UNITED STATES DISTRICT COURT SOUTHERN DISTRICT OF FLORIDA

CASE NO.: 16-ev-21301-GAYLES

SECURITIES AND EXCHANGE COMMISSION,

Plaintiff,

v.

ARIEL QUIROS, et al.,

Defendants, and

JAY CONSTRUCTION MANAGEMENT, INC., et al.,

Relief	Defend	ants.		

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

is.		-
ON v. Ariel Quiros, e	tern District of Florid	1-Gayles
TIES & EXCHANGE COMMISSION V. Ariel Quiros, el	Inited States District Court, Southern District of Florid	Case No.: 16-cv-21301-Gayle
SECURITIES &	United State	

Ariel Quiras, Okche Quiros & Related Entities Property Holdings and Expense Chart as of June 1, 2017

Parcel Property Tax											
Property Property Satesty Satesty Satesty Property P							Tanglble		Real Estate		Extracted
County C				•			Personal		Property	2026	Total Amount
	Property	Property			ដ	Purchaser/	Property	Parcel	Tax Follo	Property Tax	ducasof
Control Bills County Stry United 2. Bills Ed. et 2. Bills County Strate Colorado	Alias	Address	C,	_	Code	Owner	Cax Due	Number	N.	and G	6/23/17
State Continue to the Survey Review State St	Birmini Bay	Cando Bldg. 37		Sahamas	7	A & O Quiros				Unknown	Unknown
With Control of the Same (Stock of the Same) Richidan Richidan Co-Outros 5 20 20 20 20 5 20 20 20 5 20 20 20 5 20 20 20 5 20 20 20 20 20 20 20 20 20 20 20 20 20	Colorado S Acres	Costilla County SIVR Unit 22, SIk. 16, Lot 2	Slance		22223	A & O Quiros		70377820		\$ 38.48	\$ 38.48
Vir. 1111 NGL Stored, 4th Root State Sta	Timechare 1 week year	S000 Ave of the Stars	Ихитее	Horlda	,	3. Quiros				Unknown	Unknown
11 Miles 11 Miles	G 5 t Or Dade County Inc.										
23G South Niley Baye State Circle 10	Federal Condo	111 NE1 Street, 4th floor	Mlemi		33132	שאננו	2		01-0110-072-0040	\$ 12,931.35	\$ 12,931.25
205 South Village Rd, TH V132	Primary Residence	19 Grand Bay Estate Circle			33149	4 & O Quiros			1	\$ 28,103.63	\$ 25,103.63
Consistent National Place March 2450 ACO, LLC Colorion 17-0400027 S. 12-05.07 S. 10-10-10-10-10-10-10-10-10-10-10-10-10-1	Jay Peak Village	236 South Village Rd. TH V332	Jey.	_	C\$850	וסס חוכ		22-513H132		\$ 14,720.36	\$ 14,720.36
Cross Road Th.1.1 2	Town of lay/Westfield-78.40 Acres	Shallow Brook Rd, TH 40	yar	П	02820	ADO, U.C.		17-0400027		20'57'E S	\$ 3,243.07
Const Read Revoir Flats Md Jay Vermont A Cutinos Luine Uniterown	Quiros Land- 194.50 Acres	Cross Road TH 1.	Jay		05859	2 Development, LLC		2800700-90		\$ 6,728.39	5 6,728.39
Virtue 105 Virtue 105 July July Virtue 105 July July Virtue 105 July Virtue 105 July July Virtue 105 July July Virtue 105 July July Virtue 105 July July Virtue 105 July Virtue 105 July Virtue 105 July July July July Virtue 105 July July Virtue 105 July Ju	Cross Road & Acres	Cross Road Revolv Flats Rd	Jay	Г	,	A. Quiros				Unknown	Unknown
Newoof Table Rood Route 1205 Jay Vermont A & D Caulone Outon Outon	Okcha Land 68.9 Acres	VT Route 105	, var	Vermont	Ĭ	2 Development				Unicrows	Unknown
December Revoir Field Hold Author Vermont OSSES ACQUINGS Decompose Decompo	River Bank 15 Acres	Revolr Flats Road Route 105	/er	Vermont	Ì	4 & O Quiros				Unknown	Unimown
London L	Town of Jay - 79.30 Acres		Jay		65850	אססי חוכ		20-00-00-30		5 2,557,79	\$ 2,557.79
Sub Bicides five Dr. Unit 3.523 Mainsi Storids 373.31 0. Outros Unidonom Uni	Aquiros Farms 230 Acres		Troy		05868	A. Quiros				92'809'S \$	ş
1112 Canadron Bird, LAGS Keay Bileagrae Stroided 135.48 A.R.O. Onlines n-15 Sec. Stock Ground Sec. Stock Ground New York 100020 A.C.O. Onlines Sec. Stock Ground	Brickell Key 1523		Memi	Florida	33131	O. Quiros				имоцип	Uniknown
