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8 **UNITED STATES DISTRICT COURT**
9 **CENTRAL DISTRICT OF CALIFORNIA**
10

11 SECURITIES AND EXCHANGE
COMMISSION,

12 Plaintiff,

13 vs.

14 WESTMOORE MANAGEMENT,
15 LLC; WESTMOORE INVESTMENT,
LP.; WESTMOORE CAPITAL
16 MANAGEMENT, INC.;
WESTMOORE CAPITAL, LLC; and
17 MATTHEW R. JENNINGS,

18 Defendants.
19

Case No. 8:10-cv-00849-AG (MLGx)

**ORDER AUTHORIZING
RECEIVER TO SELL REAL
PROPERTY (231 BELMONT
AVENUE EAST, UNITS 406 AND
409, SEATTLE, WASHINGTON)
AND PAY BROKERAGE
COMMISSIONS AND CLOSING
COSTS**

Date: March 12, 2012
Time: 10:00 a.m.
Place: Courtroom 10D
411 West Fourth Street
Santa Ana, California

20 On March 12, 2012, the Court heard and considered the *Motion for Order*
21 *Authorizing Receiver to Sell Real Property (231 Belmont Avenue East, Units 406 and*
22 *409, Seattle, Washington) and Pay Brokerage Commissions and Closing Costs* (the
23 “Motion”) filed by David A. Gill, the permanent receiver (the “Receiver”) appointed
24 in the above-captioned case, the Honorable Andrew J. Guilford, United States
25 District Judge, presiding. Appearances were as noted on the record at the hearing.

26 The Court having considered the Motion and all papers and pleadings filed in
27 support thereof, having found that due and appropriate notice of the Motion and the
28 hearing was given, having determined that the proposed sales on the terms set forth

1 in the Motion constitute an appropriate exercise of the Receiver's business judgment,
2 having heard the statements of counsel at the hearing, for good cause appearing,

3 **IT IS ORDERED THAT:**

4 1. The Motion is granted in its entirety.

5 2. The Receiver is authorized to sell 231 Belmont Avenue East, Unit 406,
6 Seattle, Washington, to Homa Irajpanah ("Irajpanah") for \$165,000 on the terms and
7 conditions set forth in the purchase and sale agreement attached as Exhibit "2" to the
8 Declaration of David A. Gill appended to the Motion.

9 3. The Receiver is authorized to sell 231 Belmont Avenue East, Unit 409,
10 Seattle, Washington, to Irajpanah for \$175,000 on the terms and conditions set forth
11 in the purchase and sale agreement attached as Exhibit "3" to the Declaration of
12 David A. Gill appended to the Motion.

13 4. The Receiver is authorized to pay directly from escrow all real property
14 taxes, assessments by and judgments for the Belmont Lofts Owners Association, real
15 estate brokerage commissions, and ordinary and customary closing costs. The net
16 sales proceeds after payment of such taxes, assessments and expenses shall be free
17 and clear.

18 5. The Receiver is authorized to execute all documents and otherwise take
19 all actions the Receiver deems necessary and appropriate to effectuate the sale as set
20 forth in the Motion.

21
22 DATED: March 12, 2012



23 ANDREW J. GUILFORD
24 UNITED STATES DISTRICT JUDGE