

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.

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

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

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

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

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

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