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11 Attorneys for Receiver
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 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
COMMERCIAL REAL PROPERTY
(RANCHO CUCAMONGA LAND),
AND (B) AUTHORIZING PAYMENT
OF BROKER'S COMMISSION
(Dkt. 264)**

Date: August 21, 2017
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 Commercial Real Property (Rancho Cucamonga Land), 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:

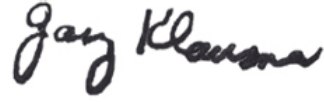
11 **IT IS ORDERED:**

- 12 1. The motion is granted.
- 13 2. The sale of the Property located near 8020 Almond Street, in the cities
14 of Upland and Rancho Cucamonga, California (San Bernardino County,
15 APNs: 0200-061-08, 0200-061-10, 0200-061-27, 0200-061-28, 0200-061-29, 0200-
16 061-30, 0200-061-31, 1061-081-03), as described in Exhibit A to the Declaration of
17 Thomas A. Seaman in support of the Motion ("Property"), by Thomas A. Seaman, as
18 receiver for the Receivership Entities, to Ed Shamuilian and Jaleh Shamuilian
19 ("Buyer") is confirmed and approved;
- 20 3. The purchase price of \$900,000 for the Property is confirmed and
21 approved;
- 22 4. The Receiver is immediately authorized to complete the sale transaction,
23 including executing any and all documents as may be necessary and appropriate to
24 do so; and

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1 5. The Receiver is authorized to immediately pay, upon closing of the sale,
2 a commission of 4.5% of the final purchase price to broker Hamlin Gooding.

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4 Dated: August 24, 2017



Hon. R. Gary Klausner
United States District Court

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