



1 (CRIMINAL CONVICTION)

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

10 4.

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

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1                   WHEREFORE, Complainant prays that a hearing be  
2 conducted on the allegations of this Accusation and that upon  
3 proof thereof, a decision be rendered imposing disciplinary  
4 action against all licenses and/or license rights of Respondent,  
5 RAPHAEL JAY MARGOLIN, and for such other and further relief as  
6 may be proper under applicable provisions of law.

7                   Dated at Los Angeles, California: 11 June, 2012.

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11                   Maria Suarez  
12                   Deputy Real Estate Commissioner  
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25 cc: RAPHAEL JAY MARGOLIN  
26       Mazlat, Inc.  
27       Maria Suarez  
      Sacto.