

1 MARY ANN SMITH  
Deputy Commissioner  
2 SEAN ROONEY  
Assistant Chief Counsel  
3 DANIEL O'DONNELL  
Assistant Chief Counsel  
4 ROBERT R. LUX (State Bar No. 189191)  
Senior Counsel  
5 BORYANA ARSOVA (State Bar No. 282703)  
Senior Counsel  
6 Department of Financial Protection and Innovation  
1455 Frazee Road, Suite 315  
7 San Diego, California 92108  
Robert.Lux@dfpi.ca.gov  
8 Telephone: (619) 610-1229  
Facsimile: (619) 209-3612  
9

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**ELECTRONICALLY FILED**  
Superior Court of California  
County of San Diego

**01/24/2022 at 10:49 AM**

Clerk of the Superior Court  
By Nicole Adams, Deputy Clerk

*Attorneys for Plaintiff the People of the State of California*

SUPERIOR COURT OF THE STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

12 PEOPLE OF THE STATE OF CALIFORNIA, )  
13 by and through the COMMISSIONER OF )  
14 FINANCIAL PROTECTION AND )  
INNOVATION, )

CASE NO.: 37-2019-00049151-CU-MC-CTL

IMAGED FILE

15 Plaintiff,

**[PROPOSED] PERMANENT INJUNCTION  
AND FINAL JUDGMENT RE: RELIEF  
DEFENDANT WAYNE A. PEDERSEN**

16 v.

17 SILVER SADDLE COMMERCIAL )  
18 DEVELOPMENT, LP, a California limited )  
partnership; SILVER SADDLE RANCH & )  
19 CLUB, INC. a California corporation; THE )  
GALILEO COMMERCIAL PROPERTY )  
20 OWNERS ASSOCIATION, INC., a California )  
non-profit corporation; THOMAS M. MANEY, )  
an individual, ACCELERATED ASSETS, LLC, )  
21 an Arizona limited liability company; SS )  
PURCHCO, LLC, a Delaware limited liability )  
company; PAHRUMP VALLEY REAL )  
22 ESTATE CO., LLC, a Nevada limited liability )  
company; KELLY A. MANEY, an individual, )  
23 MARIA R. ROSALES, an individual, and )  
DOES 3 through 100, inclusive, )

Action filed: September 9, 2019  
Trial Date: May 6, 2022

24 Defendants.

25 And,

26 MARIAN G. DUCREUX, an individual, )  
27 CLIFFORD J. REYNOLDS, an individual, )  
28 WAYNE A. PEDERSEN, an individual, )

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RICHARD C. HUEBNER, an individual, )  
ROBERT V. KVASSAY, an individual, and )  
Relief Does 4 through 10, inclusive, )  
Relief Defendants. )

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**PERMANENT INJUNCTION AND FINAL JUDGMENT**

1  
2 It appearing to this Court that Plaintiff the People of the State of California, by and through  
3 the Commissioner of Financial Protection and Innovation (the People), and Relief Defendant Wayne  
4 A. Pedersen on behalf of himself and his successors, assigns, and predecessors (Relief Defendant  
5 Pedersen) (collectively referred to herein as the Parties), have resolved the matters in controversy  
6 between them and have consented to the terms of this Permanent Injunction and Final Judgment as  
7 set forth in the concurrently-filed Joint Stipulation for Permanent Injunction and Final Judgment Re:  
8 Relief Defendant Wayne A. Pedersen (Joint Stipulation), and good cause having been shown, the  
9 Court hereby enters this Permanent Injunction and Final Judgment.

10 1. On September 9, 2019, the People filed a public civil enforcement action against,  
11 *inter alia*, defendants Silver Saddle Ranch & Club, Inc. (SSRC), Silver Saddle Commercial  
12 Development, LP (SSCD), Galileo Commercial Property Owners Association, Inc. (GCPOA), and  
13 Thomas M. Maney (Maney), alleging that said defendants offered and sold to the public an  
14 investment called the “Galileo Project” and/or “Landbanking Plus+” (the Galileo Project) in Kern  
15 County.

