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DEC 04 2015

BUREAU OF REAL ESTATE

By 

BEFORE THE BUREAU OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Accusation of	)	No. H-39547 LA
	)	2014080577
CHRISTOPHER ALAN ANSPACH,	)	
	)	
Respondent.	)	

STIPULATION AND AGREEMENT

AND

DECISION AFTER REJECTION

This matter came on for hearing before Gloria A. Barrios, Administrative Law Judge ("ALJ") of the Office of Administrative Hearings, in Los Angeles, California, on May 18, 2015. Amelia V. Vetrone, Counsel, represented the Complainant, Robin Trujillo, Deputy Real Estate Commissioner for the State of California Bureau of Real Estate ("Bureau"). The Respondent CHRISTOPHER ALAN ANSPACH ("Respondent") appeared in person, and represented himself. Oral and documentary evidence were received and the matter was left open for the submission of additional court documents by the Respondent. The record was closed and the matter was submitted on June 29, 2015.

On July 20, 2015, the Administrative Law Judge issued a Proposed Decision which did not conform to Title 10, California Code of Regulations, Section 2930

1 ("Regulations"). As a result, I declined to adopt the Proposed Decision. Pursuant to Section
2 11517(c) of the Government Code of the State of California, Respondent was served with notice
3 of my determination to not adopt the Proposed Decision of the Administrative Law Judge along
4 with a copy of said Proposed Decision.

5 THE PARTIES HERETO NOW STIPULATE as follows for the purpose of
6 settling and disposing of the Accusation ("Accusation") filed on July 23, 2014, in this matter:

7 1. This Stipulation is based on the factual allegations contained in the Accusation
8 filed in this proceeding. In the interest of expedience and economy, Respondent chooses not to
9 contest these factual allegations, and understands that, as a result thereof, these factual statements
10 will serve as a prima facie basis for the disciplinary action stipulated to herein. The Real Estate
11 Commissioner shall not be required to provide further evidence to prove such allegations.

12 2. Respondent further acknowledges that the Real Estate Commissioner held a
13 hearing on this Accusation on May 18, 2015, before the Office of Administrative Hearings for
14 the purpose of proving the allegations therein. Respondent was present at the hearing and
15 participated therein. Further, Respondent has had an opportunity to read and review the
16 Proposed Decision of the Administrative Law Judge.

17 3. Respondent understands that pursuant to Government Code Section 11517(c),
18 the Real Estate Commissioner has rejected the Proposed Decision of the Administrative Law
19 Judge. Respondent further understands that pursuant to the same Section 11517(c), the Real
20 Estate Commissioner may decide this case upon the record, including the transcript, without
21 taking any additional evidence, after affording Respondent the opportunity to present written
22 argument to the Real Estate Commissioner.

23 4. Respondent further understands that by signing this Stipulation and
24 Agreement, Respondent is waiving his right to seek a dismissal of the Accusation through
25 proceedings under Government Code Section 11517(c) if this Stipulation and Agreement
26 ("Stipulation") is accepted by the Real Estate Commissioner.

1 5. It is understood by the parties that the Real Estate Commissioner may adopt
2 this Stipulation as his Decision in this matter thereby imposing the penalty and sanctions on
3 Respondent's real estate license and license rights as set forth in the below "Order". In the event
4 that the Commissioner in his discretion does not adopt the Stipulation, the Stipulation shall be
5 void and of no effect and Respondent shall retain the right to further proceedings under the
6 Administrative Procedure Act (beginning at Government Code Section 11500).

7 6. The Order or any subsequent Order of the Real Estate Commissioner made
8 pursuant to this Stipulation shall not constitute an estoppel, merger or bar to any further
9 administrative or civil proceedings by the Bureau of Real Estate with respect to any matters
10 which were not specifically alleged to be causes for accusation in this proceeding.

11 DETERMINATION OF ISSUES

12 By reason of the foregoing, it is stipulated and agreed that the following
13 determination of issues shall be made:

14 The conduct of CHRISTOPHER ALAN ANSPACH as described in the
15 Accusation is grounds for the suspension or revocation of all of the real estate licenses and
16 license rights of Respondent under the provision of Sections 490 and 10177(b) of the California
17 Business and Professions Code.

