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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

Date: December 23, 2019

Time: 9:00 a.m.

Ctrm: 850

Judge Hon. R. Gary Klausner

**[PROPOSED] ORDER (A)
APPROVING SALE OF 363
MONTEREY PINES PROPERTY; (B)
APPROVING SALE OF 4050 LYND
AVE. PROPERTY; AND (C)
AUTHORIZING PAYMENT OF
ASSOCIATED BROKERS'
COMMISSIONS**

[PROPOSED] ORDER

1
2 The Court, having received and read the Motion for (A) approval of sale of
3 the 363 Monterey Pines property; (B) approval of sale of the 4050 Lynd Ave.
4 property; and (C) authority to pay associated brokers' commissions ("Motion"), filed
5 by Thomas A. Seaman ("Receiver"), the Court-appointed receiver for USFIA, Inc.,
6 Alliance Financial Group, Inc., Amauction, Inc., Aborell Mgmt I, LLC, Aborell
7 Advisors I, LLC, Aborell REIT II, LLC, Ahome Real Estate, LLC, Alliance
8 NGN, Inc., Apollo REIT I, Inc., Apollo REIT II, LLC, Amkey, Inc., US China
9 Consultation Association, Quail Ranch Golf Course, LLC, and their subsidiaries and
10 affiliates including Steamfont Investment Group, LLC (collectively, the
11 "Receivership Entities"), including any supporting declarations and objections filed
12 thereto, and being so advised in the matter and finding good cause, hereby orders as
13 follows:

14 The Motion is granted;

- 15 1. The sale of the property located at 363 Monterey Pines Dr., Arcadia,
16 CA, as described in **Exhibit A** to the Declaration of Thomas A. Seaman filed in
17 support of the Motion (the "Monterey Pines Property"), by Thomas A Seaman as
18 receiver for the Receivership Entities to Pankajkumar Patel ("Monterey Pines
19 Buyer") is confirmed and approved;
- 20 2. The purchase price of \$3,500,000 for the Monterey Pines Property is
21 confirmed and approved;
- 22 3. The Receiver is immediately authorized to complete the sale
23 transaction for the sale of the Monterey Pines Property, including executing any and
24 all documents as may be necessary and appropriate to do so;
- 25 4. The Receiver is further authorized to immediately pay, upon closing of
26 the sale of the Monterey Pines Property, a commission of 5% of the purchase price
27 to Keller Williams Realty Pasadena from the sale proceeds, or 4% if Keller
28

1 Williams Realty Pasadena ultimately represents both the seller and the buyer in the
2 transaction;

3 5. The sale of the property located at 4050 Lynd Ave., Arcadia, CA, as
4 described in **Exhibit B** to the Declaration of Thomas A. Seaman filed in support of
5 the Motion (the "Lynd Ave. Property"), by Thomas A Seaman as receiver for the
6 Receivership Entities to Yue Gao ("Lynd Ave. Buyer") is confirmed and approved;

7 6. The purchase price of \$540,000 for the Lynd Ave. Property is
8 confirmed and approved;

9 7. The Receiver is immediately authorized to complete the sale
10 transaction for the sale of the Lynd Ave. Property, including executing any and all
11 documents as may be necessary and appropriate to do so;

12 8. The Receiver is further authorized to immediately pay, upon closing of
13 the sale of the Lynd Ave. Property, a commission of 6% of the purchase price to
14 Secured Properties from the sale proceeds, or 5% if Secured Properties ultimately
15 represents both the seller and the buyer in the transaction

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17 **IT IS SO ORDERED.**

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20 Dated: December _____, 2019

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