**STATE OF OREGON**
**DEPARTMENT OF CONSUMER AND BUSINESS SERVICES**
**DIVISION OF FINANCIAL REGULATION**

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| In the Matter of:<br><br>Specialized Ventures, Inc.<br><br>Respondent. | Case No. MSD-22-0069<br><br>**FINAL ORDER TO CEASE AND DESIST AND ORDER ASSESSING CIVIL PENALTIES, ENTERED BY CONSENT** |

The Director of the Department of Consumer and Business Services for the State of Oregon (the "Director") investigated the business activities of Specialized Ventures, Inc. ("Specialized Ventures") and determined that Specialized Ventures violated certain provisions of Oregon Revised Statutes ("ORS") 446.661 *et seq.* and Oregon Administrative Rules ("OAR") 441-446-0100 through 441-446-0300 (collectively, the "Oregon Manufactured Structure Dealers and Dealerships Law").

Specialized Ventures cooperated with the Division's investigation and wishes to settle this matter with the Director.

Now, therefore, as evidenced by the authorized signature(s) subscribed in this Order, Specialized Ventures hereby CONSENTS to entry of this Order upon the Director's Findings of Fact and Conclusions of Law below.

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350 Winter Street NE, Suite 410
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Telephone: (503) 378-4387

## FINDINGS OF FACT

The Director FINDS that:

1. Specialized Ventures is an Oregon corporation with a principal place of business located at 3925 North Clarey, Eugene, OR 97402. Specialized Ventures also operates through its website www.mobilehomehelper.com.

2. Specialized Ventures has been registered with the Oregon Secretary of State to transact business in Oregon since 2005.

3. The president of Specialized Ventures is Rob Anderson and the secretary is Roy Anderson.

4. At all times material, neither Specialized Ventures nor any of its officers/company principals was licensed as a manufactured structure dealer in Oregon.

5. On or about February 13, 2019, Specialized Ventures sold a manufactured structure located at 205 South 54th Street, Unit 48, Springfield, OR to RW.

6. On or about January 22, 2020, Specialized Ventures sold a manufactured structure located at 1475 Green Acres Road, Unit 130, Eugene, OR to DM.

7. On or about December 2, 2020, Specialized Ventures sold a manufactured structure located at 5335 Main Street, Unit 34, Springfield, OR to IPG – Santiago Estates Park.

8. On or about July 6, 2020, Specialized Ventures sold a manufactured structure located at 205 South 54th Street, Unit 115, Springfield, OR to IM.

9. On or about December 30, 2020, Specialized Ventures sold a manufactured structure located at 5335 Main Street, Unit 196, Springfield, OR to VV.

10. On or about May 10, 2021, Specialized Ventures sold a manufactured structure located at 2150 Laura Street, Unit 22, Springfield, OR to VS.

11. On or about May 20, 2021, Specialized Ventures purchased a manufactured structure located at 1475 Green Acres Road, Unit 54, Eugene, OR, and subsequently offered and displayed the structure for sale.

12. On or about June 18, 2021, Specialized Ventures purchased a manufactured

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structure located at 1475 Green Acres Road, Unit 173, Eugene, OR and subsequently offered and displayed the structure for sale.

13. On or about April 21, 2021, a manufactured structure located at 205 South 54th Street, Unit 24, Springfield, OR was sold which Specialized Ventures had marketed and displayed for sale.

14. On or about June 24, 2021, a manufactured structure located at 5335 Daisy Street, Unit 70, Springfield, OR was sold which Specialized Ventures had marketed and displayed for sale.

15. On or about January 27, 2022, a manufactured structure located at 1475 Green Acres Road, Unit 49, Eugene, OR was sold which Specialized Ventures had marketed and displayed for sale during the period it did not have a manufactured structure dealer license.

## CONCLUSIONS OF LAW

The Director CONCLUDES that:

16. Specialized Ventures acted as a manufactured structure dealer on at least eleven occasions, from approximately February 2019 to November 2021, by selling or offering to sell manufactured structures and by marketing and displaying manufactured structures for sale as described in paragraphs 5-15 of this order, in violation of ORS 446.671(1)(a) and ORS 446.671(1)(b).

