

STATE OF ALABAMA  
ALABAMA SECURITIES COMMISSION

IN THE MATTER OF:

CORT PETROLEUM	)	ADMINISTRATIVE ORDER
RSLBEE, LLC	)	
NW PREMONT, L.P.	)	
RICHARD WASKOM	)	NO. CD – 2010- 0051
TODD SELKE	)	
	)	
<u>RESPONDENTS</u>	)	

CEASE AND DESIST ORDER

The Alabama Securities Commission ("Commission"), having authority to administer and provide for the enforcement of all provisions of Title 8, Chapter 6, Code of Alabama 1975, the Alabama Securities Act ("Act"), upon due consideration of the subject matter hereof, and having confirmed information of the offers for sale and/or sale of securities, into, within or from the state of Alabama, has determined as follows:

RESPONDENTS

1. CORT PETROLEUM ("CORT") is a Texas Limited Liability Company with a business address of 17311 N. Dallas Parkway, Suite 210, Dallas, TX 75248. CORT is an exploration and production company engaged in developing, exploiting and producing oil and natural gas throughout the United States. CORT is currently not registered with the state of Alabama in any capacity.

2. RSLBEE, LLC ("RSLBEE") is a Texas Limited Liability Company, and the managing general partner of NW Premont, LP with a business address of 17311 N. Dallas Parkway, Suite 210, Dallas, TX, 75248. RSLBEE is currently not registered with the State of Alabama in any capacity.

3. NW PREMONT ("PREMONT") is a limited partnership formed under the laws of Texas and is governed by the managing general partner RSLBEE. The principal office for PREMONT is 17311 N. Dallas Parkway, Suite 210, Dallas, Texas, 75248. PREMONT is not registered with the state of Alabama in any capacity.

4. RICHARD WASKOM ("WASKOM") is listed as the manager and agent of RSLBEE Corporation with a business address of 17311 N. Dallas Parkway, Suite 210, Dallas, Texas, 75248. WASKOM is not registered with the state of Alabama in any capacity.

5. TODD SELKE ("SELKE") represented himself to an Alabama investor as an agent of CORT, with a business address of 17311 N. Dallas Parkway, Suite 210, Dallas, TX 75248. SELKE is not registered with the state of Alabama in any capacity.

#### STATEMENT OF FACTS

6. In July, 2007, an Alabama resident received a "cold call" from a representative of CORT who identified himself as, Todd Selke, and offered the Alabama resident an opportunity to invest in the NW Premont LP. It was represented that there would be 10 units sold at \$113,400.00 per unit for a total of \$1,134,000.00. The Alabama resident agreed to ¼ of a unit for \$28,350.00. Documents, including a Subscription Agreement, were delivered to the Alabama resident, via email, shortly thereafter. The Alabama resident advised that he had no prior business relationship with the RESPONDENTS.

7. On July 31, 2007, the Alabama resident issued a cashier's check from his Regions Bank account for \$14,000.00 paid to the order of NW PREMONT. On August 17, 2007, the Alabama investor issued another cashier's check from his Regions Bank account in the amount of \$14,350.00, paid to the order of NW PREMONT.

8. On August 15, 2007, WASKOM, as the Promoter and General and/or

Managing Partner of RSLBEE, filed a Notice of Sale of Securities pursuant to Regulation D, Section 4(6), and/or Uniform Limited-Offering Exemption for the offering; Premont Northwest Development Project – Phase I, Limited Partnership Interests, with the United States Securities and Exchange Commission. A review of the Alabama Securities Commission registration files disclosed no notice filing.

9. On April 19, 2010, a review of the Alabama Securities Commission registration files disclosed no record of registration for RESPONDENTS as a Dealer, Agent, Investment Advisor, or Investment Advisor Representative in the state of Alabama.

#### CONCLUSIONS OF LAW

10. Pursuant to Section 8-6-2(10) Code of Alabama 1975, defines a “subscription agreement” and a “certificate of interest or participation in an oil, gas or mining title or lease,” as a security. The offering made to the Alabama resident by Respondents is a security under the Act.

11. Pursuant to Section 8-6-2(2), Code of Alabama 1975, the definition of “Agent” includes any individual who represents a dealer or issuer in effecting or attempting to effect sales of securities. By soliciting and effecting sales of a subscription agreement involving NW Premont to an Alabama resident, WASKOM and SELKE are securities “Agents” as determined in the Act.

12. Pursuant to Section 8-6-3(a), Code of Alabama 1975, it is unlawful for any person to transact business in the state as a dealer or agent for securities unless he is registered under this article. WASKOM and SELKE acted as agents of CORT and RSLBEE while not being registered with the Commission in violation of the Act.

13. Pursuant to Section 8-6-4, Code of Alabama 1975, states, it is unlawful for any person to offer or sell any security in this state unless it is registered under this article, or the security is exempt from registration under Section 8-6-10 or the transaction is exempt under Section 8-6-11. The securities offered and sold by the RESPONDENTS to wit: subscription agreements involving Limited Partnership interest in Premont Northwest Development Project – Phase 1, were not registered nor subject to any perfected exemption and were offered and sold in Alabama in violation of the Act.

This Order is appropriate in the public interest for the protection of investors and is consistent with the purposes of the Alabama Securities Act.

This Order does not prevent the Commission from seeking such other civil or criminal remedies that are available to it under the Alabama Securities Act.

Additionally, if the allegations set forth herein are found to be true, through administrative adjudication, failure of the RESPONDENTS to make a timely request for hearing, or default of the RESPONDENTS, it is the intention of the Commission to impose sanctions upon the RESPONDENTS. Such sanctions may include, inter alia, an administrative assessment imposed on RESPONDENTS, an additional administrative assessment for investigative costs arising from the investigation of the violation(s) described herein against RESPONDENTS, and a permanent order to bar RESPONDENTS from participation in any securities related industry in the state of ALABAMA.

**ACCORDINGLY, IT IS HEREBY ORDERED** that RESPONDENTS immediately **CEASE AND DESIST** from further offers or sales of any security into, within or from the State of Alabama.

Entered at Montgomery, Alabama, this 15<sup>th</sup> day of October, 2010.



ALABAMA SECURITIES COMMISSION  
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(334) 242-2984

BY:

  
J. Randall McNeill  
Deputy Director