

**UNITED STATES DISTRICT COURT  
SOUTHERN DISTRICT OF FLORIDA**

**CASE NO.: 16-cv-21301-GAYLES**

SECURITIES AND EXCHANGE COMMISSION,

Plaintiff,

v.

ARIEL QUIROS,  
WILLIAM STENGER,  
JAY PEAK, INC.,  
Q RESORTS, INC.,  
JAY PEAK HOTEL SUITES L.P.,  
JAY PEAK HOTEL SUITES PHASE II. L.P.,  
JAY PEAK MANAGEMENT, INC.,  
JAY PEAK PENTHOUSE SUITES, L.P.,  
JAY PEAK GP SERVICES, INC.,  
JAY PEAK GOLF AND MOUNTAIN SUITES L.P.,  
JAY PEAK GP SERVICES GOLF, INC.,  
JAY PEAK LODGE AND TOWNHOUSES L.P.,  
JAY PEAK GP SERVICES LODGE, INC.,  
JAY PEAK HOTEL SUITES STATESIDE L.P.,  
JAY PEAK GP SERVICES STATESIDE, INC.,  
JAY PEAK BIOMEDICAL RESEARCH PARK L.P.,  
AnC BIO VERMONT GP SERVICES, LLC,

Defendants, and

JAY CONSTRUCTION MANAGEMENT, INC.,  
GSI OF DADE COUNTY, INC.,  
NORTH EAST CONTRACT SERVICES, INC.,  
Q BURKE MOUNTAIN RESORT, LLC,

Relief Defendants.

Q BURKE MOUNTAIN RESORT, HOTEL  
AND CONFERENCE CENTER, L.P.  
Q BURKE MOUNTAIN RESORT GP SERVICES, LLC,

Additional Receivership Defendants<sup>1</sup>

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<sup>1</sup> See Order Granting Receiver's Motion to Expand Receivership dated April 22, 2016 [ECF No. 60].


**ORDER GRANTING RECEIVER'S MOTION FOR AUTHORIZATION TO SELL  
AIRCRAFT STORAGE HANGAR LOCATED AT THE NORTHEAST  
KINGDOM INTERNATIONAL AIRPORT IN COVENTRY, VERMONT**

**THIS CAUSE** came before the Court on the Receiver's Motion for Authorization to Sell Aircraft Storage Hangar Located at the Northeast Kingdom International Airport in Coventry, Vermont (the "Motion") [ECF No. 624]. The Court has reviewed the Motion and the record and is otherwise fully advised. Based thereon, it is

**ORDERED AND ADJUDGED** as follows:

1. The Motion is **GRANTED**.
2. The Receiver is authorized to sell the receivership estate's rights, title, and interest in and to that certain aircraft storage hanger located at the Northeast Kingdom International Airport, 2628 Airport Road in Coventry, Vermont (the "Aircraft Storage Hangar") pursuant to the Purchase and Sale Contract, along with an Addendum to Purchase and Sale Agreement (the "Contract"), "As Is". A copy of the Contract is attached to the Motion as Exhibit "A". A legal description of the Aircraft Storage Hangar is attached hereto as Exhibit "A".
3. The Receiver is further authorized to execute any documents and take any actions reasonably necessary to consummate the transactions contemplated therein.
4. Upon receipt of the consideration set forth in the Contract, and delivery of any documents called for in the Contract by the Receiver, the sale shall stand as confirmed, without further Order of the Court.

**DONE AND ORDERED** in Chambers at Miami, Florida, this 4th day of January, 2021.

  
DARRIN P. GAYLES  
UNITED STATES DISTRICT JUDGE

**EXHIBIT A**

**Legal Description of Hangar**

Aircraft Storage Hangar Lot. A certain parcel of land measuring approximately 80' X 80' (6,400 square feet more or less) upon which is built an Aircraft Storage Hangar measuring approximately 60' X 60' (3,600 square feet more or less), located directly north of and adjacent to the hangars currently owned by Nat Sims Leased premises is more particularly described below and incorporated herein by reference.

