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BEFORE THE ARIZONA CORPORATION COMMISSION

COMMISSIONERS

MIKE GLEASON, Chairman
WILLIAM A. MUNDELL
JEFF HATCH-MILLER
KRISTIN K. MAYES
GARY PIERCE

Arizona Corporation Commission

DOCKETED

JAN 31 2008

DOCKETED BY [Signature]

In the matter of)
RONALD J. STRAYER (a/k/a RJ)
STRAYER) and JANE DOE STRAYER,)
husband and wife;)
JEFFREY STANFORD RYAN and LISA)
SCOTT, husband and wife; and)
RJSR LAND DEVELOPMENT CR, a)
Costa Rican corporation,)
Respondents.)

DOCKET NO. S-20564A-07-0643

DECISION NO. 70158

ORDER TO CEASE AND DESIST, ORDER FOR ADMINISTRATIVE PENALTY, AND CONSENT TO SAME BY: RONALD JAMES STRAYER (a/k/a RJ STRAYER); JEFFREY STANFORD RYAN and LISA SCOTT, husband and wife; and RJSR LAND DEVELOPMENT CR, a Costa Rican corporation

Respondents RONALD JAMES STRAYER (a/k/a RJ STRAYER) ("STRAYER") JEFFREY STANFORD RYAN ("RYAN") and LISA SCOTT ("SCOTT"), husband and wife, and RJSR LAND DEVELOPMENT CR, a Costa Rican corporation, ("RSJRLDCR") elect to permanently waive any right to a hearing and appeal under Articles 11 and 12 of the Securities Act of Arizona, A.R.S. § 44-1801 et seq. ("Securities Act") with respect to this Order To Cease And Desist, Order for Administrative Penalty, and Consent to Same ("Order"). STRAYER, RYAN, SCOTT and RSJRLDCR admit the jurisdiction of the Arizona Corporation Commission ("Commission"); neither admit nor deny the Findings of Fact and Conclusions of Law contained in this Order; and consent to the entry of this Order by the Commission.

I.

FINDINGS OF FACT

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1. RONALD JAMES STRAYER (a/k/a RJ STRAYER) is an unmarried individual residing in Scottsdale, Arizona.

2. JEFFREY STANFORD RYAN is a married individual residing in Phoenix, Arizona.

3. RSJR Land Development CR is a corporation organized under the laws of Costa Rica.

4. The officers of RSJRLDCR are STRAYER, President, RYAN, Secretary, David Stanford Ryan, Treasurer, and Carolyn Prater Ryan, "Corporation Supervisor."

5. LISA SCOTT has been at all relevant times the spouse of Respondent RYAN, and is joined in this action under A.R.S. §44-2031(C) solely for purposes of determining the liability of the marital community. At all relevant times, RYAN and SCOTT were acting for their own benefit, and for the benefit or in furtherance of the marital community.

6. STRAYER, RYAN, and RSJRLDCR may be referred to individually or collectively as "Respondents" as the context requires. SCOTT may be referred to individually or as "Respondent Spouse."

7. From approximately June 29, 2007 until November 21, 2007, Respondents engaged in the offer and sale of securities to the general public in Arizona in the form of stock in RSJRLDCR ("RSJRLDCR Stock").

8. Arizona investors were being solicited through the use of an internet website, www.rjsrgroup.com ("Website").

9. On November 21, 2007, the use of the Website by Respondents was terminated.

10. In addition to the Website, from at least October 7, 2007 through October 29, 2007, Respondents offered for sale the RSJRLDCR Stock through advertisements in the *Arizona Republic* ("AZ Republic Ads"), and *Arizona Central*, the electronic media version of the *Arizona Republic*, ("AZ Central Postings").

1 neither registered nor exempt from registration.

2 4. Respondents violated A.R.S. §44-1842 by offering or selling securities while
3 neither registered as dealers or salesmen nor exempt from registration.

4 5. Respondents' conduct is grounds for a cease and desist order pursuant to A.R.S.
5 §44-2032.

6 6. Respondents' conduct is grounds for administrative penalties under A.R.S. §44-
7 2036.