18 ORDER

19 WHEREFORE, THE FOLLOWING ORDER is hereby made:

20 All licenses and licensing rights of Respondent CHRISTOPHER ALAN
21 ANSPACH under the Real Estate Law Real Estate Law, Part 1 of Division 4 of the California
22 Business and Professions Code ("Code"), are revoked; provided, however, a restricted real estate
23 salesperson license shall be issued to Respondent pursuant to Section 10156.5 of the Business
24 and Professions Code if Respondent makes application therefor and pays to the Bureau of Real
25 Estate the appropriate fee for the restricted license within 90 days from the effective date of this
26 Decision. The restricted license issued to Respondent shall be subject to all of the provisions of

1 Section 10156.7 of the Code and the following limitations, conditions and restrictions imposed
2 under authority of Section 10156.6 of that Code:

3 1. The restricted license issued to Respondent may be suspended prior to hearing
4 by Order of the Real Estate Commissioner in the event of Respondent's conviction or plea of
5 nolo contendere to a crime which is substantially related to Respondent's fitness or capacity as a
6 real estate licensee.

7 2. The restricted license issued to Respondent may be suspended prior to hearing
8 by Order of the Real Estate Commissioner on evidence satisfactory to the Commissioner that
9 Respondent has violated provisions of the California Real Estate Law, the Subdivided Lands
10 Law, Regulations of the Real Estate Commissioner or conditions attaching to the restricted
11 license.

12 3. Respondent shall not be eligible to apply for the issuance of an unrestricted
13 real estate license nor for the removal of any of the conditions, limitations or restrictions of a
14 restricted license until two (2) years have elapsed from the effective date of this Decision.

15 4. Respondent shall submit with any application for license under an employing
16 broker, or any application for transfer to a new employing broker, a statement signed by the
17 prospective employing real estate broker on a form approved by the Bureau of Real Estate which
18 shall certify:

19 (a) That the employing broker has read the Decision of the Commissioner which
20 granted the right to a restricted license; and

21 (b) That the employing broker will exercise close supervision over the
22 performance by the restricted licensee relating to activities for which a real estate license
23 is required.

24 5. Respondent shall, within nine months from the effective date of this Decision,
25 present evidence satisfactory to the Real Estate Commissioner that Respondent has, since the
26 most recent issuance of an original or renewal real estate license, taken and successfully
27 completed the continuing education requirements of Article 2.5 of Chapter 3 of the Real Estate

1 Law for renewal of a real estate license. If Respondent fails to satisfy this condition, the
2 Commissioner may order the suspension of the restricted license until the Respondent presents
3 such evidence. The Commissioner shall afford Respondent the opportunity for a hearing
4 pursuant to the Administrative Procedure Act to present such evidence.

5 6. Respondent shall notify the Commissioner in writing within 72 hours of any
6 arrest by sending a certified letter to the Commissioner at Bureau of Real Estate, Post Office Box
7 137013, Sacramento, CA 95813-7013. The letter shall set forth the date of Respondent's arrest,
8 the crime for which Respondent was arrested, and the name and address of the arresting law
9 enforcement agency. Respondent's failure to timely file written notice shall constitute an
10 independent violation of the terms of the restricted license and shall be grounds for the
11 suspension or revocation of that license.

12 7. Prior to the effective date of this Decision, and pursuant to Section 10106 of the
13 Business and Professions Code, Respondents shall pay the Commissioner's reasonable cost for
14 the investigation which led to this disciplinary action in the amount of \$1,893.90. Said payment
15 shall be in the form of a cashier's check made payable to the Bureau of Real Estate. **Said check**
16 **must be delivered to the Bureau of Real Estate, Flag Section, P.O. Box 137013, Sacramento,**
17 **CA 95813-7013, prior to the effective date of this Decision and Order.**

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19
20 11-17-15
21 DATED

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23 Amelia V. Vetrone, Counsel
24 Bureau of Real Estate
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1 EXECUTION OF THE STIPULATION

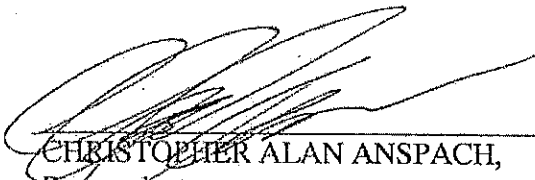
2 I have read the Stipulation and understand its terms which are agreeable and
3 acceptable to me. I understand that I am waiving rights given to me by the California
4 Administrative Procedure Act (beginning at Government Code Section 11500), and I willingly,
5 intelligently and voluntarily waive those rights, including the right to require the Commissioner
6 to provide additional evidence in support of the Accusation or as a basis for the disciplinary
7 action stipulated to herein.

