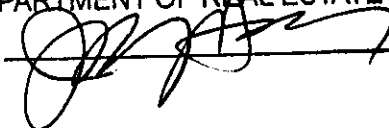


FILED

BEFORE THE DEPARTMENT OF REAL ESTATE

MAY 25 2011

STATE OF CALIFORNIA

DEPARTMENT OF REAL ESTATE
BY: 

* * * *

In the Matter of the Accusation of)
)
 JP CAPITAL MARKETS INC.,) No. H-36772 LA
)
)
 Respondent.)
)

DECISION

This Decision is being issued in accordance with the provisions of Section 11520 of the Government Code, on evidence of compliance with Section 11505 of the Government Code and pursuant to the Order of Default filed on February 22, 2011, and the findings of fact set forth herein are based on one or more of the following: (1) Respondent's express admissions; (2) affidavits; and (3) other evidence.

This Decision suspends or revokes one or more real estate licenses on the ground of the violation of the Real Estate Law (commencing with Section 10000 of the Business and Professions Code (Code)) or Chapter 1 (commencing with Section 11000 of the Code) of Part 2 or the rules and regulations of the commissioner for the administration and enforcement of the Real Estate Law and Chapter 1 (commencing with Section 11000 of the Code) of Part 2.

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 Respondents.

FINDINGS OF FACT

I

On August 23, 2010, Maria Suarez made the Accusation in her official capacity as a Deputy Real Estate Commissioner of the State of California. The Accusation, Statement to Respondent, and Notice of Defense were mailed, by certified

mail, to Respondent's last known mailing address on file with the Department on August 24, 2010.

Respondent failed to file a Notice of Defense within the time required by Section 11506 of the Government Code. Respondent's default was entered herein on February 22, 2011.

II

Respondent JP CAPITAL MARKETS INC. 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 corporation. Respondent's license expired on March 22, 2010. Pursuant to Code Section 10201 Respondent retains renewal rights. Pursuant to Section 10103 the Department retains jurisdiction.

III

The evidence established that on or about September 19, 2007, the final judgment of the Superior Court of the State of California, County of Orange, Case No. 30-2007-00009817-SC-HLH was entered against Respondent based on the ground of fraud, misrepresentation, or deceit with reference to a transaction for which a real estate license is required. The foregoing judgment constitutes cause for the imposition of discipline of the license of Respondent under the provisions of Code Section 10177.5.

DETERMINATION OF ISSUES

I

Respondent is in violation of the Code Section 10177.5 which justifies the suspension or revocation of its licenses and/or license rights under the provisions of Code Section 10177.5.

II

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

///

///

///

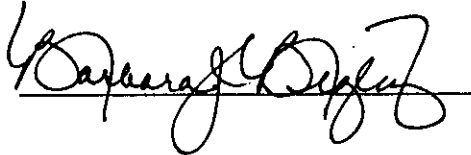
ORDER

The licenses and license rights of Respondent JP CAPITAL MARKETS INC. under the provisions of Part I of Division 4 of the Business and Professions Code, are revoked.

This Decision shall become effective at 12 o'clock
noon JUN 14 2011.

DATED: 5/17/11.

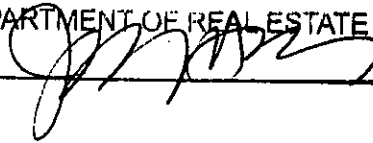
Barbara J. Bigby
Acting Real Estate Commissioner

A handwritten signature in cursive script, appearing to read "Barbara J. Bigby", is written over a horizontal line.

1 Department of Real Estate
2 320 West Fourth Street, Suite 350.
3 Los Angeles, California 90013-1105
4 (213) 576-6982

FILED

FEB 22 2011

DEPARTMENT OF REAL ESTATE
BY: 

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

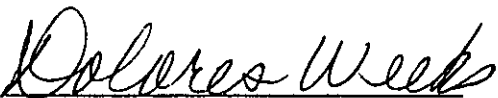
10 * * * *

11
12 In the Matter of the Accusation of)
13 JP CAPITAL MARKETS INC.,) NO. H-36772 LA
14 Respondent.) DEFAULT ORDER
15)

16 Respondent, JP CAPITAL MARKETS INC., having failed to
17 file a Notice of Defense within the time required by Section
18 11506 of the Government Code, is now in default. It is,
19 therefore, ordered that a default be entered on the record in
20 this matter.

