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11 Attorneys for Receiver  
12 Thomas A. Seaman

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14 **UNITED STATES DISTRICT COURT**  
15 **CENTRAL DISTRICT OF CALIFORNIA**  
16 **WESTERN DIVISION**

17 SECURITIES AND EXCHANGE  
COMMISSION,

18 Plaintiff,

19 v.

20 STEVE CHEN, USFIA, INC.,  
ALLIANCE FINANCIAL  
21 GROUP, INC., AMAUCTION, INC.,  
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

Date: January 6, 2020

Time: 9:00 a.m.

Ctrm: 850

Judge Hon. R. Gary Klausner

**[PROPOSED] ORDER (A)**  
**APPROVING SALE OF 5088**  
**SCHOLARSHIP PROPERTY; AND**  
**(B) AUTHORIZING PAYMENT OF**  
**BROKER'S COMMISSION**

**[PROPOSED] ORDER**

1  
2 The Court, having received and read the Motion for (A) approval of sale of  
3 the 5088 Scholarship property; and (B) authority to pay broker's commission  
4 ("Motion"), filed by Thomas A. Seaman ("Receiver"), the Court-appointed receiver  
5 for USFIA, Inc., Alliance Financial Group, Inc., Amauction, Inc., Aborell  
6 Mgmt I, LLC, Aborell Advisors I, LLC, Aborell REIT II, LLC, Ahome Real  
7 Estate, LLC, Alliance NGN, Inc., Apollo REIT I, Inc., Apollo REIT II, LLC,  
8 Amkey, Inc., US China Consultation Association, Quail Ranch Golf Course, LLC,  
9 and their subsidiaries and affiliates including Steamfont Investment Group, LLC  
10 (collectively, the "Receivership Entities"), including any supporting declarations and  
11 objections filed thereto, and being so advised in the matter and finding good cause,  
12 hereby orders as follows:

13 The Motion is granted;

14 1. The sale of the property located at 5088 Scholarship, Irvine, CA, as  
15 described in **Exhibit A** to the Declaration of Thomas A. Seaman filed in support of  
16 the Motion (the "Scholarship Property") by Thomas A Seaman as receiver for the  
17 Receivership Entities to Vahi Sattari ("Buyer") is confirmed and approved;

18 2. The purchase price of \$895,000 for the Scholarship Property is  
19 confirmed and approved;

20 3. The Receiver is immediately authorized to complete the sale  
21 transaction for the sale of the Scholarship Property, including executing any and all  
22 documents as may be necessary and appropriate to do so;

23 4. The Receiver is further authorized to immediately pay, upon closing of  
24 the sale of the Scholarship Property, a commission of 5% of the purchase price to  
25 Esquire Realty Company from the sale proceeds, or 4% if Esquire Realty Company  
26 ultimately represents both the seller and the buyer in the transaction;

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**IT IS SO ORDERED.**

Dated: January \_\_\_\_\_, 2020

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