16 2. The People filed the operative complaint (Third Amended Complaint) and served  
17 Relief Defendant Pedersen on February 11, 2021. The People allege that Relief Defendant Pedersen  
18 was involved in the marketing of the Galileo Project and received funds through sales of the Galileo  
19 Project investment contracts to California consumers. (Third Amended Complaint, ¶ 31). Relief  
20 Defendant Pedersen admits that this Court has personal jurisdiction over him and over the subject  
21 matter of this action.

22 3. Based on the Parties’ stipulation and request pursuant to section 664.6 of the  
23 California Code of Civil Procedure, the Court shall retain continuing personal and subject matter  
24 jurisdiction over the Parties for the purpose of interpreting and enforcing the provisions of this  
25 Permanent Injunction and Final Judgment and to address any other matters arising out of or  
26 regarding the Joint Stipulation.

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1 4. The Parties waive their right to move for a new trial or otherwise seek to set aside the  
2 Permanent Injunction and Final Judgment through any collateral attack, and further waive their right  
3 to appeal from the Final Judgment.

4 5. Pursuant to the Joint Stipulation, Relief Defendant Pedersen shall pay the sum of  
5 \$70,000.00 into the receivership confirmed in this case by order of this Court on October 30, 2019  
6 (ROA # 66), under the authority of Thomas W. McNamara of Regulatory Resolutions, 655 W.  
7 Broadway, Suite 900, San Diego, CA 92101, such funds to be segregated by the Receiver and to be  
8 used for the sole purpose of restitution to investors in the Galileo Project. This payment shall be  
9 made within seven (7) calendar days of entry by the Court of this Permanent Injunction and Final  
10 Judgment. Relief Defendant Pedersen waives all rights, claims and title to these funds following  
11 payment to the Receiver, regardless of the final resolution and/or outcome of the Action. Notice of  
12 such payment shall be forwarded to Robert Lux, Senior Counsel, Department of Financial Protection  
13 and Innovation, Enforcement Division, 1455 Frazee Road, Suite 315, San Diego, California, 92108  
14 ([Robert.Lux@dfpi.ca.gov](mailto:Robert.Lux@dfpi.ca.gov)) within two (2) calendar days of such payment.

15 **INJUNCTION**

16 Relief Defendant Wayne A. Pedersen, and his agents, employees, representatives, and all  
17 persons acting in concert or participating with them, are permanently restrained and enjoined from  
18 engaging in or performing, directly or indirectly, the following acts:

19 1. Violating California Corporations Code section 25110 of the Corporate Securities  
20 Law (CSL) by offering or selling unqualified, non-exempt securities in the state of California,  
21 including, but not limited to, the Galileo Project (also known as Landbanking Plus+) investment  
22 contracts.

23 2. Violating California Corporations Code section 25401 by offering or selling or  
24 buying or offering to buy any securities in the state of California by means of any written or oral  
25 communication which includes an untrue statement of a material fact or omits to state a material fact  
26 necessary in order to make the statements made, in light of the circumstances under which they were  
27 made, not misleading, including, but not limited to, the Galileo Project (also known as Landbanking  
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Plus+) investment contracts.

NOW, THEREFORE, based upon the advice and stipulation of the parties, and good cause appearing,

**IT IS HEREBY ORDERED, ADJUDGED, AND DECREED, AS FOLLOWS:**

1. Upon stipulation of the parties, this Court hereby enters this Permanent Injunction and Final Judgment.
2. This Court shall retain jurisdiction to enforce the terms and conditions of this Permanent Injunction and Final Judgment Re: Relief Defendant Wayne A. Pedersen.

DATED: 1/24/2022

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HON. JOEL R. WOHLFEIL  
JUDGE OF THE SUPERIOR COURT