8 MAILING AND FACSIMILE

9 Respondent (1) shall mail the original signed signature page of the stipulation herein to
10 Amelia V. Vetrone: Attention: Legal Section, Bureau of Real Estate, 320 W. Fourth St., Suite
11 350, Los Angeles, California 90013-1105. Respondents shall also (2) facsimile a copy of a
12 signed signature page, to the Bureau at the following telephone/fax number: (213) 576-6917,
13 Attention: Amelia V. Vetrone.

14 A facsimile constitutes acceptance and approval of the terms and conditions of
15 this stipulation. Respondent agrees, acknowledges and understands that by electronically
16 sending to the Bureau a facsimile copy of Respondent's actual signature as it appears on the
17 stipulation that receipt of the facsimile copy by the Bureau shall be as binding on Respondent as
18 if the Bureau had received the original signed stipulation.

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20 DATED: 11/13/15


CHRISTOPHER ALAN ANSPACH,
Respondent

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IT IS SO ORDERED

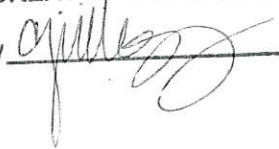
WAYNE S. BELL
REAL ESTATE COMMISSIONER



FILED

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BUREAU OF REAL ESTATE

By 

BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of

CHRISTOPHER ALAN ANSPACH, aka
CHRISTOPHER ANSPACH

Respondent.

No. H-39547 LA

OAH No. 2014080577

NOTICE

TO: CHRISTOPHER ALAN ANSPACH, aka CHRISTOPHER ANSPACH, Respondent.

YOU ARE HEREBY NOTIFIED that the Proposed Decision herein dated July 20, 2015, of the Administrative Law Judge is not adopted as the Decision of the Real Estate Commissioner. A copy of the Proposed Decision dated July 20, 2015, is attached for your information.

In accordance with Section 11517(c) of the Government Code of the State of California, the disposition of this case will be determined by me after consideration of the record herein including the transcript of the proceedings held on May 18, 2015, any written argument hereafter submitted on behalf of Respondent and Complainant.

Written argument of Respondent to be considered by me must be submitted within 15 days after receipt of the transcript of the proceedings of May 18, 2015, at the

1 Los Angeles office of the Bureau of Real Estate unless an extension of the time is granted for
2 good cause shown.

3 Written argument of Complainant to be considered by me must be submitted
4 within 15 days after receipt of the argument of Respondent at the Los Angeles office of the
5 Bureau of Real Estate unless an extension of the time is granted for good cause shown.

6 DATED: August 26, 2015

7 REAL ESTATE COMMISSIONER

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10 By: JEFFREY MASON
11 Chief Deputy Commissioner
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BEFORE THE
BUREAU OF REAL ESTATE
DEPARTMENT OF CONSUMER AFFAIRS
STATE OF CALIFORNIA

In the Matter of the Accusation Against:

CHISTOPHER ALAN ANSPACH aka
CHRISTOPHER ANSPACH,

Respondent.

Case No. H-39547 LA

OAH No. 2014080557

PROPOSED DECISION

Administrative Law Judge Gloria A. Barrios heard this matter on May 18, 2015, in Los Angeles, California.

Amelia V. Vetrone, Staff Counsel for the Bureau of Real Estate (Bureau), represented Robin Trujillo (Complainant), Deputy Real Estate Commissioner.

Christopher Alan Anspach aka Christopher Anspach (Respondent) was present and represented himself.

The record remained open for submission of court records from Respondent and any response from Complainant. Respondent submitted records¹ from *People v. Christopher Alan Anspach aka Christopher Anspach*, Superior Court of the State of California, County of San Bernardino, case number FV11201139 which were marked as Exhibit E for identification and admitted as administrative hearsay.² The record was closed and the matter was submitted for decision on June 29, 2015.

¹ Respondent's submission of additional evidence was due by June 26, 2015. He did not submit the evidence until June 29, 2015. The Complainant did not submit any objections or response to the submission. Therefore, the court will allow the additional evidence from Respondent.