17. The Director is authorized by ORS 446.995(2) to impose a civil penalty of up to $5,000 for each manufactured structure improperly sold, brokered, exchanged, or offered or displayed for sale.

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## ORDERS

Now therefore, the Director issues the following ORDERS:

***Order to Cease and Desist***

18. As authorized by ORS 446.748(1), the Director hereby ORDERS Specialized Ventures to CEASE AND DESIST from violating the Oregon Manufactured Structure Dealers and Dealerships Law.

***Order Assessing Civil Penalties***

19. Pursuant to ORS 446.995(2)(a), the Director ORDERS Specialized Ventures to pay a total civil penalty of $11,000.00 for its eleven violations of ORS 446.671(1).

20. The Director SUSPENDS $5,500.00 of the civil penalties, provided Specialized Ventures complies with these conditions:

A. Specialized Ventures does not violate the Oregon Manufactured Structure Dealers and Dealerships Law; and

B. Specialized Ventures does not violate the terms of this Consent Order.

21. If Specialized Ventures satisfies the above conditions, the Director shall waive the suspended portion of the civil penalties three years after the date of this Order. If Specialized Ventures fails to satisfy the above conditions during the three-year period following the date of this Order, however, the suspended portion of the civil penalties, amounting to $5,500.00, will become immediately due and owing.

22. Specialized Ventures shall provide, together with the executed Entity Consent to Entry of Order, payment in the amount of $3,000.00 to be applied toward the $5,500.00 non-suspended civil penalty.

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23. Payment toward the remaining non-suspended civil penalty shall be made in the following installments:

A. $500.00 within 30 days of the date of entry of this Order;

B. $500.00 within 60 days of the date of entry of this Order;

C. $500.00 within 90 days of the date of entry of this Order;

D. $500.00 within 120 days of the date of entry of this Order; and

E. $500.00 within 150 days of the date of entry of this Order.

24. Specialized Ventures agrees that the facts and violations set forth in this Order may be taken as true without further proof in any bankruptcy case (or subsequent litigation) the Division may pursue to enforce its rights under the terms of this Order and this Order shall have preclusive effect in any such proceeding.

25. This Order is a "Final Order" under ORS 183.310(6)(b). Subject to this provision, entry of this Order does not limit the Director's authority to enforce this Order or take action against Specialized Ventures for violations of this Order or violations not included in this Order that are discovered after the date of this Order.

SO ORDERED this 6th day of December, 2022.

**ANDREW R. STOLFI, Director**
**Department of Consumer and Business Services**

*/s/ Dorothy Bean*
Dorothy Bean, Chief of Enforcement
Division of Financial Regulation

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## ENTITY CONSENT TO ENTRY OF ORDER

I, Rob Anderson, am an officer or manager of Specialized Ventures, Inc. ("Specialized Ventures"). I am authorized to act and sign on behalf of Specialized Ventures. I have read the foregoing Order, and I know and fully understand the contents hereof. I have been advised of the right to a hearing and the right to be represented by counsel in this matter. Specialized Ventures voluntarily consents to the entry of this Order with no force or duress, expressly waiving any right to a hearing in this matter and any rights to administrative or judicial review of this Order. Specialized Ventures understands that the Director reserves the right to take further action to enforce this Order or to take action upon discovery that Specialized Ventures has committed other violations of the Oregon Manufactured Structure Dealers and Dealerships Law. Specialized Ventures, along with its officers, directors, employees, or agents, will comply with the terms and conditions stated herein. Specialized Ventures understands that this Order is a public document.

**Signature**: */s/ Rob Anderson, President*

**Position Held**: President

## ACKNOWLEDGMENT

**State of Oregon**

**County of** Lane

Signed or attested before me on the 1st of December, 2022.

*/s/ Bryan Lee Sanders*
**Notary Public**

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