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10 Attorneys for Receiver
11 Thomas A. Seaman

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

15 SECURITIES AND EXCHANGE
16 COMMISSION,

17 Plaintiff,

18 v.

19 STEVE CHEN, USFIA, INC.,
20 ALLIANCE FINANCIAL
GROUP, INC., AMAUCTION, INC.,
21 ABORELL MGMT I, LLC, ABORELL
ADVISORS I, LLC, ABORELL
22 REIT II, LLC, AHOME REAL
ESTATE, LLC, ALLIANCE
23 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.
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Case No. 2:15-cv-07425 RGK PLA

**SECOND AMENDED [PROPOSED]
ORDER (A) APPROVING SALE OF
QUAIL RANCH PROPERTY, AND
(B) AUTHORIZING PAYMENT OF
BROKER'S COMMISSION**

Date: May 1, 2017
Time: 9:00 a.m.
Ctm.: 850
Judge: Hon. R. Gary Klausner

1 The Motion for (A) Approval of Sale of Quail Ranch Property, and
2 (B) Authority to Pay Broker's Commission of Thomas A. Seaman ("Receiver"), the
3 Court-appointed receiver for Defendants USFIA, Inc., Alliance Financial
4 Group, Inc., Amauction, Inc., Aborell Mgmt I, LLC, Aborell Advisors I, LLC,
5 Aborell REIT II, LLC, Ahome Real Estate, LLC, Alliance NGN, Inc., Apollo
6 REIT I, Inc., Apollo REIT II, LLC, Amkey, Inc., US China Consultation
7 Association, Quail Ranch Golf Course, LLC, and their subsidiaries and affiliates
8 (collectively, "Receivership Entities"), came on for hearing on May 1, 2017.
9 Appearances were as noted on the record.

10 The Court having received and read the Motion, including any supporting
11 declarations and objections filed therein, and being so advised in the matter and
12 finding good cause, orders as follows:

13 **IT IS ORDERED:**

- 14 1. The motion is granted.
 - 15 2. The sale of the Property known as the Quail Ranch Property, as
16 described in Exhibit A to the Declaration of Thomas A. Seaman and in the
17 Receiver's Motion ("Property"), by Thomas A. Seaman, as receiver for the
18 Receivership Entities, to Genus, L.P. ("Buyer") is confirmed and approved;
 - 19 3. The purchase price of \$4,160,000 for the Property, which price
20 includes \$160,000 to be paid by Buyer into escrow and transferred from escrow to
21 pay Buyer's broker's commission, is confirmed and approved;
 - 22 4. The Receiver is immediately authorized to complete the sale
23 transaction, including executing any and all documents as may be necessary and
24 appropriate to do so; and
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1 5. Upon closing of sale, and in addition to the \$160,000 for commissions
2 to be paid directly to Buyer's broker from escrow, the Receiver is authorized to
3 immediately pay a commission of 4.5% of the final purchase price, excluding the
4 \$160,000 paid to buyer's broker, to seller's broker, Hamlin Gooding.

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7 Dated: May 05, 2017



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

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