² The term "administrative hearsay is a shorthand reference to the provisions of Government Code section 11513, subdivision (d), to the effect that hearsay evidence has been objected to, and is not otherwise admissible, may be used to supplement or explain other evidence but may not, by itself, support a factual finding. It may be combined with other evidence to provide substantial evidence sufficient to support a finding (*Komizu v. Gourley* (2002) 103 Cal.App.4th 1001.) The court documents were not certified. However,

FACTUAL FINDINGS

1. Complainant brought the Accusation in her official capacity.
2. Respondent has been licensed by the Bureau as a real estate salesperson, license number 01733181, since July 29, 2006. The real salesperson license has been renewed through October 7, 2018. There was no evidence of any prior discipline imposed against the license.
3. On June 14, 2012, Respondent was convicted, after his plea of nolo contendere, of violating Penal Code section 594, subdivision (b)(1), vandalism resulting in damages in excess of \$400, a felony (*People v. Christopher Alan Anspach aka Christopher Anspach, supra.*) Respondent was sentenced to formal probation for 36 months. He was also sentenced to serve 41 days in jail less credit for 41 days served. Respondent was ordered to pay restitution, fines and fees totaling \$10,000. Additionally, he was ordered to perform 100 hours of community service and successfully complete a 52-week Domestic Violence Batterers' program. Respondent completed probation on June 16, 2015. (Respondent's Exhibit E.)
4. The facts and circumstances underlying Respondent's conviction are that on May 4, 2012, Respondent stole items belonging to his ex-girlfriend (A) such as keys to her vehicles, cell phones, and ATM card. On April 21, 2012, Respondent threatened and pushed A down the stairs at their former residence. A suffered scrapes and bruises. Respondent was intoxicated at the time. A told the police she had been a victim of other unreported domestic violence incidents perpetrated by Respondent.
5. According to Respondent, A was intoxicated, not he, on the night in question. She had fallen down the stairs while intoxicated holding their baby. He admitted he was angry. Respondent claimed his former girlfriend is an alcoholic. Respondent said he was never physically violent with her. He said he did not steal any of A's possessions. Respondent contends A made false allegations against him to the police. Respondent admits that he was in a destructive and abusive relationship.³ He takes responsibility for making poor choices. Respondent feels he has paid dearly for his bad judgment and has turned around his life. He points out that he was not convicted of spousal abuse.
6. On June 14, 2012, Respondent was convicted, after his plea of guilty, of violating Penal Code section 166, subdivision (a)(4), disobeying a court order, a misdemeanor, (*People v. Christopher Alan Anspach aka Christopher Anspach, Superior Court of the State of California, County of San Bernardino, case number MBA1100376.*)

the documents were reliable and consistent with other certified court records in the same case previously admitted in this matter. (See Complainant's Exhibit 3.)

³ A witness interviewed by the police supported Respondent's allegations against A. She stated that she saw A physically and verbally attack Respondent.

The court sentenced Respondent to the same terms and conditions as in *People v. Christopher Alan Anspach aka Christopher Anspach, supra*.

7. The facts and circumstances underlying this conviction are that on February 22, 2011, Respondent violated a restraining order issued against him in connection with a custody dispute by texting his former girlfriend. This order was issued in connection with a different girlfriend than the one involved in the domestic violence incident.

8. Respondent claimed he was not aware that by texting his former girlfriend he had violated a restraining order. The texts were non-threatening. (See Complainant's Exhibit 7.)

9. Respondent submitted evidence that he paid all court ordered restitution, fines and fees. He also successfully completed the court ordered 52-week domestic violence batterers' program. Tami Murphee, facilitator and counselor of the Hesperia Counseling Center where Respondent attended his domestic violence sessions noted that Respondent had "good participation and attendance." (Respondent's Exhibit B.)

10. Respondent is currently a real estate salesperson at Z Realty located in Hesperia. He has worked at Z for the past two years. Although Respondent has had his personal problems, none of those have carried over into his professional life. Respondent testified that he loves being a real estate agent. He is current in his continuing education requirements. (Respondent's Exhibit C.)

