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NOV 21 2013

BUREAU OF REAL ESTATE

By K. Contreras

7  
8 BEFORE THE  
9 BUREAU OF REAL ESTATE  
10 STATE OF CALIFORNIA

11 \*\*\*

12 In the Matter of the Application of )  
13 NEIL PATRICK COWAN, )  
14 Respondent. )

H-6050 SAC

STATEMENT OF ISSUES

15 The Complainant, TRICIA D. SOMMERS, a Deputy Real Estate Commissioner  
16 (“Complainant”) of the State of California, Bureau of Real Estate (“Bureau”) for Statement of  
17 Issues against Respondent NEIL PATRICK COWAN (“Respondent”), is informed and alleges as  
18 follows:

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20 Complainant makes this Statement of Issues against Respondent in her official  
21 capacity.

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23 Respondent made application to the Bureau for a real estate salesperson license  
24 on or about May 13, 2013.

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26 On or about October 29, 2007, in the Superior Court of the State of  
27 California, County of Riverside, Case No. INF058589, Respondent was convicted of violating

1 Section 11360(B) of the California Health & Safety Code (transport/sale of marijuana), a felony,  
2 and a crime that bears a substantial relationship under Section 2910, Title 10, of the California  
3 Code of Regulations ("the Code"), to the qualifications, functions or duties of a real estate  
4 licensee.

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6 On or about February 23, 2001, in the Superior Court of the State of California,  
7 County of Butte, Case No. NCR86487, Respondent was convicted of violating Section 602.5 of  
8 the California Penal Code (trespassing), a misdemeanor, and a crime that bears a substantial  
9 relationship under the Code to the qualifications, functions or duties of a real estate licensee.

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11 On or about February 1, 2001, in the Superior Court of the State of California,  
12 County of San Joaquin, Case No. MM101107A, Respondent was convicted of violating Section  
13 20002(a) of the California Vehicle Code (hit and run with property damage), a misdemeanor, and  
14 a crime that bears a substantial relationship under the Code to the qualifications, functions or  
15 duties of a real estate licensee.

16 PRIOR ADMINISTRATIVE PROCEEDINGS

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18 Effective April 6, 2010, in Case No. H-5282 SAC, Respondent's prior  
19 application for a real estate salesperson license was denied by the Real Estate Commissioner  
20 pursuant to Sections 480(a) (conviction of crime) and 10177(b) (conviction of crime) of the  
21 Code.  
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23 7

24 Respondent's criminal convictions, described in Paragraphs 3 through 5, above,  
25 constitute cause for denial of Respondent's application for a real estate salesperson license  
26 pursuant to the provisions of Section 480(a) and 10177(b) of the Code.

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WHEREFORE, Complainant prays that the above-entitled matter be set for hearing and, upon proof of the charges contained herein, that the Commissioner refuse to authorize the issuance of, and deny the issuance of, a real estate salesperson license to Respondent, and for such other and further relief as may be proper under the provisions of the law.

  
TRICIA D. SOMMERS  
Deputy Real Estate Commissioner

Dated at Sacramento, California,  
This 25<sup>th</sup> day of October, 2013.