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

In the Matter of:	**MSD 16-0366**
Mobile Park Plaza, Inc. and Brandon Patterson, Respondents.	**Order to Cease and Desist and Consent to Entry of Order Assessing Civil Penalties**

The Director of the Department of Consumer and Business Services for the State of Oregon (Director) conducted an investigation of Mobile Park Plaza, Inc. (MMP) and Brandon Patterson (Patterson) and determined that MMP and Patterson engaged in activities constituting violations of Oregon Revised Statutes (ORS) 446.661 *et seq*. and Oregon Administrative Rules (OAR) 441-446-100 through 441-446-0300 (Oregon Manufactured Structure Dealers and Dealerships Law).

MMP and Patterson now wish to resolve and settle this matter with the Director.

NOW THEREFORE, as evidenced by the authorized signature subscribed on this Consent Order, MMP and Patterson hereby consent to entry of this order upon the Director's Findings of Fact and Conclusions of Law as stated hereinafter:

FINDINGS OF FACTS

The Director finds that:

1. On or about August 15, 2016, the Division of Financial Regulation (Division) received a complaint that Brandon Patterson, park manager for MPP, sold a manufactured structure located at space 45 at MMP without the required license from the Division.

2. The Division conducted and investigation and determined that neither MMP nor Patterson had ever obtained an Oregon Manufactured Structure Dealer (MSD) license.

Division of Financial Regulation
Labor and Industries Building
350 Winter Street NE, Suite 410
Salem, OR 97301-3881
Telephone: (503) 378-4387

3. The park's physical business address is 19776 S. E. Stark Street, Space 14 in Portland, OR 97233. MMP is owned by Elizabeth Giles who resides in Riverside, California.

4. Below is a list of the homes sold by Patterson on behalf of MMP:

HID No.	Purchase Date	Sale Date	Selling Price	Buyer
158342	02/20/15	03/26/15	$5,500	JP
183198	09/04/11	09/12/11	$3,000	SF & JM
258444	11/23/13	01/14/14	$13,500	NA
275095	02/29/15	04/24/15	$11,500	JC
197437	12/16/13	03/13/14	$5,000	ZW
181533	Unknown	02/23/11	$8,500	MM[1]
251118	09/17/12	12/28/12	$7,000	ND
199184	01/24/15	02/27/15	$3,000	YRV and MS
201937	02/02/11	08/18/11	$5,000	JW and RH

On December 19, 2016, the Division issued license number MSL158 to Mobile Park Plaza, Inc. The Division has received no further complaints regarding MMP or Patterson.

CONCLUSIONS OF LAW

The Director concludes that:

1. MMP acted as a manufactured structure dealer on the dates set forth above when MMP, by and through Patterson, offered to sell and sold nine manufactured structures in Oregon without a license in violation of ORS 446.671(1)(a).

2. Patterson acted as a manufactured structure dealer on the dates set forth above when Patterson on behalf of MMP offered to sell and sold nine manufactured structures in Oregon without a license in violation of ORS 446.671(1)(a).

[1] Patterson stated to the Division that this home was signed over to MMP by VM and that MMP then resold the home to MM. Patterson further stated to the Division that the home was in the abandonment process.

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3. MMP and Patterson acted in concert in the above transactions and are jointly and severally liable.

ORDER

NOW, THEREFORE, the director issues the following order:

1. Pursuant to ORS 446.748, the Director hereby orders MMP and Patterson to cease and desist from violating the Oregon Manufactured Structure Dealers and Dealership Law.

2. Pursuant to ORS 446.995, the Director may assess a civil penalty of up to $5,000 for each violation of the Oregon Manufactured Structure Dealers and Dealership Law.

3. Pursuant to ORS 446.995, the Director orders MMP and Patterson, jointly and severally, to pay a civil penalty of $9,000 ($1,000 per violation) for nine violations of ORS 446.671(1)(a).

4. The Director hereby suspends payment of $4,500 of the civil penalty for a period of three years if MMP and Patterson make full payment of the unsuspended portion of the civil penalty and does not violate the Oregon Manufactured Structure Dealers and Dealership Law or the terms of this order, then in three years from the date of the order, the suspended portion of the civil ($4,500) penalty is waived.

5. The unsuspended portion of the civil penalty assessed and due herein, $4,500, is due and payable at the time this order is returned to the Division.

6. The entry of this order in no way further limits remedies that may be available to the Director under Oregon law.

Dated this 30th day of June, 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 by ELIZABETH GILES

I, Elizabeth Giles, state that I am the owner of MMP and that I am authorized to act on its behalf. I have read the foregoing order and fully understand the contents hereof. I have been advised of the right to a hearing and of the right to be represented by counsel in this matter. MMP voluntarily and without any force or duress consents to the entry of this order expressly waiving any right to a hearing in this matter. MMP 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 Manufactured Structure Dealers and Dealership Law. MMP will fully comply with the terms and conditions stated herein.

MMP further assures the Director that neither MMP, nor its owners, employees, or agents will engage in manufacture structure dealership activities in Oregon unless such activities are in full compliance with the Oregon Manufactured Structures Dealers and Dealership Law. MMP understands that this consent order is a public document.

/S/ Elizabeth Giles Owner
Elizabeth Giles Title
Mobile Park Plaza, Inc.

ACKNOWLEDGMENT

State of California)
)ss.
County of Riverside)

This instrument was acknowledged before me on June 7th, 2017 by /S/ Elizabeth Giles.

/S/ Raeanne Rogers
Notary Public

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CONSENT TO ENTRY OF ORDER by BRANDON PATTERSON

I, Brandon Patterson, state that I am the park manager for MMP. I have read the foregoing order and fully understand the contents hereof. I have been advised of the right to a hearing and of the right to be represented by counsel in this matter. I voluntarily and without any force or duress consent to the entry of this order expressly waiving any right to a hearing in this matter. I understand 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 Manufactured Structure Dealers and Dealership Law. I will fully comply with the terms and conditions stated herein.

I further assure the Director that I will not engage in manufacture structure dealership activities in Oregon unless such activities are in full compliance with the Oregon Manufactured Structures Dealers and Dealership Law. I understand that this consent order is a public document.

/S/ Brandon Patterson
Brandon Patterson, Park Manager
Mobile Park Plaza

ACKNOWLEDGMENT

State of Oregon)
)ss.
County of Multnomah)

This instrument was acknowledged before me on June 13, 2017, by Brandon Patterson.

/S/ Arlene G. Jones
Notary Public

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