8 **III.**

9 **ORDER**

10 THEREFORE, on the basis of the Findings of Fact, Conclusions of Law, and Respondents'
11 consent to the entry of this Order, attached and incorporated by reference, the Commission finds
12 that the following relief is appropriate, in the public interest, and necessary for the protection of
13 investors:

14 IT IS ORDERED, pursuant to A.R.S. §44-2032, that Respondents, and any of
15 Respondents' agents, employees, successors and assigns, permanently cease and desist from
16 violating the Securities Act.

17 IT IS FURTHER ORDERED that Respondents comply with the attached Consent to Entry
18 of Order.

19 IT IS FURTHER ORDERED, pursuant to A.R.S. §44-2036, that Respondents and
20 Respondent Spouse shall, jointly and severally, pay an administrative penalty in the amount of
21 \$2,500.00. Payment shall be made to the "State of Arizona." Payment shall be made in full on the
22 date of this Order. Any amount outstanding shall accrue interest at the rate of 10% per annum
23 from the date of this Order until paid in full.

24 For purposes of this Order, a bankruptcy filing by any of the Respondents or Respondent
25 Spouse shall be an act of default. If any Respondent or Respondent Spouse does not comply with
26 this Order, any outstanding balance may be deemed in default and shall be immediately due and

1 payable.

2 IT IS FURTHER ORDERED, that if any Respondent or Respondent Spouse fails to
3 comply with this order, the Commission may bring further legal proceedings against that
4 Respondent or Respondent Spouse, including application to the superior court for an order of
5 contempt.

6 IT IS FURTHER ORDERED that this Order shall become effective immediately.

7 BY ORDER OF THE ARIZONA CORPORATION COMMISSION

8
9 
10 CHAIRMAN

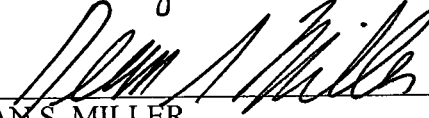

11 COMMISSIONER

12 
13 COMMISSIONER


14 COMMISSIONER


15 COMMISSIONER

16 IN WITNESS WHEREOF, I, DEAN S. MILLER, Interim
17 Executive Director of the Arizona Corporation
18 Commission, have hereunto set my hand and caused the
19 official seal of the Commission to be affixed at the
20 Capitol, in the City of Phoenix, this 31st day of
21 January, 2008.


22 DEAN S. MILLER
23 Interim Executive Director

24 _____
25 DISSENT

26 _____
DISSENT

This document is available in alternative formats by contacting Linda Hogan, ADA Coordinator,
voice phone number 602-542-3931, e-mail lhogan@azcc.gov.

(JC)

CONSENT TO ENTRY OF ORDER

1
2 1. Respondent RONALD J. STRAYER (a/k/a RJ STRAYER) ("Respondent") admits
3 the jurisdiction of the Commission over the subject matter of this proceeding. RESPONDENT
4 acknowledges that he has been fully advised of his right to a hearing to present evidence and call
5 witnesses and Respondent knowingly and voluntarily waives any and all rights to a hearing before
6 the Commission and all other rights otherwise available under Article 11 of the Securities Act and
7 Title 14 of the Arizona Administrative Code. Respondent acknowledges that this Order to Cease
8 and Desist, Order for Administrative Penalty, and Consent to Same ("Order") constitutes a valid
9 final order of the Commission.

10 2. Respondent knowingly and voluntarily waives any right under Article 12 of the
11 Securities Act to judicial review by any court by way of suit, appeal, or extraordinary relief
12 resulting from the entry of this Order.

13 3. Respondent acknowledges and agrees that this Order is entered into freely and
14 voluntarily and that no promise was made or coercion used to induce such entry.

15 4. Respondent acknowledges that he has been represented by an attorney in this
16 matter, Respondent has reviewed this Order with his attorneys, Richard G. Himelrick and Frank R.
17 Mead of the law firm of Tiffany & Bosco, P.C., and understands all terms it contains.

18 5. Respondent neither admits nor denies the Findings of Fact and Conclusions of Law
19 contained in this Order. Respondent agrees that he shall not contest the validity of the Findings of
20 Fact and Conclusions of Law contained in this Order in any present or future administrative
21 proceeding before the Commission or any other state agency concerning the denial or issuance of
22 any license or registration required by the state to engage in the practice of any business or
23 profession.

24 6. By consenting to the entry of this Order, Respondent agrees not to take any action
25 or to make, or permit to be made, any public statement denying, directly or indirectly, any Finding
26 of Fact or Conclusion of Law in this Order or creating the impression that this Order is without

1 factual basis. RESPONDENT will undertake steps necessary to assure that all of his agents and
2 employees understand and comply with this agreement.

