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12 Thomas A. Seaman

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

17 SECURITIES AND EXCHANGE  
COMMISSION,

18 Plaintiff,

19 v.

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  
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.  
28

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

**[PROPOSED] ORDER (A)  
APPROVAL OF SALE OF  
COMMERCIAL REAL PROPERTY  
(LIVE OAK PROPERTY), AND (B)  
AUTHORITY TO PAY BROKER'S  
COMMISSION**

Date: November 5, 2018  
Time: 9:00 a.m.  
Ctm.: 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 (Deodar Lane 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 135 E. Live Oak 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 135 E. Live Oak, LLC ("Buyer") is confirmed and  
17 approved;
- 18 3. The purchase price of \$5,575,000 for the Property is confirmed and  
19 approved;
- 20 4. The Receiver is immediately authorized to complete the sale  
21 transaction, including executing any and all documents as may be necessary and  
22 appropriate to do so; and
- 23 5. The Receiver is authorized to immediately pay, upon closing of the  
24 sale, a commission of 5% of the final purchase price to broker William DuBrown &  
25 Associates and Sperry Van Ness.

26  
27 Dated: \_\_\_\_\_

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