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

TO: Gregory Lusk
The REST Group
High Rise Properties Inc.
Your Dream Home Properties
4525 S. Van Ness
Los Angeles, California 90062

DESIST AND REFRAIN ORDER
(For violations of sections 25110 and 25401 of the Corporations Code)

The California Corporations Commissioner finds that:

1. At all relevant times, Gregory Lusk (“Lusk”) was a resident of the State of California, holding himself out as an owner and/or executive officer of The REST Group, High Rise Properties, Inc., and Your Dream Home Properties, all of which are purported business entities of an unknown nature.
2. Beginning in or about March 2005, Lusk offered or sold securities in the State of California in the form of investment contracts to California residents.
3. Lusk solicited investors through word of mouth, referrals, local advertising, marketing through distribution of promotional materials, and other forms of general solicitation.
4. Lusk told investors he would pay them substantial returns if they allowed him to invest their money in Las Vegas real estate.
5. Beginning in or about March 2005, Lusk took some of the investors to view the Las Vegas-area properties that he proposed to purchase with investor money.
6. Beginning in or about March 2005 through November 2006, Lusk sold securities in the form of investment contracts worth approximately \$810,000.00 to at least five California investors. Lusk gave some investors written “payment schedule agreements” setting forth specific dates he promised

1 to pay them returns as high as 300 percent. Other investors purchased securities from Lusk but were
2 never given written investment contracts.

3 7. Beginning in or about October 2005, Lusk continued to offer and sell securities to new
4 investors, promising high rates of return, although checks he had written to prior investors had been
5 returned due to insufficient funds in his bank account.

6 8. By October 2006, Lusk had written checks totaling at least \$100,000.00 that were not honored
7 by the investors' financial institutions due to non-sufficient funds in Lusk's bank accounts. Many
8 investors lost their principal investments and never received the high returns promised by Lusk.

9 9. These securities were offered or sold in the State of California in issuer transactions. The
10 Department of Corporations has not issued a permit or other form of qualification authorizing any
11 person to offer or sell these securities in this State.

12 10. In connection with these offers and sales, Lusk misrepresented or failed to disclose to
13 investors some or all of the following material facts:

14 a) As early as October 2005, Lusk had already written bad checks to prior investors although
15 he continued to solicit funds from new investors; and,

16 b) Lusk had been convicted of multiple misdemeanors and felonies including, but not limited
17 to, theft of property in 1992, theft of elder property in 2001, and grand theft of property in 2001 and
18 2005.

19 Based upon the foregoing findings, the California Corporations Commissioner is of the
20 opinion that the investment contracts offered by Lusk representing interests in Las Vegas real
21 property are securities subject to qualification under the California Corporate Securities Law of 1968
22 and are being or have been offered or sold without being qualified in violation of Corporations Code
23 section 25110. Pursuant to section 25532 of the Corporate Securities Law of 1968, Gregory Lusk,
24 The REST Group, High Rise Properties, Inc., and Your Dream Home Properties are hereby ordered
25 to desist and refrain from the further offer or sale of securities in the State of California, including but
26 not limited to investment contracts, unless and until qualification has been made under the law.
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1 Further, the California Corporations Commissioner is of the opinion that the securities
2 representing interests in Las Vegas real property were offered or sold in this State by means of
3 written or oral communications, which included an untrue statement of a material fact or omitted to
4 state a material fact necessary in order to make the statements made, in light of the circumstances
5 under which they were made, not misleading, in violation of section 25401 of the Corporate
6 Securities Law of 1968. Pursuant to section 25532 of the Corporate Securities Law of 1968, Gregory
7 Lusk, The REST Group, High Rise Properties, Inc., and Your Dream Home Properties are hereby
8 ordered to desist and refrain from offering or selling or buying or offering to buy any security in the
9 State of California, including but not limited to investment contracts, by means of any written or oral
10 communication which includes an untrue statement of a material fact or omits to state a material fact
11 necessary in order to make the statements made, in light of the circumstances under which they were
12 made, not misleading.

13 This order is necessary, in the public interest, for the protection of investors and consistent
14 with the purposes, policies, and provisions of the Corporate Securities Law of 1968.

15 Dated: August 6, 2008
16 Los Angeles, California

17 PRESTON DUFAUCHARD
18 California Corporations Commissioner

19 By: _____
20 ALAN S. WEINGER
21 Acting Deputy Commissioner
22 Enforcement Division
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