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

In the Matter of: SCOPE INVESTMENT LLC, dba HELPING HAND INVESTOR, Respondent.	Case No. MSD-17-0040 FINAL ORDER TO CEASE AND DESIST AND ORDER ASSESSING CIVIL PENALTIES, ENTERED BY CONSENT

WHEREAS, the Director of the Department of Consumer and Business Services for the State of Oregon ("***Director***") has conducted an investigation into the activities of Scope Investment LLC, doing business as Helping Hand Investor ("***Respondent***") and determined that Respondent engaged in activities constituting a violation of Oregon Revised Statutes ("***ORS***") 446.661, *et seq.* (hereinafter "***Oregon Manufactured Structure Dealer Law***"); and

WHEREAS Respondent wishes to resolve and settle this matter with the Director;

NOW THEREFORE, as evidenced by the signatures subscribed in this Order, Respondent hereby CONSENTS to entry of this Order upon the Director's Findings of Fact and Conclusions of Law.

FINDINGS OF FACT

The Director FINDS that:

1. Respondent is an Oregon limited liability company with a principal place of business located in Portland, Oregon. Respondent is registered with the Oregon Secretary of State to conduct business in Oregon, Registry No. 1051134-92. Travis J. Horton ("***Horton***") is the Registered Agent and Managing Member of Respondent.

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2. In March of 2016, the Director, acting through the Division of Financial Regulation ("***Division***"), was notified that Respondent was selling manufactured structures in Oregon but did not appear to have an Oregon manufactured structure dealer ("***MSD***") license from the Division.

3. The ensuing investigation by the Division revealed that Respondent sold at least two manufactured structures without an Oregon MSD license.

4. On or about June 9, 2015, Respondent sold a manufactured structure to an Oregon consumer identified herein as "***SH***." The structure ID No. was 262492 and the sale price was $32,346.60. The structure was located at 3500 SE Concord Rd. Space #66, Milwaukie, OR 97267.

5. On or about October 30, 2015, Respondent sold a manufactured structure to an Oregon consumer identified herein as "***CJ***." The structure ID No. was 239492 and the sale price was $12,500. The structure was located at 3500 SE Concord Rd. Space #49, Milwaukie, OR 97267.

6. Respondent did not transfer title of the above-described manufactured structures into Respondent's name prior to selling the structures to SH and CJ. Accordingly, Respondent's ownership interest in the manufactured structures was not noted in the public record.

7. Immediately after notifying Respondent of the Division's investigation and of the need for an Oregon MSD license, Respondent applied for and received an MSD license from the Division (License No. MSD-725).

CONCLUSIONS OF LAW

The Director CONCLUDES that:

8. Under ORS 446.671(1)(a), a person may not sell, broker, trade, or exchange, or offer to sell, broker, trade or exchange, a manufactured structure in Oregon without a license.

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9. On or about June 9, 2015 and on or about October 30, 2015, Respondent offered for sale and sold two manufactured structures located in Oregon without a license, in violation of ORS 446.671(1)(a).

10. Under ORS 446.571, the purchaser of a manufactured structure shall file an ownership document application in accordance with ORS 446.571.

11. Respondent, which purchased and subsequently sold the manufactured structures described in Paragraphs 4 and 5 above, failed to file ownership document applications documenting Respondent's ownership in the manufactured structures, in violation of ORS 446.571.

12. Under ORS 446.995, the Director may assess a civil penalty of up to $5,000 against any person that violates ORS 446.661 through 446.756, or any rule promulgated thereunder. Each violation is a separate offense.

ORDERS

Now therefore, the Director issues the following Orders:

13. Pursuant to ORS 446.748, the Director hereby orders Respondent to cease and desist from violating the Oregon Manufactured Structure Dealer Law.

14. Pursuant to ORS 446.995, the Director orders Respondent to pay a civil penalty of $2,000 ($1,000 per violation) for two violations of ORS 446.671(1)(a).

15. The Director hereby suspends payment of $1,000 of the civil penalty for a period of three years, so long as Respondent complies with all terms and conditions of this Order and all requirements of the Oregon Manufactured Structure Dealer Law. If Respondent makes a full timely payment of the unsuspended portion of the civil penalty assessed herein and does not violate the Oregon Manufactured Structure Dealer Law or the terms of this Order during the three year period from the effective date of this Order, the Director waives the collection of the suspended civil penalty assessed herein.

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16. The $1,000 civil penalty assessed above that is not suspended is due and payable at the time this Order is returned to the Division.

17. This Order is a "Final Order" under ORS 183.310(6)(b). Subject to that provision, entry of this Order in no way limits or prevents further remedies, sanctions, or actions which may be available to the Director under Oregon law to enforce this Order, for violations of this Order, for conduct or actions of Respondent that are not covered by this Order, or against any party not covered by this Order.

SO ORDERED this 27th day of April, 2017.

PATRICK M. ALLEN, Director
Department of Consumer and Business Services

/s/ David Tatman
David C. Tatman, Chief of Enforcement
Division of Financial Regulation

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CONSENT TO ENTRY OF ORDER

I, Travis J. Horton, state that I am a managing member of Scope Investment LLC ("***Respondent***"), and that I am authorized to act on its behalf; that I have read the foregoing Order and that I know and fully understand the contents hereof; that I have been advised of Respondent's right to a hearing in this matter; that Respondent had rhw opportunity to be represented by counsel in this matter; that Respondent voluntarily and without any force or duress, consents to the entry of this Order, expressly waiving any right to a hearing in this matter; that Respondent executes this Order as a settlement of the matters referred to in the foregoing Order; that Respondent understands that the Director reserves the right to take further actions to enforce this Order or to take appropriate action upon discovery of other violations of the Oregon Manufactured Structure Dealer Law by Respondent, and; that Respondent will fully comply with the terms and conditions stated herein.

Respondent understands that this Order is a public document.

/s/ Travis Horton
Travis J. Horton, Managing Member

State of OREGON
County of Clackamas

There appeared before me this 17th day of April, 2017, Travis J. Horton, and stated that he was and is the managing member of Respondent, and that he is authorized and empowered to sign this Order on behalf of Respondent, and to bind it to the terms hereof.

/s/ Michael Charles Schwab
Notary Public - State of Oregon
Commission No. 941582

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