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JUL 16 2007  
DEPARTMENT OF REAL ESTATE

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Department of Real Estate  
320 West 4th Street, Ste. 350  
Los Angeles, California 90013-1105  
  
Telephone: (213) 576-6911 (direct)  
-or- (213) 576-6982 (office)

*Handwritten signature*

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \*

TO:	)	No. H-34112 LA
	)	
JOHN S. FRYKENBERG	)	<u>ORDER TO DESIST</u>
	)	
	)	<u>AND REFRAIN</u>
	)	
	)	

The Real Estate Commissioner of the State of California (Commissioner) has caused an investigation to be conducted of your activities, as described herein, and based upon the findings of that investigation, is of the opinion that you, JOHN S. FRYKENBERG, operating as Anchor Management Company., have violated Section 10130 of the California Business and Professions Code (Code).

1.

At no time herein mentioned, were you licensed by the Department of Real Estate of the State of California (Department) as a real estate broker or a real estate salesperson employed by a real estate broker.

1 2.

2 From July 2003 to date, you, JOHN S. FRYKENBERG, have  
3 held yourself out as and represented that you were a real estate  
4 broker doing business under the name of Anchor Management and/or  
5 Anchor Management Company. You have solicited renters, collected  
6 rents, and made disbursements on behalf of owner Faye Garcia, for  
7 her real property located at 833 N. Detroit St, Los Angeles,  
8 California, from July 2003 to January 2004. Additionally, and  
9 you and your wife Joan A. Frykenberg have been signatories on  
10 your own personal bank account that you used for your Anchor  
11 Management property management business including collect trust  
12 funds in the form of rental receipts and make disbursements of  
13 same:

14 "John S. Frykenberg  
15 Joan A. Frykenberg  
16 Anchor Management  
17 Account No. 0440605156"  
18 California National Bank  
19 1153 Fair Oaks Avenue  
20 South Pasadena, Ca 91030

21 3.

22 At your office located at 217 St. Albans, South  
23 Pasadena, California, as owner of Anchor Management or Anchor  
24 Management Company, you have held yourself out to be a licensed  
25 property manager, by performing property management services for  
26 thirty properties and thirty five owners.

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4.

1  
2 Your conduct, as described in Paragraphs 2 and 3, is  
3 that of a real estate broker as set forth in Code Section  
4 10131(b).

5.

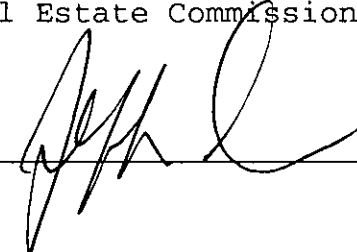
6 You violated Section 10130 of the Code by acting in  
7 the capacity of a licensee when you were not licensed as a real  
8 estate broker.

9 NOW, THEREFORE, YOU, JOHN S. FRYKENBERG, ARE ORDERED TO  
10 DESIST AND REFRAIN from performing any and all acts requiring a  
11 real estate license in California unless and until you obtain the  
12 required license from the Department.

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14  
15 DATED 7-9, 2006.

16  
17 JEFF DAVI  
18 Real Estate Commissioner

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cc: John S. Frykenberg  
217 St. Albans  
South Pasadena, CA 91030