

1 DEPARTMENT OF REAL ESTATE
2 320 West Fourth Street, Ste. 350
3 Los Angeles, California 90013

4 (213) 576-6982

FILED

APR - 6 2023

DEPT. OF REAL ESTATE

By: [Signature]

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9 STATE OF CALIFORNIA

10 DEPARTMENT OF REAL ESTATE

11 To:)
12) NO. H-42555 LA
13 RL COMMUNITIES INC,)
14 RICHARD SAMUEL LAFFERTY,) ORDER TO DESIST AND
15 OAKWOOD LT VENTURES II, LLC,) REFRAIN
16 OMNIBUS LT VENTURES, LLC,) (B&P Code Section 11019)
DAVID RAGLAND, and)
GREG GARCHAR)
_____)

17 The Commissioner ("Commissioner") of the California Department of Real
18 Estate ("Department") caused an investigation to be made of the activities of
19 RL COMMUNITIES INC, RICHARD SAMUEL LAFFERTY, OAKWOOD LT
20 VENTURES II, LLC, OMNIBUS LT VENTURES, LLC, DAVID RAGLAND, and GREG
21 GARCHAR. Based on that investigation, the Commissioner has determined that
22 RL COMMUNITIES INC, RICHARD SAMUEL LAFFERTY, OAKWOOD LT
23 VENTURES II, LLC, OMNIBUS LT VENTURES, LLC, DAVID RAGLAND, and GREG
24 GARCHAR have engaged in, are engaging in, or are attempting to engage in, acts or practices
25 constituting violations of the California Business and Professions Code ("Code"), including the
26 selling or leasing, or offering for sale or lease in this state any lots or parcels in a subdivision
27 without first obtaining a valid public report from the Commissioner within the meaning of

1 Section 11018.2. Furthermore, based on the investigation, the Commissioner hereby issues the
2 following Findings of Fact, Conclusions of Law, and Desist and Refrain Order under the
3 authority of Section 11019 of the Code.

4 Whenever acts referred to below are attributed to RL COMMUNITIES INC,
5 RICHARD SAMUEL LAFFERTY, OAKWOOD LT VENTURES II, LLC, OMNIBUS LT
6 VENTURES, LLC, DAVID RAGLAND, and GREG GARCHAR, those acts are alleged to
7 have been done by RL COMMUNITIES INC, RICHARD SAMUEL LAFFERTY,
8 OAKWOOD LT VENTURES II, LLC, OMNIBUS LT VENTURES, LLC, DAVID
9 RAGLAND, and GREG GARCHAR, acting by themselves, or by and/or through one or more
10 agents, associates, affiliates, and/or co-conspirators.

11 FINDINGS OF FACT

12 1. RL COMMUNITIES INC (“RL COMMUNITIES”) presently has license
13 rights as a corporate real estate broker.

14 2. RICHARD SAMUEL LAFFERTY (“LAFFERTY”) presently has license
15 rights as the designated officer of RL COMMUNITIES.

16 3. OAKWOOD LT VENTURES II, LLC (“OAKWOOD”), OMNIBUS LT
17 VENTURES, LLC (“OMNIBUS”), DAVID RAGLAND (“RAGLAND”), and GREG
18 GARCHAR (“GARCHAR”) are not now, and have never been, licensed by the Department in
19 any capacity.

20 4. On or about August 12, 2009, Articles of Organization were filed with the
21 Secretary of State for OAKWOOD.

22 5. On or about September 24, 2019, a Statement of Information was filed with
23 the Secretary of State for OAKWOOD. OAKWOOD’S manager or member and Chief
24 Executive Officer was listed as LAFFERTY.

25 6. On or about March 25, 2021, a Statement of Information was filed with the
26 Secretary of State for OAKWOOD. OAKWOOD’S manager or member was listed as
27 OMNIBUS. OAKWOOD’S Chief Executive Officer was listed as LAFFERTY.

1 7. On or about June 17, 2008, Articles of Organization were filed with the
2 Secretary of State for OMNIBUS.

3 8. On or about May 19, 2021, a Statement of Information was filed with the
4 Secretary of State for OMNIBUS. OMNIBUS'S manager or member was listed as
5 LAFFERTY.

