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10 Attorneys for Receiver  
11 Thomas A. Seaman

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13 **UNITED STATES DISTRICT COURT**  
14 **CENTRAL DISTRICT OF CALIFORNIA**  
15 **WESTERN DIVISION**

16 SECURITIES AND EXCHANGE  
COMMISSION,

17 Plaintiff,

18 v.

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

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

**[PROPOSED] ORDER**  
**(A) APPROVING SALE OF**  
**RESIDENTIAL REAL PROPERTY**  
**(LYND AVENUE PROPERTY), AND**  
**(B) AUTHORIZING PAYMENT OF**  
**BROKER'S COMMISSION**

Date: June 26, 2017  
Time: 9:00 a.m.  
Ctrm.: 850  
Judge: Hon. R. Gary Klausner

1 The Court having received and read the Motion for (A) Approval of Sale of  
2 Residential Real Property (Lynd Avenue Property), and (B) Authority to Pay  
3 Broker's Commission ("Motion") of Thomas A. Seaman ("Receiver"), the Court-  
4 appointed 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 located at 4116 Lynd Avenue, Arcadia,  
14 California, as described in Exhibit A to the Declaration of Thomas A. Seaman in  
15 support of the Motion ("Property"), by Thomas A. Seaman, as receiver for the  
16 Receivership Entities, to Kana Financial LLC ("Buyer") is confirmed and approved;
- 17 3. The purchase price of \$490,000 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, Inc.

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25 Dated: June 27, 2017



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Hon. R. Gary Klausner  
Judge, United States District Court

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