

FILED  
DEC 06 2005

DEPARTMENT OF REAL ESTATE

By S. Kelly

1 Department of Real Estate  
2 P. O. Box 187007  
3 Sacramento, CA 95818-7007  
4  
5 Telephone: (916) 227-0789  
6  
7

8 BEFORE THE DEPARTMENT OF REAL ESTATE  
9 STATE OF CALIFORNIA

10 \* \* \*

11 TO: )  
12 )  
13 JOHN R. P. KRIKORIAN, ) NO. H-1862 FR  
14 dba SHELTER PROPERTY MANAGEMENT, ) ORDER TO DESIST AND REFRAIN  
and dba SHELTER REALTY ) (B&P Code Section 10086)

15  
16 The Real Estate Commissioner of the State of California  
17 has caused an investigation to be conducted and is of the opinion  
18 that you, JOHN R. P. KRIKORIAN individually doing business as  
19 SHELTER PROPERTY MANAGEMENT and/or as SHELTER REALTY, while  
20 engaged in activities which require a real estate broker license  
21 under the provisions of Section 10131(b) of the California  
22 Business and Professions Code (hereafter "the Code") have  
23 violated Section 10130 of the Code.

24 I

25 You were licensed by the Department of Real Estate of  
26 the State of California as a real estate broker until May 9,  
27 2003, when your real estate license was revoked. At no time

1 since May 9, 2003, were you licensed as either a real estate  
2 broker or as a real estate salesperson.

3 II

4 At no time herein mentioned have you been licensed by  
5 the Department of Real Estate of the State of California  
6 (hereinafter Department) either as a real estate broker or a real  
7 estate salesperson.

8 III

9 At all times herein mentioned, beginning on or about  
10 May 9, 2003, and continuing, an/or at other times well known to  
11 you but unknown to the Department, you engaged in the business  
12 of, acted in the capacity of, advertised, or assumed to act as a  
13 real estate broker with the State of California within the  
14 meaning of Section 10131(b) of the Code, including the operation  
15 and conduct of a property management business with the public  
16 wherein, on behalf of others, for compensation or in expectation  
17 of compensation, you leased or rented and offered to lease or  
18 rent, and placed for rent, solicited listings of real property  
19 for rent, and solicited for prospective tenants of real property  
20 or improvements thereon, and collected rents from real property  
21 or improvements thereon.

22 IV

23 The aforesaid acts recited in Paragraphs II and III,  
24 above, include, but are not limited to, the operation and conduct  
25 of a property management business with the public wherein, on  
26 behalf of others, for compensation or in expectation of  
27 compensation, you leased or rented and offered to lease or rent,

1 and placed for rent, solicited listings of real property for  
2 rent, and solicited for prospective tenants of real property or  
3 improvements thereon, and collected rents from real property or  
4 improvements thereon with respect to real property commonly known  
5 as: 314 N. Homsy, Fresno, California; 3344 E. Michigan Ave.,  
6 Fresno, California; 9437 N. Barton Ave., Fresno, California.

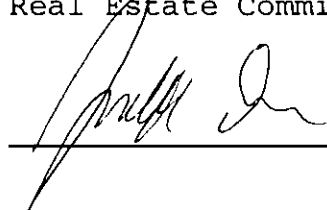
7 V

8 In acting as described in Paragraphs I, II, III and IV,  
9 above, you violated Section 10130 of the Code.

10 NOW, THEREFORE, YOU, JOHN R. P. KRİKORIAN, INDIVIUDALLY  
11 AND DOING BUSINESS AS SHELTER PROPERTY MANAGEMENT and/or as  
12 SHELTER REALTY, AND YOUR AGENTS AND EMPLOYEES, ARE HEREBY ORDERED  
13 TO DESIST AND REFRAIN from performing any and all acts within the  
14 State of California for which a real estate broker license is  
15 required, unless and until you obtain a real estate broker  
16 license.

17  
18 DATED: 11-26-05

19 JEFF DAVI  
20 Real Estate Commissioner

21   
22

23 cc: John R. P. Krikorian  
24 5380 N. Fresno Street, #103  
25 Fresno, CA 93710

25 John. R. P. Krikorian  
26 4159 W. Alluvial Avenue  
27 Fresno, CA 93722

ATTY/MBR 27