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MAY 17 1989

DEPARTMENT OF REAL ESTATE  
*K. M. ...*

DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \* \*

In the Matter of the Application of	)	No. H-690 SA
ALBERT J. RICCI,	)	
aka Albert Ricci Jr., aka	)	
Albert Joseph Ricci Jr., aka	)	
Al Ricci,	)	
Respondent.	)	

ORDER GRANTING UNRESTRICTED LICENSE

On August 4, 1987, pursuant to a Stipulation and Waiver of a hearing, an Order was issued denying the respondent's application for a real estate broker license, but granting respondent the right to the issuance of a restricted real estate broker license. A restricted real estate broker license was issued to respondent on September 17, 1987, and respondent has operated as a restricted licensee without cause for disciplinary action against respondent since that time.

On October 19, 1988, respondent petitioned for the removal of restrictions attaching to respondent's real estate broker license.

1 I have considered the petition of respondent and the  
2 evidence submitted in support thereof including respondent's  
3 record as a restricted licensee. Respondent has demonstrated  
4 to my satisfaction that respondent meets the requirements of law  
5 for the issuance to respondent of an unrestricted real estate  
6 broker license and that it would not be against the public  
7 interest to issue said license to respondent.

8 NOW, THEREFORE, IT IS ORDERED that respondent's  
9 petition for removal of restrictions is granted and that an  
10 unrestricted real estate broker license be issued to respondent  
11 after respondent satisfies the following conditions within one (1)  
12 year from the date of this Order:

13 1. Submittal of a completed application and payment  
14 of the fee for a real estate broker license.

15 2. Submittal of evidence satisfactory to the Real  
16 Estate Commissioner that respondent has, since the most recent  
17 issuance of an original or renewal real estate license, taken  
18 and successfully completed the continuing education requirements  
19 of Article 2.5 of Chapter 3 of the Real Estate Law for renewal  
20 of a real estate license.

21 This Order is effective immediately.

22 DATED: 5-10-89

23  
24 JAMES A. EDMONDS, JR.  
Real Estate Commissioner

25 cc: Albert Joseph Ricci  
26 4000 E. Del Valle  
Orange, CA 92669

27

*Handwritten initials/signature*

AUG 7 1987

DEPARTMENT OF REAL ESTATE  
BY *R. M. ...*

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BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

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In the Matter of the Application of )  
ALBERT J. RICCI, etc., )  
Respondent. )

NO. H-690 SA  
STIPULATION AND WAIVER

I, ALBERT J. RICCI, respondent

herein, do hereby affirm that I have applied to the Department of Real Estate for a real estate broker license and that to the best of my knowledge I have satisfied all of the statutory requirements for the issuance of the license, including the payment of the fee therefor.

I acknowledge that I have received and read the Statement of Issues and the Statement to Respondent filed by the Department of Real Estate on JULY 15, 1987, in connection with my application for license. I understand that the Real Estate Commissioner may hold a hearing on this Statement of Issues for the purpose of requiring further proof of my

1 honesty and truthfulness, or that he may in his discretion waive  
2 the hearing and grant me a restricted real estate broker license  
3 based upon this Stipulation and Waiver.

4 I do hereby admit that the allegations of the Statement  
5 of Issues filed against me are true and correct and request that  
6 the Real Estate Commissioner in his discretion issue to me a  
7 restricted real estate broker license under the authority of  
8 Section 10156.5 of the Business and Professions Code.

9 I am aware that by signing this Stipulation and Waiver,  
10 I am waiving my right to a hearing and any opportunity through a  
11 hearing to obtain an unrestricted real estate license at this  
12 time if the Stipulation and Waiver is accepted by the Real Estate  
13 Commissioner. I understand, however, that I am not waiving my  
14 right to a hearing and to further proceedings to obtain a  
15 restricted or unrestricted license if this Stipulation and Waiver  
16 is not accepted by the Commissioner.