6 9. On or about October 10, 2012, in the matter of the application of Oakwood
7 LT Ventures II, LLC, File No. 139316SA-F00, the Department issued a Final Subdivision
8 Public Report Planned Development ("2012 Public Report") expiring on or about
9 October 9, 2017, on Oakwood Lake, Unit No. 2, Tract No. 3475, Oakwood Lake, Unit No. 3,
10 Tract No. 3476, Oakwood Lake, Unit No. 5, Tract No. 3685, collectively advertised as
11 Oakwood Lake (Phase 4) ("Oakwood Shores Phase 4").

12 10. On or about October 9, 2017, the 2012 Public Report expired.

13 11. On or about March 5, 2018, the Department received a Public Report
14 Amendment/Renewal Application ("2018 Public Report Application"), File No. 139316SA-
15 A01, for Oakwood Lake, Units 2, 3, and 5, Tract Numbers 3475, 3476, and 3478, collectively
16 advertised as Oakwood Shores (Phase 4). LAFFERTY signed the 2018 Public Report
17 Application on or about September 19, 2017, as Managing Member for OAKWOOD and
18 OMNIBUS. The 2018 Public Report Application listed the subdivider as OAKWOOD,
19 attention GARCHAR, and the single responsible party as VierraMoore, Inc., attention Jim
20 Scheiber.

21 12. On or about June 18, 2018, a Department Special Investigator sent a letter to
22 VierraMoore, Inc. and Jim Scheiber regarding Oakwood Shores Phase 4 asking if any lots have
23 been sold.

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1 13. On or about June 26, 2018, VierraMoore, Inc. and Jim Scheiber sent a letter
2 to the Department regarding Oakwood Shores Phase 4 with the following information,
3 “Lots 101 and 102 in Unit 2 and Lot 5 in Unit 3 were sold and closed in April 2018” and
4 “Lot 101 was executed on 10/20/17; Lot 102 was executed on 8/27/17 and Lot 5 was executed
5 on 10/1/17.”

6 14. On or about July 19, 2022, the Department issued a Denial of the
7 2018 Public Report Application.

8 15. On or about July 26, 2022, and October 10, 2022, RAGLAND wrote letters
9 to the Department as President of RL COMMUNITIES.

10 16. RL COMMUNITIES and LAFFERTY sold and/or closed escrow on 19 lots
11 within Oakwood Shores Phase 4 after the expiration of 2012 Public Report:

12 (16)(a) Tract number 3475, lot 101, address 3550 Levanto Way, selling contract
13 was signed on October 20, 2017, escrow closed on April 17, 2018, and LAFFERTY signed the
14 grant deed.

15 (16)(b) Tract number 3475, lot 102, address 3558 Levanto Way, selling contract
16 was signed on August 27, 2017, escrow closed on April 19, 2018, and LAFFERTY signed the
17 grant deed.

18 (16)(c) Tract number 3475, lot 103, address 3564 Levanto Way, selling contract
19 was signed on November 18, 2017, escrow closed on April 24, 2018, and LAFFERTY signed
20 the grant deed.

21 (16)(d) Tract number 3475, lot 104, address 3572 Levanto Way, selling contract
22 was signed on March 16, 2018, escrow closed on May 2, 2018, and LAFFERTY signed the
23 grant deed on January 15, 2018.

24 (16)(e) Tract number 3475, lot 105, address 3586 Levanto Way, selling contract
25 was signed on April 7, 2018, escrow closed on May 30, 2018, and LAFFERTY signed the grant
26 deed on January 15, 2018.

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1 (16)(f) Tract number 3475, lot 106, address 3602 Levanto Way, selling contract
2 was signed on October 20, 2017, escrow closed on April 17, 2018, and LAFFERTY signed the
3 grant deed on January 15, 2018.

4 (16)(g) Tract number 3475, lot 107, address 3550 Levanto Way, selling contract
5 was signed on September 2, 2018, escrow closed on December 11, 2018, and LAFFERTY
6 signed the grant deed on January 15, 2018.

7 (16)(h) Tract number 3476, lot 3, address 1603 Como Drive, selling contract was
8 signed on April 23, 2018, escrow closed on November 9, 2018, and LAFFERTY signed the
9 grant deed on January 15, 2018.

10 (16)(i) Tract number 3476, lot 4, address 1587 Como Drive, selling contract was
11 signed on April 8, 2018, escrow closed on November 8, 2018, and LAFFERTY signed the grant
12 deed on January 15, 2018.

