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 12 Thomas A. Seaman

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

16 SECURITIES AND EXCHANGE
 COMMISSION,
 17
 Plaintiff,
 18
 v.
 19
 20 STEVE CHEN, USFIA, INC.,
 ALLIANCE FINANCIAL
 21 GROUP, INC., AMAUCTION, INC.,
 ABORELL MGMT I, LLC, ABORELL
 22 ADVISORS I, LLC, ABORELL
 REIT II, LLC, AHOME REAL
 23 ESTATE, LLC, ALLIANCE
 NGN, INC., APOLLO REIT I, INC.,
 24 APOLLO REIT II, LLC, AMKEY, INC.,
 25 US CHINA CONSULTATION
 ASSOCIATION, and QUAIL RANCH
 26 GOLF COURSE, LLC,
 27
 Defendants.

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

~~PROPOSED~~ ORDER
(A) APPROVING SALE OF
RESIDENTIAL REAL PROPERTY
(BALBOA DRIVE PROPERTY), AND
(B) AUTHORITY TO PAY
BROKER'S COMMISSION

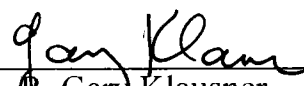
Date: September 18, 2017
 Time: 9:00 a.m.
 Ctrm.: 850
 Judge: Hon. R. Gary Klausner

1 The Court having received and read the Motion for (A) Approval of Sale of
2 Residential Real Property (Balboa Drive 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, including any
9 supporting declarations and objections filed therein, and being so advised in the
10 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 849 Balboa Drive, 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 Chi Pun Benny Chan and Wah Amanda Lee ("Buyer") is
17 confirmed and approved;
- 18 3. The purchase price of \$1,600,000 for the Property is confirmed and
19 approved;
- 20 4. The Receiver is immediately authorized to complete the sale transaction,
21 including executing any and all documents as may be necessary and appropriate to
22 do so; and
- 23 5. The Receiver is authorized to immediately pay, upon closing of the sale,
24 a commission of 5% of the final purchase price to broker Keller Williams Realty
25 Pasadena.

26
27 Dated: SEPTEMBER 20, 2017



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