

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

**STATE OF CALIFORNIA**  
**BUSINESS, TRANSPORTATION AND HOUSING AGENCY**  
**DEPARTMENT OF CORPORATIONS**

**TO:** Wayne Cortopassi  
Lighthouse Resort & Marina, LLC  
A California LLC  
8340 Auburn Blvd., Suite 100  
Citrus Heights, California 95601

**DESIST AND REFRAIN ORDER**

(For violations of section 25110 of the California Corporations Code)

The California Corporations Commissioner finds that:

1. At all relevant times, Wayne Cortopassi was president and chief executive officer of Lighthouse Resort & Marina, LLC, A California LLC, located at 8340 Auburn Blvd, Suite 100, Citrus Heights, California 95601.
2. Beginning in or about January, 2006, Wayne Cortopassi and Lighthouse Resort & Marina, LLC, offered and sold securities in the state of California in the following forms:
  - A) Ownership interest in Lighthouse Marina and Resort in a limited liability company. A \$200,000.00 investment is equal to one percent of ownership.
  - B) Security Agreement and recorded UCC1. The security is the existing receivables reported to be in excess of \$2,600,000.00.
  - C) Note secured by a Deed of Trust. This pertains to the first mortgage on various profit centers (restaurant, boat storage buildings, etc.) or the second mortgage on the total project.

The Department of Corporations has not issued a permit or other form of qualification authorizing any person to offer and sell these securities in this state.

1           Based upon the foregoing findings, the California Corporations Commissioner is of the  
2 opinion that the investments in Lighthouse Resort & Marina offered or sold by Lighthouse Resort &  
3 Marina, LLC and Wayne Cortopassi, are securities subject to qualification under the California  
4 Corporate Securities Act of 1998 and are being or have been offered or sold without being qualified  
5 or exempt in violation of Corporations Code section 25110. Pursuant to Section 25532 of the  
6 Corporate Securities Law of 1968, Wayne Cortopassi and Lighthouse Resort & Marina, LLC are  
7 hereby ordered to **DESIST and REFRAIN** from the further offer or sale in California of securities,  
8 including but not limited to the securities set forth above unless and until qualification has been made  
9 under the law unless exempt.

10           This Order is necessary, in the public interest, for the protection of investors and consistent  
11 with the purposes, policies and provisions of the Corporate Securities Law of 1968.

12 Dated: March 22, 2006  
13 Sacramento, California

14  
15 WAYNE STRUMPFER  
16 Acting California Corporations Commissioner

17 By \_\_\_\_\_  
18 ALAN S. WEINGER  
19 Acting Deputy Commissioner  
20 Enforcement Division  
21  
22  
23  
24  
25  
26  
27  
28