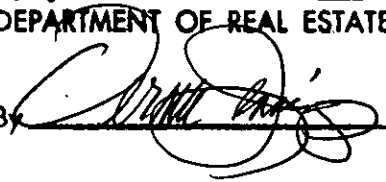


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FILED
JUL 21 2008
DEPARTMENT OF REAL ESTATE

By 

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Application of) NO. H-24144 LA
ANDREW RIDGEWAY PHILLIPS,)
Respondent.)

ORDER GRANTING UNRESTRICTED LICENSE

On May 23, 1990, a Decision was rendered herein, denying Respondent's application 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.

On August 20, 1993, Respondent petitioned for removal of restrictions attaching to Respondent's real estate salesperson license.

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1 On January 6, 1995, an Order Granting Unrestricted
2 License was filed. Respondent failed to comply with the
3 conditions of said Order in a timely manner.

4 On April 24, 2007, Respondent again petitioned for
5 removal of restrictions attaching to Respondent's real estate
6 salesperson license.

7 I have considered Respondent's petition and the
8 evidence submitted in support thereof. Respondent has
9 demonstrated to my satisfaction that Respondent meets the
10 requirements of law for the issuance to Respondent of an
11 unrestricted real estate salesperson license and that it
12 would not be against the public interest to issue said
13 license to Respondent.

14 NOW, THEREFORE, IT IS ORDERED that Respondent's
15 petition for removal of restrictions is granted and that a
16 real estate salesperson license be issued to Respondent if
17 Respondent satisfies the following conditions within nine
18 (9) months from the date of this Order:

19 (1) Submittal of a completed application and payment
20 of the fee for a real estate salesperson license.

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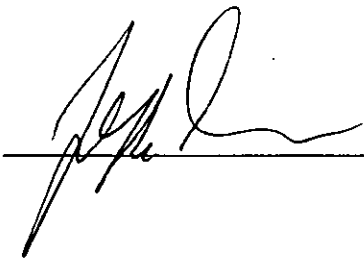
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(2) Submittal of evidence of having since the most
recent issuance of an original or renewal real estate license,
taken and successfully completed the continuing education
requirements of Article 2.5 of Chapter 3 of the Real Estate
Law for renewal of a real estate license.

This Order shall be effective immediately.

Dated: 7-1-08

JEFF DAVI
Real Estate Commissioner



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FILED
JAN - 6 1995
DEPARTMENT OF REAL ESTATE

By C. Dwyer

DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Application of) No. H-24144 LA
)
)
ANDREW RIDGEWAY PHILLIPS)
)
Respondent.)

ORDER GRANTING UNRESTRICTED LICENSE

On May 23, 1990, an Order was rendered herein, effective immediately, denying the Respondent's application 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 August 20, 1993, Respondent petitioned for the removal of restrictions attaching to Respondent's real estate salesperson license.

I have considered Respondent's petition and the evidence submitted in support thereof. Respondent has

1 demonstrated to my satisfaction that Respondent meets the
2 requirements of law for the issuance to Respondent of an
3 unrestricted real estate salesperson license and that it would
4 not be against the public interest to issue said license to
5 Respondent.

6 NOW, THEREFORE, IT IS ORDERED that Respondent's
7 petition for removal of restrictions is granted and that a real
8 estate salesperson license be issued to Respondent subject to
9 the following understanding and conditions:

10 1. Within six (6) months from the date of this Order,
11 Respondent shall:

12 A. Submit a completed application and pay the
13 appropriate fee for a real estate salesperson license; and

14 B. Submit evidence of having taken and successfully
15 completed the courses specified in subdivisions (a) and (b) of
16 Section 10170.5 of the Real Estate Law for renewal of a real
17 estate license.

18 2. Upon renewal of the license issued pursuant to this
19 Order, Respondent shall submit evidence of having taken and
20 successfully completed the continuing education requirements of
21 Article 2.5 of Chapter 3 of the Real Estate Law for renewal of a
22 real estate license.

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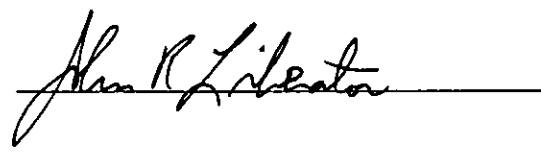
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This Order shall be effective immediately.

Dated: December 9, 1994.

JOHN R. LIBERATOR
Interim Commissioner



cc: ANDREW RIDGEWAY PHILLIPS
3875 Topaz Lane
La Verne, California 91750

FILED

MAY 30 1990

DEPARTMENT OF REAL ESTATE

BY *R. K. ...*

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BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

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|-------------------------------------|---|------------------------|
| In the Matter of the Application of |) | |
| |) | No. H- 24144 LA |
| ANDREW RIDGEWAY PHILLIPS, |) | STIPULATION AND WAIVER |
| |) | |
| Respondent. |) | |
| _____ |) | |

I, ANDREW RIDGEWAY PHILLIPS, respondent herein, do hereby affirm that I have applied to the Department of Real Estate for a real estate salesperson 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 May 11, 1990, in connection with my application for a real estate salesperson 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 honesty and truthfulness and to prove other allegations therein, or that he may in his discretion waive the hearing and grant me a restricted real estate salesperson license based upon this Stipulation and Waiver.

I hereby admit that the allegations of the Statement of Issues filed against me are true and correct and request that the Real Estate Commissioner in his discretion issue a restricted real estate salesperson license to me under the authority of Section 10156.5 of the Business and Professions Code. I understand that any

1 such restricted license will be issued subject to and be limited by Section 10153.4 of the Business and
2 Professions Code.