11. Respondent is married to Zoe Munoz-Anspach. She is a licensed broker and salesperson. She is also a licensed appraiser and registered notary public. Munoz-Anspach is an associate broker at Z Realty. She supervises Respondent and is aware of Respondent's convictions. She testified that Respondent is a good employee. He is respectful towards his clients and a good family man. Munoz-Anspach is personally aware that A harassed Respondent. According to this witness, A posted false, and damaging reviews about him as a real estate agent on the Internet. A also posted negative comments about Respondent on Facebook.

12. Respondent is 33 years old. He has been married for two years and has two young children, ages seven and three. Respondent explained that he is now in a loving and healthy relationship. He also has a teenage daughter from a former relationship that he supports. Respondent supports his wife and his other two children as well.

13. Respondent was very sincere when testifying about possibly losing his real estate salesperson's license and is willing to retain his license on any terms the Bureau seems fit to impose. He was remorseful about his actions.

14. Complainant introduced evidence as to the Bureau's cost of its investigation and enforcement of this matter pursuant to Business and Professions Code⁴ section 10106. The requested total amount is \$1,893.90, which is reasonable under the facts of this case. (Complainant's Exhibits 9 and 10.)

LEGAL CONCLUSIONS AND DISCUSSION

1. The standard of proof in this matter for the Bureau is clear and convincing evidence to a reasonable certainty. (See *Borror v. Dept. of Real Estate* (1971) 15 Cal.App.3d 531; *Ettinger v. Board of Medical Quality Assurance* (1982) 135 Cal.App.3d 853.) This means the burden rests with Complainant to offer proof that is clear, explicit and unequivocal—so clear as to leave no substantial doubt and sufficiently strong to command the unhesitating assent of every reasonable mind. (*Katie V. v. Superior Court* (2005) 130 Cal.App.4th 586, 594.)

2. Under Code section 10177, subdivision (b), a real estate licensee may have his license disciplined for conviction of a crime if it is substantially related to the qualifications, functions, or duties of a real estate licensee.

3. Under Code section 490, the Bureau may "suspend or revoke a license on the ground that the licensee has been convicted of a crime, if the crime is substantially related to the qualifications, functions, or duties of the business or profession for which the license was issued."

4. California Code of Regulations (CCR), title 10, section 2910, subdivision (a) (8), provides that, "doing of any unlawful act with the intent of conferring a financial or economic benefit upon the perpetrator or with the intent or threat of doing substantial injury to the person or property of another," and subdivision (a)(9), "contempt of court or willful failure to comply with a court order" bear a substantial relationship to the functions, duties and qualifications of a Bureau licensee.

5. The acts for which Respondent was convicted (vandalism resulting in damage in excess of \$400 and disobeying a court order) are crimes that fall under CCR, title 10, section 2910, subdivisions (a)(8) and (a)(9) and they are thus deemed substantially related to the duties, functions and qualifications of a real estate licensee.

6. Cause exists to impose discipline on Respondent's real estate salesperson's license pursuant to Code sections 490 and 10177, subdivision (b), because Respondent has been convicted of crimes which are substantially related to the qualifications, functions, or

⁴ All further statutory references are to the Business and Professions Code except when noted.

duties of a real estate salesperson, as set forth in Factual Findings 3 through 4 and 6 through 7 and Legal Conclusions 2 through 5.

7. Although cause for discipline exists, it is necessary to determine whether Respondent has been sufficiently rehabilitated to warrant his continued licensure. Rehabilitation is a "state of mind" and the law looks with favor upon rewarding with the opportunity to serve, one who has achieved "reformation and regeneration." (*Pacheco v. State Bar* (1987) 43 Cal.3d 1041, 1058.)

8. The Bureau has established criteria for determining rehabilitation from a conviction of a crime sufficient to warrant continued licensure. The criteria, found at CCR, title 10, section 2912, are summarized as follows:

- Subdivision (a), passage of at least 2 years since the conviction or the underlying acts;
- Subdivision (b), restitution;
- Subdivision (c), expungement of the conviction;
- Subdivision (d), expungement of the requirement to register as a sex offender;
- Subdivision (e), completion of, or early discharge from, the criminal probation;
- Subdivision (f), abstinence from drugs or alcohol that contributed to the crime;
- Subdivision (g), payment of any criminal fines or penalties;
- Subdivision (h), correction of business practices causing injury;
- Subdivision (i), new and different social and business relationships;
- Subdivision (j), stability of family life;
- Subdivision (k), enrollment in or completion of educational or training courses;
- Subdivision (l), significant involvement in community, church or private programs for social betterment; and
- Subdivision (m), change in attitude from the time of conviction to the present, evidenced by: testimony of the licensee and others, including family members, friends or others familiar with her previous conduct and subsequent attitudes and behavior patterns, or probation or parole officers or law enforcement officials; psychiatric or therapeutic evidence; and absence of subsequent convictions.