3 7. While this Order settles this administrative matter between Respondent and the
4 Commission, Respondent understands that this Order does not preclude the Commission from
5 instituting other administrative or civil proceedings based on violations that are not addressed by
6 this Order.

7 8. Respondent understands that this Order does not preclude the Commission from
8 referring this matter to any governmental agency for administrative, civil, or criminal proceedings
9 that may be related to the matters addressed by this Order.

10 9. Respondent understands that this Order does not preclude any other agency or
11 officer of the state of Arizona or its subdivisions from instituting administrative, civil, or criminal
12 proceedings that may be related to matters addressed by this Order.

13 10. Respondent agrees that he will not apply to the state of Arizona for registration as a
14 securities dealer or salesman or for licensure as an investment adviser or investment adviser
15 representative until such time as all penalties under this Order are paid in full.

16 11. Respondent agrees that he will not exercise any control over any entity that offers
17 or sells securities or provides investment advisory services within or from Arizona until such time
18 as all penalties under this Order are paid in full.

19 12. Respondent agrees that he will not sell any securities in or from Arizona without
20 being properly registered in Arizona as a dealer or salesman, or exempt from such registration; he
21 will not sell any securities in or from Arizona unless the securities are registered in Arizona or
22 exempt from registration; and he will not transact business in Arizona as an investment adviser or
23 an investment adviser representative unless properly licensed in Arizona or exempt from licensure.

24 13. Respondent consents to the entry of this Order and agrees to be fully bound by its
25 terms and conditions.


26 14. Respondent acknowledges and understands that if he fails to comply with the

1 provisions of the order and this consent, the Commission may bring further legal proceedings
2 against him, including application to the superior court for an order of contempt.

3 15. Respondent understands that default shall render him liable to the Commission for
4 its costs of collection and interest at the maximum legal rate.

5 16. Respondent agrees and understands that if he fails to make any payment as required
6 in the Order, any outstanding balance shall be in default and shall be immediately due and payable
7 without notice or demand. Respondent agrees and understands that acceptance of any partial or
8 late payment by the Commission is not a waiver of default by Commission.

9 17. Respondent represents that he is the President of RJSR Land Development CR, a
10 Costa Rican corporation, ("RJSRLDCR") and has been authorized by name of RJSRLDCR of to
11 enter into this Order for and on behalf of it.

12 
13 _____
14 RONALD J. STRAYER (a/k/a RJ STRAYER)

15 STATE OF ARIZONA)
16) ss
17 County of)

18 SUBSCRIBED AND SWORN TO BEFORE me this 11th day of January, 2008.

19 
20 _____
21 NOTARY PUBLIC

21 My commission expires:
22 12/22/09



CONSENT TO ENTRY OF ORDER

1
2 1. Respondents JEFFREY STANFORD RYAN and LISA SCOTT, husband and wife,
3 (“Respondents”) admit the jurisdiction of the Commission over the subject matter of this
4 proceeding. Respondents acknowledge that they have been fully advised of their right to a hearing
5 to present evidence and call witnesses and Respondents knowingly and voluntarily waive any and
6 all rights to a hearing before the Commission and all other rights otherwise available under Article
7 11 of the Securities Act and Title 14 of the Arizona Administrative Code. Respondents
8 acknowledge that this Order to Cease and Desist, Order for Administrative Penalty, and Consent to
9 Same (“Order”) constitutes a valid final order of the Commission.

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11 Securities Act to judicial review by any court by way of suit, appeal, or extraordinary relief
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14 voluntarily and that no promise was made or coercion used to induce such entry.

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16 matter, Respondents have reviewed this Order with their attorneys, Richard G. Himelrick and
17 Frank R. Mead of the law firm of Tiffany & Bosco, P.C., and understand all terms it contains.

18 5. Respondents neither admit nor deny the Findings of Fact and Conclusions of Law
19 contained in this Order. Respondents agree that they shall not contest the validity of the Findings
20 of Fact and Conclusions of Law contained in this Order in any present or future administrative
21 proceeding before the Commission or any other state agency concerning the denial or issuance of
22 any license or registration required by the state to engage in the practice of any business or
23 profession.

