

Case

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10 Attorneys for Receiver
 Thomas A. Seaman

12 UNITED STATES DISTRICT COURT
 13 CENTRAL DISTRICT OF CALIFORNIA
 14 WESTERN DIVISION

15 SECURITIES AND EXCHANGE
 COMMISSION,

16 Plaintiff,

17 v.

18 STEVE CHEN, USFIA, INC.,
 19 ALLIANCE FINANCIAL
 GROUP, INC., AMAUCTION, INC.,
 20 ABORELL MGMT I, LLC, ABORELL
 21 ADVISORS I, LLC, ABORELL
 REIT II, LLC, AHOME REAL
 22 ESTATE, LLC, ALLIANCE
 23 NGN, INC., APOLLO REIT I, INC.,
 APOLLO REIT II, LLC, AMKEY, INC.,
 24 US CHINA CONSULTATION
 ASSOCIATION, and QUAIL RANCH
 25 GOLF COURSE, LLC,

26 Defendants.

Case No. 2:15-cv-07425 RGK PLA

[PROPOSED] ORDER
(A) APPROVING SALE OF
RESIDENTIAL REAL PROPERTY
(FAIRVIEW CONDOMINIUM) AND
(B) AUTHORIZING PAYMENT OF
BROKER'S COMMISSION

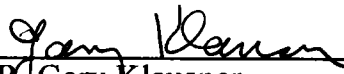
Date: April 24, 2017
 Time: 9:00 a.m.
 Ctrm.: 850
 Judge: Hon. R. Gary Klausner

1 The Court having received and read the Amended Motion for (A) Approval of
2 Sale of Residential Real Property (Fairview Condominium), and (B) Authority to
3 Pay Broker's Commission of Thomas A. Seaman ("Receiver"), the Court-appointed
4 receiver for Defendants USFIA, Inc., Alliance Financial Group, Inc.,
5 Amauction, Inc., Aborell Mgmt I, LLC, Aborell Advisors I, LLC, Aborell
6 REIT II, LLC, Ahome Real Estate, LLC, Alliance NGN, Inc., Apollo REIT I, Inc.,
7 Apollo REIT II, LLC, Amkey, Inc., US China Consultation Association, Quail
8 Ranch Golf Course, LLC, and their subsidiaries and affiliates (collectively,
9 "Receivership Entities"), including any supporting declarations and objections filed
10 therein, and being so advised in the matter and finding good cause, orders as follows:

11 **IT IS ORDERED:**

- 12 1. The motion is granted.
- 13 2. The sale of the Property known as the Fairview Condominium, as
14 described on Exhibit A to the Declaration of Thomas A. Seaman in support of the
15 Motion ("Property"), by Thomas A. Seaman, as receiver for the Receivership
16 Entities, to Ping Jiang is confirmed and approved;
- 17 3. The purchase price of \$795,000 for the Property is confirmed and
18 approved;
- 19 4. The Receiver is immediately authorized to complete the sale transaction,
20 including executing any and all documents as may be necessary and appropriate to
21 do so; and
- 22 5. The Receiver is authorized to immediately pay, upon closing of the sale,
23 a commission of 5% of the final purchase price to broker Secured Properties .

24
25 Dated: 4/25/17


26 Hon. R. Gary Klausner
27 Judge, United States District Court
28