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FILED

JUN 1 5 2012

DEPARTMENT OF REAL ESTATE
BY: SAL

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

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In the Matter of the Accusation of RAPHAEL JAY MARGOLIN,

No. H-38201 LA

 $\underline{A} \ \underline{C} \ \underline{C} \ \underline{U} \ \underline{S} \ \underline{A} \ \underline{T} \ \underline{I} \ \underline{O} \ \underline{N}$

Respondent.

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The Complainant, Maria Suarez, a Deputy Real Estate Commissioner of the State of California for cause of Accusation against RAPHAEL JAY MARGOLIN aka Rafe Margolin ("Respondent") alleges as follows:

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1.

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

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.

(CRIMINAL CONVICTION)

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3.

On or about July 21, 2009, in the Superior Court of California, County of Orange, in case no. 08CM06951, Respondent was convicted of violating California Penal Code Section 647(a) (lewd act in public), a misdemeanor. This crime is substantially related to the qualifications, functions, or duties of a real estate licensee under Section 2910, Title 10, Chapter 6, California Code of Regulations.

4.

The crime of which Respondent was convicted, as described above, constitutes cause under California Business and Professions Code Sections 490 and 10177(b) for the suspension or revocation of the license and license rights of Respondent under the Real Estate Law.

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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 licenses and/or license rights of Respondent, RAPHAEL JAY MARGOLIN, and for such other and further relief as may be proper under applicable provisions of law,

Dated at Los Angeles, California: /

2012.

Real Estate Commissioner

Mazlat, Inc. Maria Suarez

Sacto.

cc: RAPHAEL JAY MARGOLIN