# STATE OF WASHINGTON DEPARTMENT OF FINANCIAL INSTITUTIONS SECURITIES DIVISION

IN THE MATTER OF DETERMINING Whether there has been a violation of the	) Order No.: S-16-2078-17-CO01
Securities Act of Washington by:	) CONSENT ORDER ) AS TO BIG SPRING GOLD, LLC
Big Spring Gold, LLC, Louis A. Christensen,	)
Respondents	) ) )

#### INTRODUCTION

On December 23, 2016, the Securities Administrator of the Securities Division of the Department of Financial Institutions ("Securities Division") issued a Statement of Charges and Notice of Intent to Enter Order to Cease and Desist, to Impose a Fine, and to Charge Costs ("Statement of Charges"), Order Number S-16-2078-16-SC01, against Respondents Big Spring Gold, LLC and Louis A. Christensen. Pursuant to the Securities Act of Washington, RCW 21.20, the Securities Division and Respondent Big Spring Gold, LLC does hereby enter into this Consent Order in settlement of the matters set forth in the Statement of Charges and as alleged below. Respondent Big Spring Gold, LLC neither admits, nor denies the Findings of Fact and Conclusions of Law as stated below.

#### FINDINGS OF FACT

#### **Respondents**

1. Big Spring Gold, LLC ("Big Spring") is a Nevada entity formed on May 11, 2012 with its principal place of business in North Bend, Oregon. Big Spring's primary business purpose is to acquire, develop, lease, and manage mineral deposits (primarily gold and silver) and unpatented lode mining claims in Nye County, Nevada.

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2. Louis A. Christensen ("Christensen") resided in North Bend, Oregon. From May 2012 until December 2013, Christensen was the sole manager of Big Spring.

#### **Prior Regulatory Actions**

- 3. On November 17, 2014, the Colorado Division of Securities entered into a Stipulation for Consent Cease and Desist Order Concerning Big Spring Gold, LLC and Louis A. Christensen. The Colorado Division of Securities found that Big Spring and Christensen had offered and sold at least three LLC membership units totaling \$31,000 to two Colorado investors without registering the securities offering.
- 4. On August 30, 2015, the Oregon Department of Consumer and Business Services Division of Finance and Corporate Securities ("Oregon Securities Division") entered a Final Order to Cease and Desist, Order Denying Exemptions to the Securities Registration Requirements, and Assessing Civil Penalties and Consent to Entry of Order ("Final Order") against Big Spring, Christensen, and others. The Final Order alleged that Big Spring and Christensen had raised approximately \$1.9 million through the sale of LLC interests to 140 persons without disclosing to investors that the LLC interests had an arbitrary valuation. The Oregon Securities Division found that Big Spring had issued unauthorized LLC interests to investors. The Oregon Securities Division assessed a civil penalty of \$1.2 million, but agreed to suspend the collection of \$1,180,000, subject to the repayment of certain investors and future compliance with Oregon securities laws. Because Big Spring and Christensen have not repaid the investors, the Oregon Securities Division is now seeking additional remedies.
- 5. On August 11, 2016, the California Department of Business Oversight issued a Desist and Refrain Order against Big Spring, Christensen, and other individuals for the offer and sale of Big Spring LLC interests to at least one California resident without disclosing material information about the offering of securities, including the risks of the investment.

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#### **Nature of the Conduct**

6. Between May 2012 and September 2013, Big Spring and Christensen offered and sold approximately \$1.9 million worth of Big Spring Gold, LLC membership interests to approximately 140 investors, including two Washington investors who invested a total of \$55,000. More than 35 of the investors were not accredited. Most, if not all, of the investors were personally solicited to invest. The investors did not receive a written disclosure document that described the offering of the membership interests, including the risks of the investment.

## **Misrepresentations or Omissions**

- 7. Big Spring and Christensen failed to disclose material information concerning the mining claims that were held by the company. The Respondents failed to disclose to investors that when Big Spring acquired the right to purchase 10 unpatented lode mining claims for an initial purchase price of \$100,000, Christensen had relied upon a report prepared by the seller's President to determine the value of the mining claims. The Respondents failed to disclose that only preliminary mineral development work on the mining claims had been completed and although there was a potential for gold, no gold had yet been found. The Respondents failed to disclose that Christensen had not obtained an evaluation by an independent expert about the value of the mining claims and that Christensen himself had no expertise or experience to personally determine the value of the mining claims. The Respondents failed to disclose that there were no proven mineral reserves on the Big Spring property, that mineral exploration is highly speculative, and that the market value of minerals fluctuates greatly, so that even if minerals were discovered, it might not be economical to recover the minerals.
- 8. Big Spring and Christensen failed to disclose to investors that mineral exploration and development are hazardous activities that are subject to many risks, including, but not limited to, industrial accidents, inclement weather, environmental contamination, and labor disputes. The Respondents failed to

disclose that Big Spring could be subject to uninsured damage and liability claims that could deplete the investors' funds and render the company insolvent.

