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

In the Matter of: Sardam Enterprises, LLC Respondent.	MSD-19-0050 ORDER TO CEASE AND DESIST, ORDER ASSESSING CIVIL PENALTIES AND CONSENT TO ENTRY OF ORDER

The Director of the Department of Consumer and Business Services for the State of Oregon (hereinafter "Director") conducted an investigation of Sardam Enterprises, LLC ("Sardam") and determined that Sardam engaged in activities constituting a violation 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"); and

Sardam wishes to resolve and settle this matter with the Director;

Now, therefore, as evidenced by the authorized signature subscribed below, Sardam hereby consents to entry of the order upon the Director's Findings of Fact and Conclusions of Law as stated hereinafter:

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:

1. Sardam is an Oregon limited liability company with a principal place of business located at 6823 SW Canyon Road, Portland, Oregon 97228.

2. Sardam owns and operates two mobile home parks in Oregon. Green Spot Mobile Home Park is located at 1112 SW Hwy 97, Madras, Oregon 97741, and Willow Creek Mobile Home Park is located at 126 NW B Street, Madras, Oregon 97741.

3. At all times material, neither Sardam nor any company principals were licensed as an Oregon manufactured structure dealer.

4. On or about April 30, 2018, the Jefferson County Assessor's Office contacted the Division with questions regarding Sardam's business practices related to the sale of manufactured structures. Accordingly, the Division opened an investigation.

5. On or about December 31, 2014, Sardam sold a manufactured structure located in the Green Spot Mobile Home Park (space 45) to CC and AG.

6. On or about August 12, 2015, Sardam sold a manufactured structure located in the Willow Creek Mobile Home Park (space 0) to TL.

7. On or about August 8, 2016, Sardam sold a manufactured structure located in the Green Spot Mobile Home Park (space 23) to GM.

8. On or about November 4, 2016, Sardam sold a manufactured structure located in the Green Spot Mobile Home Park (space 68) to PW.

9. On or about April 24, 2017, Sardam sold a manufactured structure located in the Green Spot Mobile Home Park (space 27) to RHP.

10. On or about September 5, 2017, Sardam sold a manufactured structure located in the Green Spot Mobile Home Park (space 52) to HB and JF.

11. On or about June 11, 2018, Sardam sold a manufactured structure located in the Green Spot Mobile Home Park (space 37) to TS.

12. Following the discovery of the sales, the Division contacted Sardam regarding the manufactured structure dealer license requirement, and the company began the license application process.

CONCLUSIONS OF LAW

The Director CONCLUDES that:

13. Sardam acted as a manufactured structure dealer on at least seven occasions, from approximately December 31, 2014 through June 11, 2018, by selling manufactured structures

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located in Oregon to CC/AG, TL, GM, PW, RHP, HB/JF, and TS without a license, in violation of ORS 446.671(1)(a).

ORDER

NOW, THEREFORE, THE DIRECTOR ISSUES THE FOLLOWING ORDERS:

14. Pursuant to ORS 446.748, the Director hereby ORDERS Sardam to CEASE AND DESIST from violating the Oregon Manufactured Structure Dealers and Dealerships Law.

15. The Director, pursuant to ORS 446.995(2)(a), may assess civil penalties of up to $5,000 per violation of the Oregon Manufactured Structure Dealers and Dealerships Law. Pursuant to ORS 446.995(2)(a), the Director ORDERS Sardam to pay a total civil penalty of Ten Thousand Five Hundred Dollars ($10,500) for the seven (7) violations of ORS 446.671(1)(a).

16. Based in part on Sardam's cooperation with the Director's investigation, the Director SUSPENDS Five Thousand Seven Hundred and Fifty Dollars ($5,750) of the total civil penalty for a period of three years from the date of this Order, provided that Sardam does not violate the Oregon Manufactured Structure Dealers and Dealerships Law or the terms of this Order. If Sardam commits any such violation, then the suspended portion of the civil penalty will become immediately due and owing. Otherwise, the suspended portion of the civil penalty will be waived at the end of this three-year period.

17. The non-suspended portion of the civil penalty, Four Thousand Seven Hundred and Fifty Dollars ($4,750), shall be submitted along with the Consent Order.

18. This Order is a "Final Order" under ORS 183.310(6)(b). The entry of this Order in no way limits further remedies which may be available to the Director under the Oregon Manufactured Structure Dealers and Dealerships Law, including for the violations noted in the Conclusions of Law section above.

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Dated this 2nd day of June, 2020.

Andrew R. Stolfi, Acting 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, Tim Lee, state that I am an officer of Sardam, and I am authorized to act on its behalf. 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 of the right to be represented by counsel in this matter. Sardam voluntarily and without any force or duress consents to the entry of this order, expressly waiving any right to a hearing in this matter. Sardam understands that the Director reserves the right to take further action to enforce this order or to take appropriate action upon discovery of other violations of the Oregon Manufactured Structure Dealers and Dealerships Law. Sardam will fully comply with the terms and conditions stated herein.

Sardam further assures the Director that neither Sardam nor its officers, directors, employees, or agents will effect sales of manufactured structures in Oregon unless such activities are in full compliance with the Oregon Manufactured Structure Dealers and Dealerships Law. Sardam understands that this Consent Order is a public document.

Dated this 22nd day of May, 2020.

By Timothy Lee

Agent
Office Held

ENTITY ACKNOWLEDGMENT

There appeared before me this 22nd day of May 2020, Timothy Lee, who was first duly sworn on oath and stated that he or she was and is an officer of Sardam and that he or she is authorized and empowered to sign this Consent to Entry of Order on behalf of Sardam and to bind Sardam to the terms hereof.

/s/ Wilma Bryant
Notary Public for the State of: Oregon
My commission expires: 12/5/23

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