and ZARBO used the unlicensed
5 fictitious names "C J Financial & Consulting, LLC" with Secretary of State Identification
6 number 200824610203 and "ZG Consulting, Inc." with Secretary of State Identification number
7 C3127717 to solicit and engage in activities requiring a real estate license. Both C J Financial &
8 Consulting, LLC and ZG Consulting, Inc. have listed their entity addresses as 500 North Central
9 Avenue, Suite 250, Glendale, California 91203. Respondent ZARBO is the agent for service of
10 process for ZG Consulting, Inc. Respondents never notified the Department about any change in
11 C J FINANCIAL's name or identification number with the Secretary of State.

12 19.

13 Respondents C J FINANCIAL, CULPEPPER and ZARBO used unlicensed
14 fictitious business names including, but not limited to, "CJ Financial & Consulting, LLC," "ZG
15 Consulting, Inc." and "First Premier Capital Lending" to engage in activities requiring the
16 issuance of a real estate license, in violation of Code Section 10159.5 and Regulation Section
17 2731, which constitutes cause to suspend or revoke the real estate licenses and license rights of
18 Respondents C J FINANCIAL and CULPEPPER under Code Sections 10177(h), 10177(d)
19 and/or 10177(g).

20 FIFTH CAUSE OF ACCUSATION

21 (Failure to Supervise)

22 20.

23 There is hereby incorporated in this Fifth, separate and distinct Cause of
24 Accusation, all of the allegations contained in Paragraphs 1 through 19, with the same force and
25 effect as if herein fully set forth.

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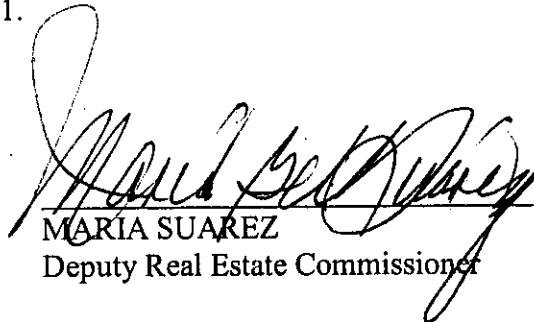
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The conduct, acts and/or omissions, of Respondent CULPEPPER, in allowing Respondent C J FINANCIAL to violate the Real Estate Law, as set forth above, constitutes a failure by Respondent CULPEPPER, as the officer designated by a corporate broker licensee, to exercise the supervision and control over the activities of Respondent C J FINANCIAL, as required by Code Section 10159.2, and is cause to suspend or revoke the real estate licenses and license rights of Respondent CULPEPPER under Code Sections 10177(h), 10177(d) and/or 10177(g).

WHEREFORE, Complainant prays that a hearing be conducted on the allegations of this Accusation and that upon proof thereof, a decision be rendered imposing disciplinary action against all the licenses and license rights of Respondents C J FINANCIAL & CONSULTING, INC.; JOSH CULPEPPER, individually and as designated officer of C J Financial & Consulting, Inc.; and CHRISTOPHER ANTHONY ZARBO under the Real Estate Law (Part 1 of Division 4 of the Business and Professions Code), and for such other and further relief as may be proper under other applicable provisions of law.

Dated at Los Angeles, California

this 27th day of June, 2011.


MARIA SUAREZ
Deputy Real Estate Commissioner

cc: C J Financial & Consulting, Inc.
Josh Culpepper
Christopher Anthony Zarbo
Omni-Fund, Inc.
Maria Suarez
Sacto.