- 9. Big Spring and Christensen failed to disclose to investors that the development of the mining claims would require special permits or approvals that might not be granted. The Respondents failed to disclose that the property where the mining claims were located would require approval from the U.S. Department of Agriculture's Forest Service prior to any mineral exploration. The Respondents failed to disclose that an environmental impact study had to be conducted and the results had to be satisfactory to the Forest Service before any mineral exploration could begin. The Respondents failed to disclose that Big Spring did not have any surface access rights to the land where the mineral claims were located and that Big Spring had to acquire permits to access and develop the claims. The Respondents failed to disclose that the company's inability to obtain required permits could delay or prevent the development of the mineral claims.
- 10. Big Spring and Christensen failed to disclose material financial information relating to the investment. The Respondents failed to disclose the intended use of the investors' funds. The Respondents failed to disclose the minimum required capitalization to develop the Big Spring property. The Respondents failed to disclose that the Big Spring mineral development project might be inadequately capitalized and that investors could lose the entire amount of their investment. The Respondents failed to disclose the financial condition of the company or provide any financial statements showing the value of the company's assets and liabilities and the results of its operations.
- 11. Big Spring and Christensen failed to disclose the capitalization of the company. The Respondents failed to disclose to investors that Big Spring membership interests were sold at an arbitrary value that had no relationship to the book value of the LLC interests. The Respondents failed to disclose the risk of dilution through the sale of additional LLC interests. The Respondents failed to disclose that the

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operating agreement for Big Spring only authorized the issuance of ten million LLC interests, which was the initial capitalization of the company. The Respondents failed to disclose to investors that the sale of their LLC membership interests was not authorized and therefore the investors did not have express membership rights, including the right to vote and the right to receive any distribution of profits.

12. On February 7, 2013, Christensen sent a misleading e-mail to one of the Washington investors. In the email, Christensen stated: "Great news!!! Big Spring Gold LLC has acquired an additional 3200 acres of prime gold and silver property to the south of us...." Christensen sent another email the following day with this message: "We have the new complete reports out now on all the rock and soil samples and in the summary it compares Big Spring to Long Canyon which sold last year to Newmont for [\$]2.33 Billion." Christensen went on to state that new investors would be able to purchase Big Spring membership interests for \$2.00, but current investors might be allowed to purchase Big Spring membership interests for \$1.00. Christensen's email messages to the investor were misleading. There was no reasonable basis to suggest that Big Spring might have minerals worth \$2.33 billion. Further, it was misleading to imply that because new investors would pay twice as much for their membership interest, the value of the membership interest would immediately double. The Respondents also misled the investor by failing to disclose many significant risks of the investment.

## **Registration Status**

- 13. Big Spring is not currently registered to sell its securities in the state of Washington and has not previously been so registered, nor has it filed a claim of exemption from registration.
- 14. Christensen is not currently registered as a securities salesperson or broker-dealer in the state of Washington and has not previously been so registered.

Based upon the above Findings of Fact, the following Conclusions of Law are made:

- 1. The offer and/or sale of the LLC membership interests described above constitute the offer and/or sale of a security as defined in RCW 21.20.005(14) and (17).
- 2. Big Spring and Christensen have each violated RCW 21.20.140, because, as set forth in the Tentative Findings of Fact, Respondents offered and sold securities for which no registration is on file with the Securities Administrator.
- 3. Christensen has violated RCW 21.20.040 by offering and/or selling said securities while not being registered as a securities salesperson or broker-dealer in the state of Washington.
- 4. Big Spring and Christensen have each violated RCW 21.20.010, because, as set forth in the Tentative Findings of Fact, the Respondents made untrue statements of material fact or omitted to state material facts necessary to make the statements made, in light of the circumstances in which they were made, not misleading.

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

### **CONSENT ORDER**

IT IS AGREED AND ORDERED that Respondent Big Spring Gold, LLC, their agents, and employees each shall cease and desist from violating RCW 21.20.140, the securities registration section of the Securities Act of Washington.

IT IS FURTHER AGREED AND ORDERED that Respondent Big Spring Gold, LLC, their agents and employees each shall cease and desist from violating RCW 21.20.010, the anti-fraud section of the Securities Act of Washington.

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

1	IT IS FURTHER AGREED that Respondent Big Spring Gold, LLC entered into this Consent Order
2	freely and voluntarily and with a full understanding of its terms and significance.
3	IT IS FURTHER AGREED that in consideration of the foregoing, Respondent, Big Spring Gold,
4	LLC, waives their right to a hearing and to judicial review of this matter pursuant to RCW 21.20.440 and
5	Chapter 34.05 RCW.
6	WILLFUL VIOLATION OF THIS ORDER IS A CRIMINAL OFFENSE.
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8	Signed this _17th day ofFebruary
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10	Signed by:
11	Big Spring Gold, LLC
12	/s/Louis A. Christensen
13	Manager Big Spring Gold, LLC
14	
15	Approved as to form by:
16	
17	/s/
18	William H. Caffee, Attorney for Big Spring Gold, LLC Oregon State Bar #81120
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20	SIGNED and ENTERED this <u>2nd</u> day of <u>March</u> , 2017
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22	Million
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24	William M. Beatty Securities Administrator
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Approved by: 1 An Elm 2 3 4 Suzanne Sarason Chief of Enforcement 5 Reviewed by: 6 Robert Kondrat Financial Legal Examiner Supervisor 10 11 12 13 14 15 16 17 18 19 20 21 22

Presented by:

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