9. Respondent provided evidence of rehabilitation. He has completed probation. Respondent has paid all his fines, fees and restitution to the court. There was no evidence he suffered any other criminal conviction. Three years have passed since Respondent's convictions. Four years have passed since Respondent committed the underlying misconduct. He has completed the court ordered 52-week domestic violence program. Respondent is in a new and stable relationship. Complainant argues that Respondent has not acknowledged the wrongfulness of his actions, which is an essential step toward rehabilitation. (*Seide v. Committee of Bar Examiners* (1989) 49 Cal.3d 933.) Respondent took responsibility for his poor judgment. Respondent cannot impeach his criminal convictions. His entry of guilty pleas in the 2012 criminal convictions is conclusive evidence of his guilt (*Arneson v. Fox* (1980) 28 Cal.3d 440, 449.) However, the Bureau may examine the underlying circumstances of the conviction in order to fix the degree of discipline pursuant to Code section 493. In this case, it appears that Respondent was in a

volatile relationship with A and both parties engaged in domestic conflict. Although this is a close case, on balance, the public will be sufficiently protected if Respondent is allowed to retain his real estate salesperson's license on a restricted basis.

10. Code section 10106, subdivision (d), provides that the administrative law judge shall fix the amount of the Bureau's reasonable costs of investigation and prosecution. In this matter the Bureau has requested reimbursement costs of investigation and prosecution totaling \$1,893.90, which are found to be reasonable. (Finding 14.) The Bureau is entitled to reimbursement in this amount.

ORDER

All licenses and licensing rights of Respondent Christopher Alan Anspach aka Christopher Anspach under the Real Estate Law are revoked; provided, however, a restricted real estate salesperson license shall be issued to Respondent pursuant to Business and Professions Code section 10156.5, if Respondent makes application therefore and pays to the Bureau the appropriate fee for the restricted license within 90 days from the effective date of this Decision. The restricted license issued to Respondent shall be subject to all provisions of Section 10156.7 of the Business and Professions Code and to the following limitations, conditions and restrictions imposed under authority of Section 10156.6 of that Code.

1. The license shall not confer any property right in the privileges to be exercised, and the Real Estate Commissioner may by appropriate order suspend the right to exercise any privileges granted under this restricted license in the event of:

(a) The conviction of Respondent (including a plea of nolo contendere) of a crime which is substantially related 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, Regulations of the Real Estate Commissioner or conditions attaching to the 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, limitations or restrictions of a restricted license until two years have elapsed from the date of issuance of the restricted license to Respondent.

3. With the application for license, or with the application for transfer to a new employing broker, Respondent shall submit a statement signed by the prospective employing real estate broker on a RE 552 (Rev. 4/88) approved by the Department of Real Estate which shall certify as follows:

Not Adopted

Not Adopted

(a) That the employing broker has read the Decision which is the basis for the issuance of the restricted license; and

(b) That the employing broker will carefully review all transaction documents prepared by the restricted licensee and otherwise exercise close supervision over the licensee's performance of acts for which a license is required.

4. Respondent shall notify the Commissioner in writing within 72 hours of any arrest by sending a certified letter to the Commissioner at the Department of Real Estate, Post Office Box 187000, Sacramento, CA 95818-7000. The letter shall set forth the date of Respondent's arrest, the crime for which Respondent was arrested and the name and address of the arresting law enforcement agency. Respondent's failure to timely file written notice shall constitute an independent violation of the terms of the restricted license and shall be grounds for the suspension or revocation of that license.

5. Respondent shall pay the Bureau its costs of investigation and prosecution of this action in the amount of \$1,893.90. Repayment of the costs shall be on such terms and conditions as Respondent and the Bureau or the Bureau's designee shall arrange, but 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, limitations or restrictions of a restricted license until all such costs have been paid.

DATED: July 20, 2015



GLORIA A. BARRIOS
Administrative Law Judge
Office of Administrative Hearings