

UNITED STATES DISTRICT COURT
SOUTHERN DISTRICT OF FLORIDA

CASE NO.: 16-cv-21301-GAYLES

SECURITIES AND EXCHANGE COMMISSION,

Plaintiff,

v.

ARIEL QUIROS, et al.,

Defendants, and

JAY CONSTRUCTION MANAGEMENT, INC., et al.,

Relief Defendants.

**ORDER GRANTING RECEIVER'S AMENDED UNOPPOSED MOTION TO MODIFY
ASSET FREEZE TO PAY CERTAIN EXPENSES ON REAL PROPERTY OWNED OR
CONTROLLED BY DEFENDANT ARIEL QUIROS FOR THE BENEFIT OF
INVESTORS AND PAY QUIROS' LIVING EXPENSES FROM A DIFFERENT SOURCE**

THIS MATTER comes before the Court on the Receiver's Amended Unopposed Motion to Modify Asset Freeze to Pay Certain Expenses on Real Properties Owned or Controlled by Defendant Ariel Quiros for the Benefit of Investors and to Pay Quiros' Living Expenses from a Different Source (the "Motion") [ECF No. 396]. The Court, having reviewed the Motion, being advised that counsel for the Securities and Exchange Commission and Defendants Ariel Quiros have no objection to the relief requested in the Motion, and finding that the Receiver has made a sufficient and proper showing in support of the relief requested,

IT IS ORDERED AND ADJUDGED as follows:

1. The Motion is **GRANTED**.

2. The asset freeze [ECF No. 11, 238] is modified to allow the Receiver to use the funds from the IRS Tax Refund Check (the "Tax Refund") described in the Motion that the Receiver now holds, to pay certain expenses relating to the real properties owned or controlled by Quiros to preserve the status quo and the value of the assets during pendency of this case. The list of the properties and the estimated amounts due are attached to this Order as Exhibit 1.

3. Because of competing claims to the Tax Refund, the Receiver is authorized in his discretion not to pay attorney's fees, late charges, interest or other costs associated with the properties.

IT IS FURTHER ORDERED AND ADJUDGED that the Receiver is authorized to pay \$15,000 a month to Quiros for his living expenses from September through December 2017 from the Tax Refund. This Order is without prejudice to the right of Quiros to request additional living expenses or the SEC or the Receiver to oppose any such request.

DONE AND ORDERED in Chambers at Miami, Florida, this 23rd day of August, 2017.

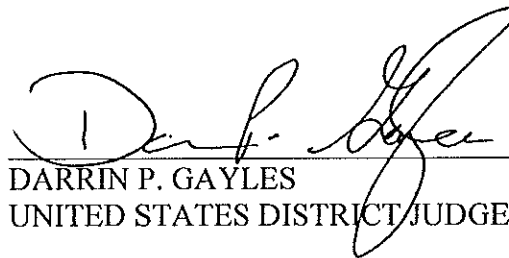

DARRIN P. GAYLES
UNITED STATES DISTRICT JUDGE

EXHIBIT ONE

SECURITIES & EXCHANGE COMMISSION v. Ariel Quiros, et al.
 United States District Court, Southern District of Florida
 Case No.: 16-cv-21301-Gay/les
 as of June 1, 2017

Ariel Quiros, Okcha Quiros & Related Entities Property Holdings and Expense Chart

