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

In the Matter of:	Case No. S-16-0256
JEFFREY W. GEIGER, DOUGLAS J. GEIGER, and 99 CROSSINGS, LLC, Respondents.	FINAL ORDER TO CEASE AND DESIST, ASSESSING CIVIL PENALTIES, AND DENYING USE OF EXEMPTIONS; BAR FROM FINANCIAL SERVICES BUSINESS ACTIVITIES; AND CONSENT TO ENTRY OF ORDER AS TO **DOUGLAS J. GEIGER ONLY**

The Director of the Department of Consumer and Business Services for the State of Oregon ("Director"), acting in accordance with Oregon Revised Statutes ("ORS") 59.005 to 59.451, 59.991 and 59.995, and the administrative rules promulgated thereunder ("the Oregon Securities Law"), and ORS chapters 731, 732, 733, 734, 735, 737, 742, 743, 743A, 743B, 744, 746, 748 and 750, and the administrative rules promulgated thereunder ("Insurance Code"), has investigated the business activities of Jeffrey W. Geiger, Douglas J. Geiger, and 99 Crossings, LLC.

Douglas J. Geiger wishes to resolve this matter with the Director. Now, therefore, as evidenced by the signature subscribed herein, Douglas J. Geiger hereby CONSENTS to the entry of this Order.

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

FINDINGS OF FACT

The Director FINDS that:

99 Crossings Development Project

1. 99 Crossings, LLC ("99 Crossings) was an Oregon limited liability company formed October 15, 2009 and administratively dissolved on December 16, 2011.

2. The purported business purpose of 99 Crossings, LLC was commercial real estate development.

3. Douglas J. Geiger ("Doug Geiger") and Jeffrey W. Geiger ("Jeff Geiger") were managers of 99 Crossings. Doug Geiger is Jeff Geiger's father.

4. Doug Geiger and Jeff Geiger, by and through 99 Crossings, raised a total of $65,000 during May and June of 2010 from five investors who reside in Oregon ("the Oregon investors"), purportedly to be used for a retail development project called 99 Crossings.

5. Respondents' plans for the 99 Crossings project included construction and development of a 40,000 square foot, retail space at 2797 Roosevelt Boulevard in Eugene, Oregon, located at the corner of Highway 99 and Roosevelt Boulevard.

6. In exchange for the funds they invested, the Oregon investors received promissory notes ("Notes") signed by Doug Geiger. The stated loan period of the notes was 36 months. The promised interest rates on the Notes were "100% return on investment first 12 months or 112% return on investment 13 to 24 months or 125% return on investment 25 to 36 months."

7. The Oregon investors did not have any control over the use of funds they invested after they provided their funds to Respondents.

8. The Oregon investors were passive, in that they did not have an active role in the business operations of 99 Crossings and relied solely on the efforts and expertise of Doug Geiger and Jeff Geiger to realize a return on their investments.

9. Respondents sent $15,000 of the Oregon investor funds to Remington Financial Group ("Remington"). Remington was a purported finance company, based in Arizona, that charged upfront fees to potential borrowers, including 99 Crossings, purportedly to conduct due diligence and arrange lenders and/or investors ready to provide financing for the borrowers' projects.

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10. Remington was in fact a fraudulent enterprise that operated an upfront fee scam that defrauded more than 1,900 victims out of more than $26 million. The founder of Remington was sentenced in March 2014 to serve an 18-year federal prison sentence for money laundering, conspiracy to commit mail and wire fraud, filing false tax returns, and other crimes.

11. Respondents were not able to obtain financing for the 99 Crossings retail project, and the development never got off the ground.

12. The Notes became due on June 1, 2013. Respondents defaulted on the Notes.

13. In connection with the sales of the Notes to the investors, Respondents made the following representations to the Oregon investors before they invested:

A. The Respondents would use the Oregon investor funds for fees, permits and operating expenses to develop a 40,000 square foot retail space located at the corner of Highway 99 and Roosevelt Boulevard in Eugene, Oregon.

B. Respondents owned the land at 2797 Roosevelt Boulevard in Eugene, Oregon, where the retail development was to be built.

C. Investing in 99 Crossings was an easy way for the Oregon investors to double their money.

D. The Geiger family was investing an equal amount in 99 Crossings to ensure the success of the development.

14. None of the representations listed in paragraph 13 above were true when the investments were made.

15. In connection with the sales of the Notes to the Oregon investors, Respondents did not disclose the following to the Oregon investors before they invested:

A. The actual use of investor funds. Unbeknownst to the Oregon investors, Respondents used most of the Oregon investor funds to pay Jeff Geiger's personal living expenses.

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B. Respondents did not own the land at 2797 Roosevelt Boulevard in Eugene, Oregon when the investments were made.

C. The risks of the investments. Respondents did not provide the Oregon investors financial statements or risk disclosures regarding the financial condition, experience, or history of 99 Crossings, Remington Financial, or regarding the control persons of 99 Crossings or Remington Financial.

16. At no time has Doug Geiger or Jeff Geiger held an Oregon securities salesperson license, or otherwise been licensed with the Director to sell securities in Oregon pursuant to ORS 59.165.

17. At no time were the Notes registered with the Director pursuant to ORS 59.055.

CONCLUSIONS OF LAW

The Director CONCLUDES that:

18. The Notes issued by 99 Crossings and sold to the Oregon investors by Jeff Geiger and Doug Geiger are notes, evidence of indebtedness, or investment contracts, and therefore, are "securities" as defined by ORS 59.015(19)(a).

