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**UNITED STATES DISTRICT COURT
CENTRAL DISTRICT OF CALIFORNIA
WESTERN DIVISION**

SECURITIES AND EXCHANGE
COMMISSION,

Plaintiff,

v.

STEVE CHEN, USFIA, INC.,
ALLIANCE FINANCIAL
GROUP, INC., AMAUCTION, INC.,
ABORELL MGMT I, LLC, ABORELL
ADVISORS I, LLC, ABORELL
REIT II, LLC, AHOME REAL
ESTATE, LLC, ALLIANCE
NGN, INC., APOLLO REIT I, INC.,
APOLLO REIT II, LLC, AMKEY, INC.,
US CHINA CONSULTATION
ASSOCIATION, and QUAIL RANCH
GOLF COURSE, LLC,

Defendants.

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

**[PROPOSED] ORDER
(A) APPROVING SALE OF RANCHO
CUCAMONGA PROPERTY, AND
(B) AUTHORIZING PAYMENT OF
BROKER'S COMMISSION**

Date: May 13, 2019
Time: 9:00 a.m.
Ct. No.: 850
Judge: Hon. R. Gary Klausner

1 The Court having received and read the Motion for (A) Approval of Sale of
2 Rancho Cucamonga Property, and (B) Authority to Pay Broker's Commission
3 ("Motion") of Thomas A. Seaman ("Receiver"), the Court-appointed receiver for
4 Defendants USFIA, Inc., Alliance Financial Group, Inc., Amauction, Inc., Aborell
5 Mgmt I, LLC, Aborell Advisors I, LLC, Aborell REIT II, LLC, Ahome Real
6 Estate, LLC, Alliance NGN, Inc., Apollo REIT I, Inc., Apollo REIT II, LLC,
7 Amkey, Inc., US China Consultation Association, Quail Ranch Golf Course, LLC,
8 and their subsidiaries and affiliates, including any supporting declarations and
9 objections filed therein, and being so advised in the matter and finding good cause,
10 orders as follows:

11 **IT IS ORDERED:**

- 12 1. The motion is granted.
- 13 2. The sale of the Property located at and commonly known as 8281 Utica
14 Avenue, in the City of Rancho Cucamonga, California, as described in Exhibit A to
15 the Declaration of Thomas A. Seaman in support of the Motion ("Property"), by
16 Thomas A. Seaman, as receiver for the Receivership Entities, to Kamran Akbar
17 ("Buyer") is confirmed and approved;
- 18 3. The purchase price of \$550,000 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

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1 5. The Receiver is authorized to immediately pay, upon closing of the sale,
2 a commission of 10% of the final purchase price to Broker.

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Dated: _____

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