13 (16)(j) Tract number 3476, lot 5, address 1575 Como Drive, selling contract was
14 signed on October 1, 2017, and escrow closed on November 6, 2018.

15 (16)(k) Tract number 3476, lot 23, address 1327 Como Drive, selling contract
16 was signed on June 15, 2018, escrow closed on November 20, 2018, and LAFFERTY signed
17 the grant deed on January 15, 2018.

18 (16)(l) Tract number 3478, lot 1, address 4318 Chiavari Way, selling contract
19 was signed on November 6, 2021, escrow closed on July 14, 2022, and LAFFERTY signed the
20 grant deed on June 21, 2021.

21 (16)(m) Tract number 3478, lot 2, address 1422 Riva Trigoso Drive, selling
22 contract was signed on May 2, 2022, escrow closed on May 31, 2022, and LAFFERTY signed
23 the grant deed on June 21, 2021.

24 (16)(n) Tract number 3478, lot 3, address 1434 Riva Trigoso Drive, selling
25 contract was signed on May 23, 2022, escrow closed on July 6, 2022, and LAFFERTY signed
26 the grant deed on June 21, 2021.

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1 (16)(o) Tract number 3478, lot 17, address 1536 Riva Trigos Drive, selling
2 contract was signed on April 25, 2021, escrow closed on May 24, 2022, and LAFFERTY
3 signed the grant deed on June 21, 2021.

4 (16)(p) Tract number 3478, lot 111, address 1457 Riva Trigos Drive, selling
5 contract was signed on July 10, 2021, escrow closed on May 19, 2022, and LAFFERTY signed
6 the grant deed on June 21, 2021.

7 (16)(q) Tract number 3478, lot 112, address 1445 Riva Trigos Drive, selling
8 contract was signed on March 18, 2022.

9 (16)(r) Tract number 3478, lot 113, address 1437 Riva Trigos Drive, selling
10 contract was signed on April 9, 2022.

11 (16)(s) Tract number 3478, lot 114, address 1425 Riva Trigos Drive, selling
12 contract was signed on March 26, 2022.

13 CONCLUSIONS OF LAW

14 17. Based on the findings of fact contained in Paragraphs 1 through 16,
15 RL COMMUNITIES INC, RICHARD SAMUEL LAFFERTY, OAKWOOD LT
16 VENTURES II, LLC, OMNIBUS LT VENTURES, LLC, DAVID RAGLAND, and GREG
17 GARCHAR, acting by themselves, or by and/or through one or more agents, associates,
18 affiliates, and/or co-conspirators, including other names or fictitious names unknown at this
19 time, sold or leased, or offered for sale or lease in this state lots or parcels in a subdivision
20 without first obtaining a valid public report from the Commissioner, in violation of
21 Section 11018.2 of the Code.

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DESIST AND REFRAIN ORDER

Based upon the FINDINGS OF FACT and CONCLUSIONS OF LAW stated herein, it is hereby ordered that RL COMMUNITIES INC, RICHARD SAMUEL LAFFERTY, OAKWOOD LT VENTURES II, LLC, OMNIBUS LT VENTURES, LLC, DAVID RAGLAND, and GREG GARCHAR, whether doing business under their own names, or any other names or fictitious names, ARE HEREBY ORDERED to immediately desist and refrain from selling or leasing, or offering for sale or lease in this state any lots or parcels in a subdivision without first obtaining a valid public report from the Commissioner.

DATED: 3.23.23,
Real Estate Commissioner


DOUGLAS R. McCAULEY

- cc: RL COMMUNITIES INC
c/o RICHARD SAMUEL LAFFERTY
2000 CROW CANYON PL STE 350
SAN RAMON, CA 94583
- RICHARD SAMUEL LAFFERTY
168 LOWELL DR
DANVILLE, CA 94526
- OAKWOOD LT VENTURES II, LLC
c/o RL COMMUNITIES INC
2000 CROW CANYON PL STE 350
SAN RAMON, CA 94583
- OMNIBUS LT VENTURES, LLC
c/o RL COMMUNITIES INC
2000 CROW CANYON PL STE 350
SAN RAMON, CA 94583

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DAVID RAGLAND
2000 CROW CANYON PL STE 350
SAN RAMON, CA 94583

GREG GARCHAR
2000 CROW CANYON PL STE 350
SAN RAMON, CA 94583