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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
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.
28

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

[PROPOSED] ORDER
(A) APPROVING SALE OF
RESIDENTIAL REAL PROPERTY
(GAINSBOROUGH DRIVE
PROPERTY), AND
(B) AUTHORIZING PAYMENT OF
BROKER'S COMMISSION

Date: January 8, 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 (Gainsborough 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 2857 Gainsborough Drive,
14 San Marino, California, as described in Exhibit A to the Declaration of Thomas A.
15 Seaman in support of the Motion ("Property"), by Thomas A. Seaman, as receiver for
16 the Receivership Entities, to Jianhua Zhang and Yu Wan (collectively, "Buyer") is
17 confirmed and approved;
- 18 3. The purchase price of \$2,400,000 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 4% of the final purchase price to broker Keller Williams Realty.

25
26 Dated: _____

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