

**STATE OF CALIFORNIA
BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY
DEPARTMENT OF BUSINESS OVERSIGHT**

TO: LivLife Renovations, LLC
LivLife Homes, LLC
www.livlifelives.com
2501 E. 28th Street, Suite 103
Signal Hill, California 90755

**DESIST AND REFRAIN ORDER
(For violations of section 25110 of the Corporations Code)**

The Commissioner of Business Oversight (Commissioner) finds that:

1. At all relevant times, LivLife Renovations, LLC (Renovations), was a California limited liability company with a principal place of business located at 2501 E. 28th Street, Suite 103, Signal Hill, California 90755.

2. At all relevant times, LivLife Homes, LLC (Homes), was a California limited liability company with a principal place of business located at 2501 E. 28th Street, Suite 103, Signal Hill, California 90755. Daniel Tamaki was the managing member of Homes. At all relevant times, Homes operated the website www.livlifelives.com, and used telephone number (213) 797-4004. Homes engaged in real estate related transactions in California, which included, but was not limited to, the funding, construction, purchase, remodel and/or resale of residential buildings for profit.

3. Beginning in 2019, Renovations and Homes offered securities in California in the form of promissory notes – investment contracts, in Renovations. Renovations and Homes offered investors these securities for the purported purpose of raising funds for Renovation and/or Homes to be used to purchase homes, renovate them and sell them for a profit, i.e. fix and flip real estate transactions with the investor acting as a private lender. Investors were guaranteed double digit annual interest on their investment principal ranging from \$75,000 to \$100,000. Investors were promised when the property sold their principal plus the agreed upon interest would be paid out to them.

4. Beginning in 2017, Renovations and Homes offered and sold the above described securities in California in issuer transactions. The Commissioner has not issued a permit or other

1 form of qualification authorizing any person to offer and/or sell these securities in the form of
2 investment agreements in California. Renovations and Homes are not exempt from the qualification
3 requirements set forth in the Corporate Securities Law of 1968 (Corp. Code, § 25000 et seq.) (CSL).

4 5. Based on the foregoing findings, the Commissioner of Business Oversight finds that
5 the investment agreements offered and sold by LivLife Renovations, LLC and LivLife Homes, LLC
6 are securities subject to qualification under the CSL. These investment agreements were offered and
7 sold without being qualified or exempt, in violation of Corporations Code section 25110.

8 6. Pursuant to Corporations Code section 25532, LivLife Renovations, LLC and LivLife
9 Homes, LLC are hereby ordered to desist and refrain from the further offer or sale in California of
10 securities, including, but not limited to investment agreements, unless and until qualification has been
11 made under said law or unless exempt.

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

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15 Dated: January 16 , 2020
16 Sacramento, California

MANUEL P. ALVAREZ
Commissioner of Business Oversight

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19 By _____
20 MARY ANN SMITH
21 Deputy Commissioner
22 Enforcement Division
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