3 I am aware that by signing this Stipulation and Waiver, I am waiving my right to a hearing and the
4 opportunity to present evidence at the hearing to establish my rehabilitation in order to obtain an unrestricted
5 real estate salesperson license if this Stipulation and Waiver is accepted by the Real Estate Commissioner.
6 However, I am not waiving my right to a hearing and to further proceedings to obtain a restricted or unrestricted
7 license if this Stipulation and Waiver is not accepted by the Commissioner.

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

- 10 1. The license shall not confer any property right in the privileges to be exercised including the right
11 of renewal, and the Real Estate Commissioner may by appropriate order suspend the right to
12 exercise any privileges granted under this restricted license in the event of:
- 13 a. The conviction of respondent (including a plea of nolo contendere) to a crime which bears
14 a significant relation to respondent's fitness or capacity as a real estate licensee; or
15 b. The receipt of evidence that respondent has violated provisions of the California Real Estate
16 Law, the Subdivided Lands Law, Regulations of the Real Estate Commissioner or conditions
17 attaching to this restricted license.
- 18 2. Respondent shall not be eligible to apply for the issuance of an unrestricted real estate license nor
19 the removal of any of the conditions, limitations or restrictions attaching to the restricted license
20 until one year has elapsed from the date of issuance of the restricted license to respondent.
- 21 3. With the application for license, or with the application for transfer to a new employing broker,
22 respondent shall submit a statement signed by the prospective employing broker on a form
23 approved by the Department of Real Estate wherein the employing broker shall certify as follows:
- 24 a. That broker has read the Statement of Issues which is the basis for the issuance of the restricted
25 license; and
26 b. That broker will carefully review all transaction documents prepared by the restricted
27 licensee and otherwise exercise close supervision over the licensee's performance of acts for

which a license is required.

4. Respondent shall, within eighteen (18) months of the date of issuance of the restricted license under the provisions of Section 10153.4 of the Business and Professions Code, submit evidence satisfactory to the Commissioner of successful completion at an accredited institution of two of the courses listed in Section 10153.2, other than real estate principles, advanced legal aspects of real estate, advanced real estate finance or advanced real estate appraisal. If respondent fails to present satisfactory evidence of successful completion of said courses, the restricted license shall be automatically suspended effective eighteen (18) months after the date of issuance of the restricted license. Said suspension shall not be lifted until respondent has submitted the required evidence of course completion and the Commissioner has given written notice to the respondent of lifting of the suspension.

DATED this 16 day of May, 1990.

Andrew R. Phillips
Respondent Andrew Ridgeway Phillips

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

Therefore, IT IS HEREBY ORDERED that a restricted real estate salesperson license be issued to respondent ANDREW RIDGEWAY PHILLIPS if respondent has otherwise fulfilled all of the statutory requirements for licensure. The restricted license shall be limited, conditioned and restricted as specified in the foregoing Stipulation and Waiver.

This Order is effective immediately.

DATED this 23rd day of May, 1990.

JAMES A. EDMONDS, JR.
Real Estate Commissioner

James A. Edmonds, Jr.

Wright

1 GEORGE W. WRIGHT, Counsel
2 Department of Real Estate
3 107 South Broadway, Room 8107
4 Los Angeles, California 90012
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6 (213) 620-4790
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8

FILED

MAY 11 1990

DEPARTMENT OF REAL ESTATE
BY K. Knebel

DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * * *

| | | |
|----|---------------------------------------|----------------------------|
| 11 | In the Matter of the Application of) | No. H-24144 LA |
| 12 | ANDREW RIDGEWAY PHILLIPS,) | <u>STATEMENT OF ISSUES</u> |
| 13 | Respondent.) | |
| 14 |) | |

15 The Real Estate Commissioner, in conformity with
16 Section 10152, Division 4, Business and Professions Code of the
17 State of California, requires further proof of the honesty and
18 truthfulness of ANDREW RIDGEWAY PHILLIPS in connection with his
19 application for a real estate salesperson license filed on
20 February 28, 1990, and in relation thereto will consider the
21 following:

I

23 ANDREW RIDGEWAY PHILLIPS (hereinafter "Respondent"),
24 pursuant to the provisions of Section 10151 and 10153.3 of the
25 Business and Professions Code, made application to the Department
26 of Real Estate of the State of California for a real estate sales-
27 person license on or about February 23, 1990, with the knowledge

1 and understanding that any license issued as a result of said
2 application would be subject to the conditions of Section 10153.4
3 of the Business and Professions Code.

4 II

5 On or about March 14, 1988, in the Municipal Court
6 of the State of California, Citrus Judicial District, County of
7 Los Angeles, in a case entitled The People of the State of
8 California v. Andrew Ridgeway Phillips, Case No. 88M03943,
9 Respondent pled guilty to two counts, to wit: petty theft and
10 falsely representing himself as another person to a police officer,
11 crimes involving moral turpitude. Said judgement is now final.

12 III

13 The crimes of which Respondent was convicted bears a
14 substantial relationship to the qualifications, functions or
15 duties of a real state licensee.

16 IV

17 Respondent's conviction, as alleged above, is grounds
18 for denying Respondent's application for a real estate license
19 under Sections 480 and 10177(b) of the Business and Professions
20 Code of the State of California.

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

Dated at Los Angeles, California
this 11th day of May, 1990.


Deputy Real Estate Commissioner

cc: Andrew Ridgeway Phillips
Sacto.
AS