21
22 IT IS SO ORDERED February 22, 2011.

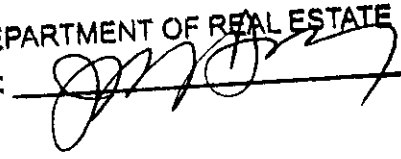
23 JEFF DAVI
24 Real Estate Commissioner

25 
26 By: DOLORES WEEKS
27 Regional Manager

1 CHERYL D. KEILY SBN# 94008
2 Department of Real Estate
3 320 West 4th Street, Suite 350
4 Los Angeles, California 90013-1105
5 Telephone: (213) 576-6982
6 (Direct) (213) 576-6905

FILED

AUG 24 2010

DEPARTMENT OF REAL ESTATE
BY: 

8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of) No. H-36772 LA
12 JP CAPITAL MARKETS INC.,) A C C U S A T I O N
13)
14 Respondent.)

15
16 The Complainant, Maria Suarez, a Deputy Real Estate
17 Commissioner of the State of California, for cause of Accusation
18 against JP CAPITAL MARKETS INC. ("Respondent") is informed and
19 alleges as follows:

20 1.

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

24 ///
25 ///
26 ///
27

2.

1
2 Respondent is presently licensed and/or has license
3 rights under the Real Estate Law (Part 1 of Division 4 of the
4 Business and Professions Code, hereinafter "Code"), as a real
5 estate corporation. The license of Respondent expired on March
6 22, 2010. On or about September 8, 2009, the license of
7 Respondent was suspended pursuant to entry of the Decision of
8 the Commissioner in Case No. R-4184, as is alleged more fully in
9 Paragraph 5, below. Pursuant to Code Section 10201 Respondent
10 retains renewal rights. Pursuant to Section 10103 the
11 Department retains jurisdiction.

12 3.

13 On or about September 19, 2007, the final judgment of
14 the Superior Court of the State of California, County of Orange,
15 Case No. 30-2007-00009817-SC-SC-HLH, affirmed on appeal, was
16 entered against Respondent based on the ground of fraud,
17 misrepresentation, or deceit with reference to a transaction for
18 which a real estate license is required.
19

20 4.

21 The facts set forth in Paragraph 3 constitute cause
22 under Section 10177.5 of the Code for the suspension or
23 revocation of all licenses and license rights of Respondent
24 under the Real Estate Law.

25 REAL ESTATE RECOVERY ACCOUNT DECISION

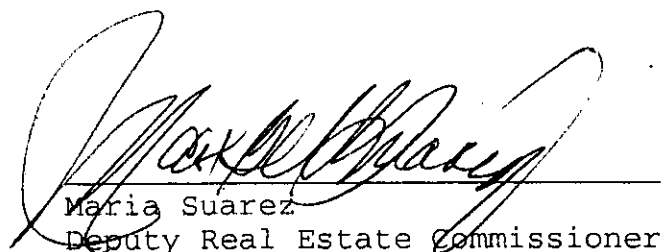
26 5.

27 On April 28, 2009, the Commissioner, based on the

1 judgment referred to in Paragraph 3, above, issued a decision
2 directing payment from the Recovery Account to Amanda Goodman.
3 The decision was based on a determination that this judgment was
4 based on fraud in connection with acts for which the real estate
5 license of Respondent was required.

6 WHEREFORE, Complainant prays that a hearing be
7 conducted on the allegations of this Accusation and that upon
8 proof thereof, a decision be rendered imposing disciplinary
9 action against all licenses and/or license rights of RESPONDENT
10 JT CAPITAL MARKETS INC. under the Real Estate Law and for such
11 other and further relief as may be proper under applicable
12 provisions of law.

13 Dated at Los Angeles, California
14 this 23rd day of August, 2010.
15

16
17
18 
19 Maria Suarez
20 Deputy Real Estate Commissioner
21
22
23
24
25

26 cc: JP Capital Markets Inc.
27 Maria Suarez
Sacto.