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10 Attorneys for Receiver
Thomas A. Seaman

11
12 UNITED STATES DISTRICT COURT
13 CENTRAL DISTRICT OF CALIFORNIA
14 WESTERN DIVISION

15 SECURITIES AND EXCHANGE
COMMISSION,

16 Plaintiff,

17 v.

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

26 Defendants.

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

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

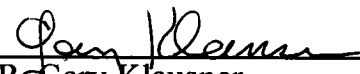
Date: April 24, 2017
Time: 9:00 a.m.
Ctm.: 850
Judge: Hon. R. Gary Klausner

1 The Court having received and read the Motion for (A) Approval of Sale of
2 Residential Real Property (Oak Mountain Property), and (B) Authority to Pay
3 Broker's Commission of Thomas A. Seaman ("Receiver"), the Court-appointed
4 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 (collectively,
9 "Receivership Entities"), including any supporting declarations and objections filed
10 therein, and being so advised in the 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 345 Oak Mountain Road, Bradbury,
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 Meide Jiang ("Buyer") is confirmed and approved;
- 17 3. The purchase price of \$4,380,000 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 Keller Williams Realty.

24
25 Dated: 4/25/17


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