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25 or to make, or permit to be made, any public statement denying, directly or indirectly, any Finding
26 of Fact or Conclusion of Law in this Order or creating the impression that this Order is without

1 factual basis. Respondents will undertake steps necessary to assure that all of their agents and
2 employees understand and comply with this agreement.

3 7. While this Order settles this administrative matter between Respondents and the
4 Commission, Respondents understand that this Order does not preclude the Commission from
5 instituting other administrative or civil proceedings based on violations that are not addressed by
6 this Order.

7 8. Respondents understand that this Order does not preclude the Commission from
8 referring this matter to any governmental agency for administrative, civil, or criminal proceedings
9 that may be related to the matters addressed by this Order.

10 9. Respondents understand that this Order does not preclude any other agency or
11 officer of the state of Arizona or its subdivisions from instituting administrative, civil, or criminal
12 proceedings that may be related to matters addressed by this Order.

13 10. Respondents agree that they will not apply to the state of Arizona for registration as
14 a securities dealer or salesman or for licensure as an investment adviser or investment adviser
15 representative until such time as all penalties under this Order are paid in full.

16 11. Respondents agree that they will not exercise any control over any entity that offers
17 or sells securities or provides investment advisory services within or from Arizona until such time
18 as all penalties under this Order are paid in full.

19 12. Respondents agree that they will not sell any securities in or from Arizona without
20 being properly registered in Arizona as a dealer or salesman, or exempt from such registration;
21 Respondent will not sell any securities in or from Arizona unless the securities are registered in
22 Arizona or exempt from registration; and Respondent will not transact business in Arizona as an
23 investment adviser or an investment adviser representative unless properly licensed in Arizona or
24 exempt from licensure.


25 13. Respondents acknowledge that any restitution or penalties imposed by this Order
26 are obligations of each of them as well as the marital community.

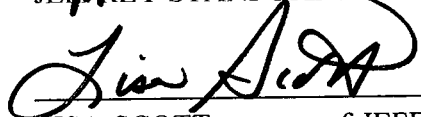
1 14. Respondents consent to the entry of this Order and agree to be fully bound by its
2 terms and conditions.

3 15. Respondents acknowledge and understand that if either of them fails to comply with
4 the provisions of the order and this consent, the Commission may bring further legal proceedings
5 against that Respondent, including application to the superior court for an order of contempt.

6 16. Respondents understand that default shall render Respondents liable to the
7 Commission for its costs of collection and interest at the maximum legal rate.

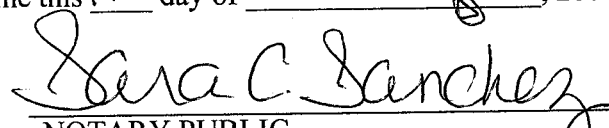
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9 any payment as required in the Order, any outstanding balance shall be in default and shall be
10 immediately due and payable without notice or demand. Respondents agree and understand that
11 acceptance of any partial or late payment by the Commission is not a waiver of default by
12 Commission.

13 
14 _____
JEFFREY STANFORD RYAN

15 
16 _____
LISA SCOTT, spouse of JEFFREY STANFORD
RYAN

17
18 STATE OF ARIZONA)
19 County of) ss)

20 SUBSCRIBED AND SWORN TO BEFORE me this 11th day of January, 2008.

21 
22 _____
NOTARY PUBLIC

23 My commission expires:
24 12/22/09
25 _____



CONSENT TO ENTRY OF ORDER

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2 1. Respondent RJSR LAND DEVELOPMENT CR, a Costa Rican corporation,
3 (“Respondent”) admits the jurisdiction of the Commission over the subject matter of this
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23 any license or registration required by the state to engage in the practice of any business or
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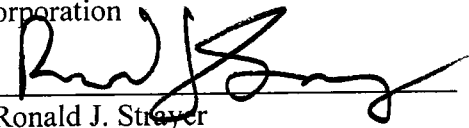
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10 late payment by the Commission is not a waiver of default by Commission.

11 RJSR LAND DEVELOPMENT, CR, a Costa
12 Rican corporation

13 By: 
14 Ronald J. Stroyer
15 Its: President

16 STATE OF ARIZONA)
17 County of) ss
18)

19 SUBSCRIBED AND SWORN TO BEFORE me this 11th day of January, 2008.

20 
21 NOTARY PUBLIC

22 My commission expires:

23 12/22/09