17 I further understand that the following conditions,  
18 limitations and restrictions will attach to a restricted license  
19 issued by the Department of Real Estate pursuant hereto:

20 1. The license shall not confer any property right  
21 in the privileges to be exercised thereunder and  
22 the Real Estate Commissioner may by appropriate  
23 order suspend the right of respondent to exercise  
24 any privileges granted under this restricted  
25 license in the event of:

26 a. The conviction of respondent or a plea of  
27 nolo contendere to a crime which bears a

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significant relation to respondent's fitness  
or capacity as a real estate licensee; or

b. The receipt of evidence that respondent has  
violated provisions of the California Real  
Estate Law, the Subdivided Lands Law, regu-  
lations of the Real Estate Commissioner or  
conditions attaching to this restricted license.

2. Respondent shall not be eligible to apply for the  
issuance of an unrestricted real estate license nor  
for the removal of any of the conditions, limita-  
tions or restrictions of the restricted license  
until one year has elapsed from the date of  
issuance of the restricted license to respondent.

DATED this 21 day of July, 1987.



\_\_\_\_\_  
Respondent  
ALBERT J. RICCI

1 I have read the Statement of Issues filed herein and  
2 the foregoing Stipulation and Waiver signed by respondent. I am  
3 satisfied that a hearing for the purpose of requiring further  
4 proof as to the honesty and truthfulness of respondent need not  
5 be called and that it will not be inimical to the public interest  
6 to issue a restricted real estate broker license to respondent.

7 Therefore, IT IS HEREBY ORDERED that a restricted real  
8 estate broker license be issued to respondent

9 ALBERT J. RICCI if respondent has otherwise  
10 fulfilled all of the statutory requirements for licensure. The  
11 restricted license shall be limited, conditioned and restricted as  
12 specified in the foregoing Stipulation and Waiver.

13 DATED this 4<sup>th</sup> day of August, 1987.

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16  
17 JAMES A. EDMONDS, JR.  
Real Estate Commissioner

18  
19 By: John R. Liberator

20 JOHN R. LIBERATOR  
Chief Deputy Commissioner  
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Sachs

1 MARILYN L. MOSHER, Counsel  
2 Department of Real Estate  
3 107 South Broadway, Room 8107  
4 Los Angeles, California 90012  
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8 (213) 620-4790

JUL 15 1987

DEPARTMENT OF REAL ESTATE  
BY R. Mederbold

DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

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11	In the Matter of the Application of )	No. H-690 SA
12	ALBERT J. RICCI, )	<u>STATEMENT OF ISSUES</u>
13	aka Albert Ricci Jr., aka )	
14	Albert Joseph Ricci Jr., aka )	
15	Al Ricci, )	
	Respondent. )	

16 The Real Estate Commissioner, in conformity with  
17 Section 10152, Division 4, Business and Professions Code of the  
18 State of California, requires further proof of the honesty and  
19 truthfulness of ALBERT J. RICCI, aka Albert Ricci Jr., aka  
20 Albert Joseph Ricci Jr., aka Al Ricci (hereinafter referred to  
21 as respondent), in connection with respondent's application for a  
22 real estate broker license filed on February 2, 1987, and in  
23 relation thereto, will consider the following:

I

25 On or about July 5, 1983, in the Municipal Court of  
26 North Orange County Judicial District, County of Orange, State of  
27 California, respondent was convicted of the crime of violating

1 Penal Code Section 664/496 (Attempt to Receive Stolen Property),  
2 a crime involving moral turpitude.

3 II

4 The crime of which respondent was convicted bears a  
5 substantial relationship to the qualifications, functions or  
6 duties of a real estate licensee.

7 III

8 Respondent's conviction, as alleged above, is grounds  
9 for denying respondent's application for a real estate license  
10 under Sections 480 and 10177(b) of the Business and Professions  
11 Code of the State of California.

12  
13 These proceedings are brought under the provisions of  
14 Section 10100, Division 4 of the Business and Professions Code of  
15 the State of California and Sections 11500 through 11528 of the  
16 Government Code.

17 Dated at Santa Ana, California  
18 this 15th day of July, 1987.

19  
20  
21 THOMAS MC CRADY  
Deputy Real Estate Commissioner

22  
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24  
25  
26 cc: Albert J. Ricci Jr.  
27 Sacto.  
KTC