19. Jeff Geiger and Doug Geiger each acted as a "salesperson" as defined by ORS 59.015(18)(a), by representing 99 Crossings in effecting transactions in securities with the Oregon investors.

20. By transacting business in Oregon as securities salespersons without holding an Oregon securities salesperson license, or otherwise being licensed with the Director to sell securities in Oregon, Doug Geiger and Jeff Geiger violated ORS 59.165(1) in five instances.

21. By selling unregistered securities to the Oregon investors, Respondents violated ORS 59.055 in five instances.

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22. In connection with the Notes, Respondents directly and indirectly made untrue statements of material fact as described in Paragraph 13 herein, in violation of ORS 59.135(2).

23. In connection with the Notes, Respondents directly and indirectly omitted to state material facts as described in Paragraph 15 herein, in violation of ORS 59.135(2).

24. Respondents engaged in an act, practice or course of business which operated as fraud or deceit upon the Oregon investors, and violated ORS 59.135(3), as follows:

A. By failing to disclose to the Oregon investors that Respondents would use most of the Oregon investor funds to pay Jeff Geiger's living expenses;

B. By failing to disclose to the Oregon investors that Respondents did not own the land where the retail development was to be built; and

C. By engaging in a course of business that resulted in most of the Oregon investor funds being spent on Jeff Geiger's living expenses.

25. Because the Director has reason to believe that Respondents have engaged, are engaging, or are about to engage in violations of the Oregon Securities Law, the Director may issue an order to Respondents to cease and desist from violations of the Oregon Securities Law under ORS 59.245(4).

26. Because the Director has reason to believe that Respondents have engaged or are about to engage in violations of the Oregon Securities Law, or that the use of any exemption by Respondents would work as a fraud or imposition on purchasers, the Director may deny Respondents the use of exemptions to the securities registration requirements under ORS 59.045(2).

27. According to ORS 59.995, any person who violates or who procures, aids or abets in the violation of the Oregon Securities Law may be subject to a civil penalty in an amount not to exceed $20,000 per violation, and every violation is a separate offense.

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ORDERS

The Director issues the following ORDERS:

28. As authorized by ORS 59.245(4), the Director hereby ORDERS Douglas J. Geiger to CEASE AND DESIST from violating ORS 59.055, ORS 59.165(1), ORS 59.135(2) and ORS 59.135(3).

29. As authorized by ORS 59.045(2), the Director DENIES Douglas J. Geiger, and any business entity owned, operated or controlled by Douglas J. Geiger, the use of any exemptions that would otherwise be available under ORS 59.025 and ORS 59.035, concerning securities and transactions exempt from the registration requirements of the Oregon Securities Law.

30. As authorized by ORS 59.995(1), the Director ORDERS Douglas J. Geiger to pay CIVIL PENALTIES totaling $30,000 as follows:

A. $5,000 for violations of ORS 59.055;

B. $5,000 for violations of ORS 59.165(1);

C. $10,000 for violations of ORS 59.135(2); and

D. $10,000 for violations of ORS 59.135(3).

31. The Director SUSPENDS $30,000 of the civil penalties assessed above against Douglas J. Geiger, so long as Douglas J. Geiger complies with all terms of this Order and all provisions of the Oregon Securities Law; PROVIDED HOWEVER, that the suspended portion of the civil penalties shall be immediately due and payable upon a determination by the Director that Douglas J. Geiger has violated any term of this Order, or any provision of the Oregon Securities Law.

32. Douglas J. Geiger is permanently BARRED from all of the following financial services business activities in Oregon:

A. applying for, holding, or renewing any investment adviser, investment adviser representative, broker-dealer or securities salesperson license in the State of Oregon;

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B. applying to register or renew any securities in the State of Oregon;

C. applying for, holding, or renewing any insurance producer license in the State of Oregon; and

D. applying for, holding, or renewing any license or registration required by the Director in Oregon, including but not limited to insurance, consumer finance, collection agency, manufactured structure dealer, or mortgage lending.

SO ORDERED this 14th day of October, 2019.

CAMERON C. SMITH, Director
Department of Consumer and Business Services

/s/ T.K. Keen T.K. Keen
Deputy Administrator, for Dorothy Bean
Dorothy Bean, Chief of Enforcement
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CONSENT OF DOUGLAS J. GEIGER TO ENTRY OF ORDER

I, Douglas J. Geiger, state that I am a resident of the State of Oregon, that I have read the foregoing Order and that I know and fully understand the contents hereof; that the factual allegations stated herein are true and correct; that I have been advised of my right to a hearing, and that I have been represented by counsel in this matter; that I voluntarily consent to the entry of this Order without any force or duress, expressly waiving any right to a hearing in this matter; that I understand that the Director reserves the right to take further actions against me to enforce this Order or to take appropriate action upon discovery of other violations of the Oregon Securities Law by me; and that I will fully comply with the terms and conditions stated herein.

I understand that this Consent Order is a public document.

/s/ Douglas Geiger
Douglas J. Geiger

State of: Oregon

County of: Lane

SUBSCRIBED AND SWORN to before me this 11 day of October, 2019.

/s/ Heidi L Ritter
Signature of Notary Public

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