Property Alias	Property Address	City	State/Country	Zip Code	Purchaser/Owner	Tangible Personal Property Tax Due	Parcel Number	Real Estate Property Tax Folio No.	2016 Property Tax Due	Estimated Total Amount due as of 6/23/17
Bank's Bay	Condo Bldg 37	Biarza	Bahamas	82112	A & O Quiros		78577820		Unknown	Unknown
Colorado's Acres	Centra County SVF Unit 22, Bld. 16, Lot 2	Kissimmee	Florida	32112	A & O Quiros			01-0119-072-0040	\$ 38.68	\$ 38.68
Timberchase 1, week year	5000 Ave of the Stars				O. Quiros				Unknown	Unknown
G 51 Of Dade County Inc.	111 NE 1 Street, 4th floor	Miami	Florida	33132	111 AQ LLC	\$				
Federal Residence	10 Grand Bay Estate Circle	Key Biscayne	Florida	33149	A & O Quiros			24-5205-068-0050	\$ 12,931.25	\$ 12,931.25
Jay Peak Village	236 South Village Rd. TH V132	Jay	Vermont	05859	AJOQ, LLC		22-5134132		\$ 26,109.63	\$ 26,109.63
Town of Jay/Vestfield-78.40 Acres	Shallow Brook Rd. TH 40	Jay	Vermont	05859	AJOQ, LLC		17-0400027		\$ 14,720.36	\$ 14,720.36
Quiros Land - 194.50 Acres	Cross Road TH 1	Jay	Vermont	05859	IQ Development, LLC		06-0010037		\$ 3,243.07	\$ 3,243.07
Cross Road 4 Acres	Cross Road Revocir Flats Rd	Jay	Vermont	05859	A. Quiros				\$ 6,728.39	\$ 6,728.39
Okcha Land 68.9 Acres	VT Route 105	Jay	Vermont	05859	O Development				Unknown	Unknown
River Bank 15 Acres	Revocir Flats Road Route 105	Jay	Vermont	05859	A & O Quiros				Unknown	Unknown
Town of Jay - 79.30 Acres	Revocir Flats Rd. TH 4	Jay	Vermont	05859	AJOQ, LLC		06-0040006		\$ 2,557.79	\$ 2,557.79
Ashebur Farms 280 Acres	Loop Road 1294	Troy	Vermont	05668	A. Quiros				\$ 5,668.24	\$ 5,668.24
Bridgell Key 1523	540 Brickell Key Dr. Unit 1523	Miami	Florida	33131	O. Quiros				Unknown	Unknown
Towns Of Key Biscayne	1111 Crandon Blvd. A305	Key Biscayne	Florida	33149	A & O Quiros			24-5204-070-0050	\$ 9,866.08	\$ 9,866.08
Riverside, New York	220 Riverside Blvd. Apt #18L	New York	New York	10069	A & O Quiros				\$ 6,859.91	\$ 6,859.91
Riverside, New York	220 Riverside Blvd. Unit Space #54	New York	New York	10069	A & O Quiros				\$ 23.85	\$ 23.85
Jay Danches	207 Revocir Flats Rd. TH 4	Jay	Vermont	05859	AJOQ, LLC		20-0040004		\$ 1,180.70	\$ 1,180.70
White House	42 Queen's Rd. TH 517 V0217	Newport	Vermont	05855	ESI of Dade County, Inc.		124042		\$ 3,696.98	\$ 3,696.98
Jay Peak Village	986 Lake Road	Jay	Vermont	05855	AJOQ, LLC		22-5170417		\$ 9,301.44	\$ 9,301.44
Bella Vista	Cross Road TH 1	Jay	Vermont	05859	A & O Quiros				Unknown	Unknown
Town of Jay - 10.20 Acres	Cross Road TH 1	Jay	Vermont	05859	AJOQ, LLC		20-0010025		\$ 1,080.28	\$ 1,080.28
Cross Road 1	Cross Road 1	Jay	Vermont	05859	A & O Quiros				Unknown	Unknown
Bunker Hill	4652 Darling Hill Road	East Burke	Vermont	05832	A & O Quiros		70200641000		\$ 9,238.09	\$ 9,238.09
Hawtree Birch	2286 Darling Hill Road	Lyndonville	Vermont	05851	AJOQ, LLC		06-3451-xxx		\$ 16,336.38	\$ 16,336.38
Village Land	1645 Cross Road	Jay	Vermont	05859	A & O Quiros				Unknown	Unknown
COLAD Condo	Awaiting Exact Address	Columbia	Columbia		COLAD Holdings, LLC				Unknown	Unknown
PRAD Condo	Pto Mar - Awaiting Exact Address	Puerto Rico	Puerto Rico		PRAD Holdings, LLC				Unknown	Unknown
SUBTOTAL \$ 133,350.92										
OTHER/ADDITIONAL REAL PROPERTY EXPENSE*										
Opal Lodge Warehouse	monthly rent of \$2,792.00									\$ 38,945.00
GSJ of Dade County, Inc.	monthly maintenance of \$3,826.49									\$ 45,941.88
Forested Condo										\$ 216,240.80
									TOTAL	\$ 216,240.80

* Also asserting late charges and attorney's fees which are not reflected in the amounts listed. The Recoverer dantes that the recoverer estate is responsible for payment of any amounts due, including late charges and attorney's fees.