

1 ALLEN MATKINS LECK GAMBLE  
MALLORY & NATSIS LLP  
2 DAVID R. ZARO (BAR NO. 124334)  
TIM C. HSU (BAR NO. 279208)  
3 865 South Figueroa Street, Suite 2800  
Los Angeles, California 90017-2543  
4 Phone: (213) 622-5555  
Fax: (213) 620-8816  
5 E-Mail: dzaro@allenmatkins.com  
thsu@allenmatkins.com

6 ALLEN MATKINS LECK GAMBLE  
MALLORY & NATSIS LLP  
7 EDWARD G. FATES (BAR NO. 227809)  
8 One America Plaza  
600 West Broadway, 27th Floor  
9 San Diego, California 92101-0903  
Phone: (619) 233-1155  
10 Fax: (619) 233-1158  
E-Mail: tfates@allenmatkins.com

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.  
28

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

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

Date: November 19, 2018  
Time: 9:00 a.m.  
Ctrm.: 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 (Club Vista 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 2315 Club Vista Drive, Glendora,  
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 Xiao Yu ("Buyer") is confirmed and approved;
- 17 3. The purchase price of \$861,000 for the Property is confirmed and  
18 approved;
- 19 4. The Receiver is immediately authorized to complete the sale transaction,  
20 including executing any and all documents as may be necessary and appropriate to  
21 do so; and
- 22 5. The Receiver is authorized to immediately pay, upon closing of the sale,  
23 a commission of 5% of the final purchase price to broker Lin Realty Group – Keller  
24 Williams.

25  
26 Dated: \_\_\_\_\_

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

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