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MARJORIE P. MERSEL, Counsel  
Department of Real Estate  
107 South Broadway, Room 8107  
Los Angeles, California 90012  
  
(213) 897-3937

APR 21 1994

DEPARTMENT OF REAL ESTATE  
BY *[Signature]*

DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \* \* \*

In the Matter of the Application of	)	No. H-25788 LA
	)	
JOSEPH RAYMOND MARKOWITZ,	)	<u>STATEMENT OF ISSUES</u>
	)	
Respondent.	)	
_____	)	

The Complainant, Steven J. Ellis, a Deputy Real Estate Commissioner of the State of California, for Statement of Issues against JOSEPH RAYMOND MARKOWITZ (herein "Respondent") alleges as follows:

I

The Complainant, Steven J. Ellis, a Deputy Real Estate Commissioner of the State of California, makes this Statement of Issues in his official capacity.

II

Respondent made application to the Department of Real Estate of the State of California for a real estate broker license on or about September 13, 1993.

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III

On or about October 14, 1988, in the Superior Court of California, County of Los Angeles, Respondent was convicted of the crime of violating Section 11351 of the Health and Safety Code (Possession for Sale of a Controlled Substance), a felony and a crime involving moral turpitude which bears a substantial relationship under Section 2910, Title 10, California Code of Regulations, to the qualifications, functions or duties of real estate licensee.

IV

On or about March 7, 1989, in the Municipal Court of Glendale Judicial District, County of Los Angeles, State of California, Respondent was convicted of the crime of violating Penal Code Section 484(a) (Petty Theft) and Penal Code Section 496.1 (Receiving Stolen Property), crimes involving moral turpitude which bear a substantial relationship under Section 2910, Title 10, California Code of Regulations, to the qualifications, functions or duties of a real estate licensee.

V

The crimes of which Respondent was convicted, as alleged in Paragraphs III and IV above, constitute cause for denial of Respondent's application for a real estate broker license under Sections 480(a) and 10177(b) of the California Business and Professions Code.

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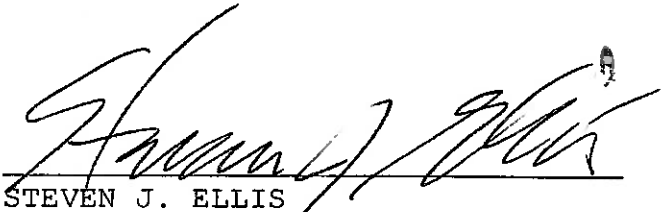
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1                   These proceedings are brought under the provisions of  
2 Section 10100, Division 4 of the Business and Professions Code of  
3 the State of California and Sections 11500 through 11528 of the  
4 Government Code.

5                   WHEREFORE, the Complainant prays that the above-entitled  
6 matter be set for hearing and, upon proof of the charges contained  
7 herein, that the Commissioner refuse to authorize the issuance of,  
8 and deny the issuance of a real estate broker license to  
9 Respondent JOSEPH RAYMOND MARKOWITZ and for such other and further  
10 relief as may be proper in the premises.

11 Dated at Los Angeles, California  
12 this 21st day of April, 1994.

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15 STEVEN J. ELLIS  
16 Deputy Real Estate Commissioner  
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25 cc: Joseph Raymond Markowitz  
26 Sacto.  
27 PI