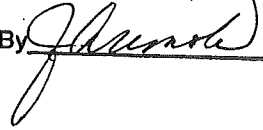


FILED

MAY 14 2014

BUREAU OF REAL ESTATE

By



BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

* * * *

In the Matter of the Accusation of)
) NO. H-38914 LA
HOWARD WILLIAM WATSON,)
)
Respondent.)
)

DECISION

This Decision is being issued in accordance with the provisions of California Government Code section 11520 on evidence of compliance with California Government Code section 11505 and pursuant to the Order of Default filed on April 11, 2014 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 revokes a real estate license on grounds of convictions of crimes.

The right to reinstatement of a revoked real estate license or to the reduction of a suspension is controlled by California Government Code section 11522. A copy of California Government Code Section 11522 and a copy of the Commissioner's Criteria of Rehabilitation are attached hereto for the information of Respondent.

FINDINGS OF FACT

1.

On June 13, 2013, an Accusation was filed by Veronica Kilpatrick in her official capacity as a Deputy Real Estate Commissioner of the State of California. On June 13, 2013, the

Accusation, Statement to Respondent, and Notice of Defense were mailed by certified mail, return receipt requested, and regular mail to Respondent's last known mailing address on file with the Bureau of Real Estate. Both packets were returned to sender with the stamp stating, "REFUSED."

On April 11, 2014, no Notice of Defense having been filed herein within the time prescribed by California Government Code section 11506, Respondent's default was entered herein.

2.

Respondent 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 as a real estate salesperson. Respondent's salesperson license expired on August 11, 2012. The Bureau of Real Estate retains jurisdiction over the license pursuant to California Business and Professions Code section 10103.

3.

On or about February 22, 2010, in the Superior Court of California, County of San Bernardino, in case no. TMB1000043, Respondent was convicted of violating California Vehicle Code section 23152(b) (driving under the influence of alcohol), a misdemeanor.

4.

On or about November 16, 2010, in the Superior Court of California, County of Riverside, in case no. INF10001863, Respondent was convicted of violating California Penal Code section 496(a) (receiving stolen property), a felony.

5.

On or about October 24, 2011, in the Superior Court of California, County of Riverside, in case no. INF1100460, Respondent was convicted of violating two counts of California Penal Code section 476 (making or passing fictitious bills with intent to defraud), both felonies.

6.

On or about October 24, 2011, in the Superior Court of California, County of Riverside, in case no. INF1100853, Respondent was convicted of violating California Penal Code

section 211 (second degree robbery), a felony, with the enhancement pursuant to California Penal Code Section 12022(b)(1) (using a deadly or dangerous weapon in the commission of a felony).

7.

The evidence established that the crimes of which Respondent was convicted, as set forth in Paragraphs 3 through 6, above, are substantially related to the qualifications, functions, and duties of a real estate licensee under Section 2910, Title 10, Chapter 6, California Code of Regulations.

DETERMINATION OF ISSUES

1.

Cause for disciplinary action against Respondent exists pursuant to California Business and Professions Code Sections 490 and 10177(b).

2.

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

ORDER

The license and license rights of Respondent
HOWARD WILLIAM WATSON under the provisions of California
Business and Professions Code Division 4, Part I are revoked.

This Decision shall become effective at 12 o'clock
noon on JUN 04 2014

DATED: MAY 07 2014

REAL ESTATE COMMISSIONER


By: JEFFREY MASON
Chief Deputy Commissioner

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BUREAU OF REAL ESTATE

By John Aguilera

BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of) No. H-38914 LA
HOWARD WILLIAM WATSON,)
Respondent.)

DEFAULT ORDER

Respondent HOWARD WILLIAM WATSON, having failed to file a Notice of Defense within the time required by California Government Code section 11506 is now in default. It is, therefore, ordered that a default be entered on the record in this matter.

IT IS SO ORDERED

April 9, 2014

Real Estate Commissioner

By:

Dolores Weeks
Regional Manager