

DENISE VOIGT CRAWFORD
SECURITIES COMMISSIONER

JOHN R. MORGAN
DEPUTY SECURITIES COMMISSIONER

Mail: P. O. BOX 13167
AUSTIN, TEXAS 78711-3167

Phone: (512) 305-8300
Facsimile: (512) 305-8310



Texas State Securities Board

208 E. 10th Street, 5th Floor
Austin, Texas 78701-2407
www.ssb.state.tx.us

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IN THE MATTER OF
SUN CITY MARKET, LLC
AND JOE SAVAGE

§
§
§

Order No. ENF-07-CDO-1636

TO: Sun City Market, LLC
440 Del Webb Boulevard
Georgetown, Texas 78628

Joe Savage
440 Del Webb Boulevard
Georgetown, Texas 78628

AGREED CEASE AND DESIST ORDER

Be it remembered that Sun City Market, LLC ("Respondent Market"), by and through Robert Allen Weimer, its Manager, and Joe Savage ("Respondent Savage"), individually, appeared before the Securities Commissioner of the State of Texas ("Securities Commissioner") and consented to the entry of this Order and the Findings of Fact and Conclusions of Law contained herein.

FINDINGS OF FACT

1. Respondents have waived (a) Respondents' right to notice and hearing in this matter; (b) Respondents' right to appear and present evidence in this matter; (c) Respondents' right to appeal this Order; and (d) all other procedural rights granted to Respondents by The Securities Act, TEX. REV. CIV. STAT. ANN. art. 581-1 et seq. (Vernon 1964 & Supp. 2006) ("Texas Securities Act"), and the Administrative Procedure Act, TEX. GOV'T CODE ANN. § 2001.001 et seq. (Vernon 2000 & Supp. 2006) ("Administrative Procedure Act").
2. Respondent Market maintains a last known address at 440 Del Webb Boulevard, Georgetown, Texas 78628. Respondent Market is the General Partner of Sun City Market Group, LP, a limited partnership also known as The Market at Sun City, LP (the "Sun City Partnership").

3. Respondent Savage maintains a last known address at 440 Del Webb Boulevard, Georgetown, Texas 78628. Respondent Savage is a Manager of Respondent Market.
4. The Sun City Partnership owns and operates a gas station, convenience store and restaurant in Georgetown, Texas.
5. Respondents offered for sale and sold investments referred to as "shares" in the Sun City Partnership in Texas. Respondents represented that the purchase of shares would entitle investors to partial ownership of the Sun City Partnership and that their funds would be used to pay for expenses and costs incurred through the operation of said gas station, convenience store and restaurant.
6. The above-described shares were not registered by qualification, notification or coordination and no permit was granted for their sale in Texas.
7. Respondents were not registered with the Securities Commissioner as dealers or agents at any time material hereto.


CONCLUSIONS OF LAW

1. The above-described shares are "securities" as that term is defined by Section 4.A of the Texas Securities Act.
2. Respondents violated Section 7 of the Texas Securities Act by offering for sale and selling securities in Texas at a time when the securities were not registered with the Securities Commissioner.
3. Respondents violated Section 12 of the Texas Securities Act by offering for sale and selling securities in Texas without being registered pursuant to the provisions of Section 12 of the Texas Securities Act.
4. The foregoing violations constitute bases for the issuance of an Agreed Cease and Desist Order pursuant to Section 23.A of the Texas Securities Act.

ORDER

1. It is therefore ORDERED that Respondents immediately CEASE AND DESIST from offering for sale and selling any security in Texas until the security is registered with the Securities Commissioner or is offered for sale pursuant to an exemption from registration under the Texas Securities Act.
2. It is further ORDERED that Respondents immediately CEASE AND DESIST from acting as securities dealers or agents in Texas until Respondents are registered with the Securities Commissioner or are acting pursuant to an exemption from registration under the Texas Securities Act.

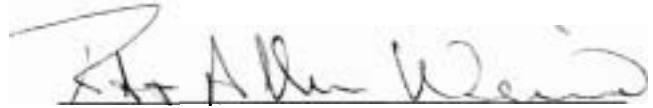
SIGNED AND ENTERED by the Securities Commissioner this 14th day of August, 2007.

A handwritten signature in cursive script that reads "Denise Voigt Crawford". The signature is written in dark ink on a light-colored background.

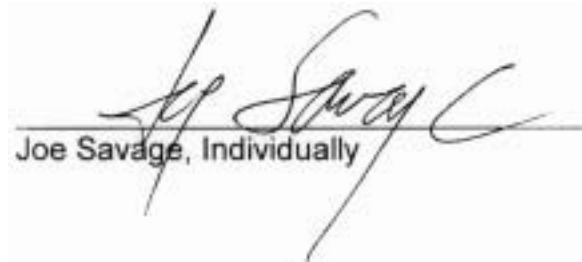
DENISE VOIGT CRAWFORD
Securities Commissioner

Respondents:

Sun City Market, LLC

A handwritten signature in black ink, appearing to read "Robert Allen Weimer", written over a horizontal line.

Robert Allen Weimer, Manager

A handwritten signature in black ink, appearing to read "Joe Savage", written over a horizontal line.

Joe Savage, Individually

Approved as to Form:

A handwritten signature in black ink, appearing to read "Joseph Rotunda", written over a horizontal line. The signature is circled in black ink.

Joseph Rotunda
Director
Enforcement Division

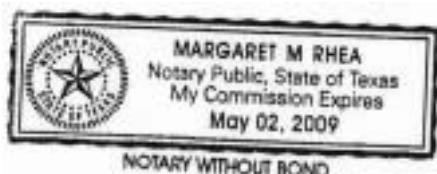
ACKNOWLEDGMENT

On the 9th day of August, 2007, Sun City Market, LLC ("Respondent.Market"), by and through its Manager, Robert Allen Weimer, personally appeared before me, executed the foregoing Order and acknowledged that:

1. Robert Allen Weimer is duly authorized to enter into the forgoing Order on behalf of Respondent Market;
2. Robert Allen Weimer has read the foregoing Order;
3. Respondent Market has been fully advised of its rights under the Texas Securities Act and the Administrative Procedure Act;
4. Respondent Market knowingly and voluntarily consents to the entry of the foregoing Order and the Findings of Fact and Conclusions of Law contained therein;
5. Respondent Market, by consenting to the entry of the foregoing Order, has knowingly and voluntarily waived its rights as set forth therein.

[affix notary seal here]

Margaret M. Rhea
Notary Public in and for the
state of Texas
My commission expires on: May 2, 2007



ACKNOWLEDGMENT

On the 9th day of August, 2007, Joe Savage ("Respondent Savage") personally appeared ~~before~~ me, executed the foregoing Order and acknowledged that:

1. Respondent Savage has read the foregoing Order;
2. Respondent Savage has been fully advised of his rights under the Texas Securities Act and the Administrative Procedure Act;
3. Respondent Savage knowingly and voluntarily consents to the entry of the foregoing Order and the Findings of Fact and Conclusions of Law contained therein;
4. Respondent Savage, by consenting to the entry of the foregoing Order, has knowingly and voluntarily waived his rights as set forth therein.

[affix notary seal here]

Margaret M. Rhea
Notary Public in and for the
State of Texas
My commission expires on: May 2, 2009

