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**FILED**

MAY 27 2021

DEPARTMENT OF REAL ESTATE  
By *J. Tognoli*

8 BEFORE THE DEPARTMENT OF REAL ESTATE  
9 STATE OF CALIFORNIA

10 \* \* \*

11 In the Matter of the Accusation of )  
12 ) No. H-7049 SAC  
13 DAVID JAMES BOWDEN, ) ACCUSATION  
14 Respondent. )  
15 )

16 The Complainant, TRICIA D. PARKHURST, acting in her official capacity as a  
17 Supervising Special Investigator of the State of California, for cause of Accusation against  
18 DAVID JAMES BOWDEN (Respondent), is informed and alleges as follows:

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20 Respondent is presently licensed and/or has license rights under the Real Estate  
21 Law, Part 1 of Division 4, of the Business and Professions Code (Code) as a real estate broker.

22 2

23 Effective July 20, 2020, in Case No. L20200626-02, the Bureau of Real Estate  
24 Appraisers, Department of Consumer Affairs, through a Stipulated Settlement and Disciplinary  
25 Order, revoked Respondent's real estate appraisers license, and stayed the revocation on terms  
26 and conditions. The Order found that: a) Respondent failed to possess honesty, candor

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1 integrity, and trustworthiness required for an appraiser, California Code of Regulations  
2 (Regulations), Sections 3702(a)(3) and 3721(a)(7); b) Respondent did an act involving  
3 dishonesty, fraud or deceit with the intent to benefit himself (Regulations Section 3721(a)(2);  
4 and c) Respondent knowingly made a false statement of material fact required to be disclosed in  
5 an application for license for an appraiser (Regulations Section 3721(a)(5).

6 3

7 The facts alleged above, in Paragraph 2, constitute grounds under Section  
8 10177(f) of the Code for suspension or revocation of all licenses and license rights of  
9 Respondent under Part 1 of Division 4 of the Code.

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11 A diligent search was made of the records of the Department of Real Estate  
12 (Department), relating to Respondent's real estate broker license. As a result of said search, no  
13 written record was discovered of Respondent notifying the Department of any conviction or  
14 license disciplinary action.

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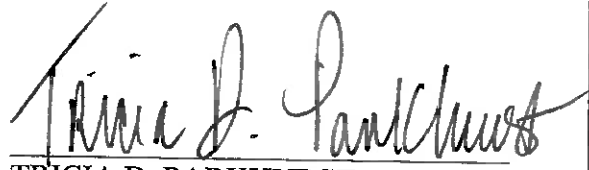
16 The facts alleged above, in Paragraphs 2 and 4, constitute violations of Sections  
17 10186.2 (a)(1)(C) and 10186.2 (a)(2) (failure to report administrative discipline within 30 days)  
18 of the Code, and are grounds for the suspension or revocation of all licenses and license rights  
19 of Respondent under Section 10177(d) of the Code.

20 6

21 Section 10106 of the Code provides, in pertinent part, that in any order issued in  
22 resolution of a disciplinary proceeding before the Department, the Commissioner may request  
23 the Administrative Law Judge to direct a licensee found to have committed a violation of this  
24 part to pay a sum not to exceed the reasonable costs of the investigation and enforcement of the  
25 case.

26 WHEREFORE, Complainant prays that a hearing be conducted on the allegations  
27 of this Accusation and that, upon proof thereof, a decision be rendered revoking all licenses and  
license rights of Respondent under the Real Estate Law, for the cost of investigation and

1 enforcement as permitted by law, and for such other and further relief as may be proper under  
2 other provisions of law.

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5 TRICIA D. PARKHURST  
6 Supervising Special Investigator  
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8  
9 Dated at Sacramento, California, on  
10 this 26<sup>th</sup> day of May, 2021.  
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12 DISCOVERY DEMAND

13 The Department of Real Estate hereby requests discovery pursuant to Section  
14 11507.6 of the California Government Code. Failure to provide discovery to the Department  
15 may result in the exclusion of witnesses and/or documents at the hearing and other sanctions as  
16 the Administrative Law Judge deems appropriate.  
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