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**STATE OF WASHINGTON
DEPARTMENT OF FINANCIAL INSTITUTIONS
SECURITIES DIVISION**

IN THE MATTER OF DETERMINING
whether there has been a violation
of the Securities Act of Washington by:

JAMES WYNSTRA; RITA LAHMAN;
HOMESTEAD NORTHWEST, INC.;
HOMESTEAD NW DEVELOPMENT
COMPANY; HOMESTAR NORTHWEST
LLC; GREAT LINKS RESORT LLC; PRO
BAY LLC; SUMAS MOUNTAIN
VILLAGE, INC.,

Respondents.

Order Number S-09-046-12-CO03

CONSENT ORDER AS TO RITA LAHMAN

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INTRODUCTION

On March 29, 2011, the Securities Administrator of the State of Washington issued Statement of Charges and Notice of Intent to Enter an Order to Cease and Desist, Impose Fines, and Recover Costs, S-09-046-11-SC01, hereinafter referred to as "Statement of Charges," against Respondents James Wynstra; Rita Lahman; Homestead Northwest, Inc.; Homestead NW Development Company; Homestar Northwest LLC; Great Links Resort LLC; Pro Bay LLC; and Sumas Mountain Village, Inc.,. The Securities Division and Respondent Rita Lahman do hereby enter into this Consent Order in settlement of the above-captioned matter. The Securities Division made certain allegations and conclusions in the Statement of Charges, set forth under the headings "Tentative Findings of Fact" and "Conclusions of Law." Respondent neither admits nor denies the Findings of Fact and Conclusions of Law, which are hereby incorporated by reference into this Consent Order.

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CONSENT ORDER AS TO RITA LAHMAN

1 **CONSENT ORDER**

2 Based upon the foregoing and finding it in the public interest:

3 IT IS AGREED AND ORDERED that Respondent Rita Lahman, and her agents and employees,
4 each shall cease and desist from violating RCW 21.20.140, the provision of the Securities Act of
5 Washington making it unlawful to sell unregistered securities.

6 IT IS FURTHER AGREED AND ORDERED that Respondent Rita Lahman, and her agents and
7 employees, each shall cease and desist from violating RCW 21.20.040, the section of the Securities Act
8 of Washington requiring registration of securities salespersons, broker-dealers, investment advisers, and
9 investment adviser representatives.

10 IT IS FURTHER AGREED AND ORDERED that Respondent Rita Lahman, and her agents and
11 employees, each shall cease and desist from violating RCW 21.20.010, the anti-fraud section of the
12 Securities Act of Washington.

13 IT IS FURTHER AGREED AND ORDERED that Respondent Rita Lahman shall be liable for and
14 pay a fine of \$2,500 prior to the entry of this Consent Order.

15 IT IS FURTHER AGREED that the Securities Division has jurisdiction to enter this Consent
16 Order.

17 IT IS FURTHER AGREED that Respondent Rita Lahman enters into this Consent Order freely and
18 voluntarily and with a full understanding of its terms and significance.

19 IT IS FURTHER AGREED that in consideration of the foregoing, Respondent Rita Lahman waives
20 her right to a hearing in this matter and judicial review of this matter pursuant to RCW 21.20.440 and
21 RCW 34.05.

22 **WILLFUL VIOLATION OF THIS ORDER IS A CRIMINAL OFFENSE.**

