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**FILED**

DEC 21 2012

DEPARTMENT OF REAL ESTATE

BY: *[Signature]*

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

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In the Matter of the Application of	)	No 24144 LA
	)	
ANDREW RIDGEWAY PHILLIPS,	)	
	)	
Respondent.	)	
_____	)	

ORDER GRANTING UNRESTRICTED LICENSE

On May 23, 1990, a Decision was rendered herein denying application of Respondent for a real estate salesperson license, but granting Respondent the right to the issuance of a restricted real estate salesperson license. A restricted real estate salesperson license was issued to Respondent on June 18, 1990, and Respondent has operated as a restricted licensee without cause for disciplinary action against Respondent since that time.

On or about June 22, 2010, Respondent petitioned for removal of restrictions of said real estate salesperson license.

I have considered Respondent's petition and the evidence and arguments submitted in support thereof. Respondent has demonstrated to my satisfaction that Respondent

1 meets the requirements of law for the removal of restrictions from Respondent's real estate  
2 salesperson license.

3 NOW, THEREFORE, IT IS ORDERED that Respondent's petition for removal  
4 of restrictions is granted and that a real estate salesperson license be issued to Respondent, if  
5 Respondent satisfies the following conditions:

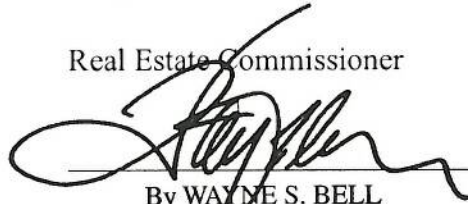
6 1. Submits a completed application and pays the fee for a real estate salesperson  
7 license within the 12 month period following the date of this Order; and

8 2. Submits proof that Respondent has completed the continuing education  
9 requirements for renewal of the license sought. The continuing education courses must be  
10 completed either (i) within the 12 month period preceding the filing of the completed application,  
11 or (ii) within the 12 month period following the date of this Order.

12 This Order shall be effective immediately.

13 Dated: 9/11/2012

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16 Real Estate Commissioner

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18 \_\_\_\_\_  
19 By WAYNE S. BELL  
20 Chief Counsel