

1 **STATE OF CALIFORNIA**  
2 **BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY**  
3 **DEPARTMENT OF FINANCIAL PROTECTION AND INNOVATION**

4 TO: Welther Oaks, LLC  
5 Ali Rameh Bazzi

6 6 Parklane Boulevard  
7 Dearborn, Michigan 48126

8 400 Renaissance Center, Suite 2600  
9 Detroit, Michigan 48243

10 **DESIST AND REFRAIN ORDER**

11 **(For violations of sections 25110 and 25401 of the Corporations Code)**

12 The Commissioner of Financial Protection and Innovation (Commissioner) finds that:

13 1. At all relevant times, Welther Oaks, LLC (Welther Oaks) was a Michigan limited  
14 liability company with its last known addresses located at 6 Parklane Boulevard, Dearborn, Michigan  
15 48126, and 400 Renaissance Center, Suite 2600, Detroit, Michigan 48243.

16 2. At all relevant times, Ali Rameh Bazzi (Bazzi) was the officer and managing member  
17 of Welther Oaks.

18 3. Beginning in or about 2019, Welther Oaks and Bazzi offered or sold unqualified, non-  
19 exempt securities in the form of investment contracts to California residents.

20 4. The securities were offered and sold in this state in issuer transactions. The  
21 Department of Financial Protection and Innovation had not issued a permit or other form of  
22 qualification authorizing any person to offer or sell these securities in this state pursuant to the  
23 California Securities Law of 1968.

24 5. The purported purpose of the securities offerings was for Welther Oaks and Bazzi to  
25 use investor funds to trade in foreign currency exchange and precious metals, with trading profits to  
26 be shared among the investors and Bazzi.

27 6. In connection with the offer or sale of these securities, Welther Oaks and Bazzi made  
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1 untrue statements of material facts, including but not limited to:

2 a. Falsely representing to investors that Welther Oaks and Bazzi were registered to offer  
3 and sell securities, and registered or licensed to trade in commodities, and were complying with all of  
4 the applicable rules and regulations. Welther Oaks and Bazzi did not hold any relevant securities or  
5 commodities registrations.

6 b. Falsely representing to investors that investors could withdraw their investments at  
7 any time, when in fact, Welther Oaks and Bazzi refused to process investment withdrawal requests.  
8 Bazzi repeatedly promised to return investment funds to investors, however the investors never  
9 received refunds.

10 c. Promising an annual return of 20% or greater, however, the investors never received  
11 any returns.

12 Based on the foregoing findings, the Commissioner is of the opinion that the investment  
13 contracts offered or sold by Welther Oaks, LLC and Ali Rameh Bazzi are securities subject to  
14 qualification under the Corporate Securities Law of 1968 and are being or have been offered or sold  
15 without first being qualified in violation of Corporations Code section 25110.

16 Pursuant to Corporations Code section 25532, Welther Oaks, LLC and Ali Rameh Bazzi are  
17 ordered to desist and refrain from the further offer and sale of securities in California, including but  
18 not limited to investment contracts, unless and until qualification has been made under the Corporate  
19 Securities Law of 1968, or unless exempt.

20 Further, the Commissioner is of the opinion that Welther Oaks, LLC and Ali Rameh Bazzi  
21 offered or sold securities in this state by means of oral or written communications which included  
22 untrue statements of material facts or omitted to state material facts necessary in order to make the  
23 statements made, in the light of the circumstances under which they were made, not misleading, in  
24 violation of Corporations Code section 25401.

25 Pursuant to Corporations Code section 25532, Welther Oaks, LLC and Ali Rameh Bazzi are  
26 hereby ordered to desist and refrain from offering or selling or buying or offering to buy any security  
27 in the State of California, including but not limited to interests in any company or shares of stock, by  
28 means of any written or oral communication which includes an untrue statement of a material fact or

1 omits to state a material fact necessary in order to make the statements made, in the light of the  
2 circumstances under which they were made, not misleading.

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

5 Dated: July 20, 2021  
6 Sacramento, California

CHRISTOPHER S. SHULTZ  
Acting Commissioner of Financial Protection and  
Innovation



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9 By: \_\_\_\_\_  
10 MARY ANN SMITH  
11 Deputy Commissioner  
12 Enforcement Division  
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