220 Revende Brief, Index Voter, 10009 A & O Quires 220 Revende Brief, Index Porter New York 10009 A & O Quires 5 6,593.91 \$ 7,502.92 \$ 7,502.92	Towers Of Key Blocayne	1111 Crandon Bivd. A105	Kery Blocayme	Florida	33349	A & O Quiros	n/a		24-5204-010-0050	80'99'8' S	\$ 9,866.08
220 Remixto Buil, Unit Space #54 New York 10009 2.38 ft 5.38 ft <th< td=""><td>Riverside, New York</td><td>220 Riverside Blvd. Apt #181.</td><td>New York</td><td>New York</td><td>10069</td><td>A & O Quiros</td><td></td><td></td><td></td><td>\$ 6,639.91</td><td>\$ 6,659,92</td></th<>	Riverside, New York	220 Riverside Blvd. Apt #181.	New York	New York	10069	A & O Quiros				\$ 6,639.91	\$ 6,659,92
207 Feorir Fair Rd, TH 4 July Vermont C6259 AOO, LIC 20-0040004 5 1,180,70 5 1,1	Riverside, New York	220 Riversido Blvd. Unit Space #54	New York	New York	10069					\$ 29.85	\$
State Part Control Part Control Co	Jay Ranches	267 Revolv Flat Rd. 7144	Jay	Vermont	62820	AOQ, LLC		20-0040004		OCOST'E \$	7 5
Core Road Th. 1	White House	986 Lake Road	Newport	Vermont	05855	GSI of Dade County, Inc.		124042		\$ 3,666,98	\$ 3,666.98
Cross Road TN 1	Jay Peak Village	42 Queen's Rd. TH 517 VC417	yet	Vermont	62829	400, ttc		722-S17C617		\$ 9,301.44	\$ 9,302,44
et Close Road TH 1 Jun Vermont GSE9 AGD, LLC 20-0010025 5 1,080.20 Goes Road I and Cost Road Lat Durke Vermont AZ 0 Coluros 7020043,000 5 2028.00 AGS Darling HII Road Lympoor SSE3 A ROAD LLC D6-3453-00x 5 1,535.55 ARAD Coultres Columbia Vermont CSE3 A ROAD LLC D6-3453-00x 5 1,535.55 ANATHING East Address Columbia Poerto Rico Poerto Rico Poerto Rico Unbiscoun Unbiscoun AL PROPERTY CORDEC** Rico Anathing East Address Poerto Rico Poerto Rico Poerto Rico Poerto Rico Poerto Rico Discount AL PROPERTY CORDEC** Rico Anathing East Address Rico Anathing East Address Poerto Rico Poerto Rico Discount Characteristics Rico Anathing East Address Rico Anathing East Address Rico Anathing East Address Discount Discount AL PROPERTY CORDEC** Rico Anathing East Address Rico Anathing East Address Rico Anathing East Address Rico Anathing East Address Rico Anathing East Address </td <td>Betta Vista</td> <td>Cross Road TH 1</td> <td>Yarl</td> <td>Vermont</td> <td></td> <td>A & O Quiros</td> <td></td> <td></td> <td></td> <td>Unicrown</td> <td>Unlenown</td>	Betta Vista	Cross Road TH 1	Yarl	Vermont		A & O Quiros				Unicrown	Unlenown
Clock Road J	Town of Jay - 10.20 Acres	Cross Rand TH 1	Jav	Vermont	62820	אסמ. נונכ		20-0010025		\$ 1,080.28	\$ 1,080,28
Accordance Acc	Cross Road J	Cross Road J	/ar/		Ì	A Z O Quiros		-		Unknown	~
2256 Outling Hill Road Syndomille Vermont 25521 AOO, LLC O6-3452-xxx 5 16,356,285 2256 Outling Hill Road Syndomille Vermont A & O Couline O6-3452-xxx 1 1,356,285 2256 Outling Control of Couline Syndomille Syndomille October Outling	Burke Mill	4452 Darling Hill Road	East Burke		05832	A & O Quiros		7020043.000		\$ 9,238.09	w
2465 Cross Road Jay Vermont A & 0.00 Lites Unicosom Unicosom Unicosom Unicosom Unicosom Columbia COLAO Holdings, LLC Unicosom Unicosom Columbia COLAO Holdings, LLC Unicosom Columbia COLAO Holdings, LLC Unicosom Columbia Co	Hoovens Bonch	2256 Darling Hill Road	Lyndomille	Vermont	05851	AOO, LLC		06-3451-rox		\$ 15,336,38	\$ 16,336,38
Availing East Address Columbia COLUD Molding, LLC Unknown	Wilnge Land	1645 Cress Road	Jey	Vermont		A & D Quires				Unknown	Unknown
Rio Mar. Awaling Exact Address Puerto Rico PINAO Holding, LLC SUBTOTAL SUBTOTAL	COLAD Condo	Awaiting Ecoet Address		Columbia		COLAO Holdings, LLC				Unknown	Unknown
24. PROPERTY COCKAZE* [inounthy real of \$2,722.03] c. [inounthy realintensense of \$3,828.43) TOTAL	PRAD Conde	Rio Mar - Awalting Exact Address		Puerto Rico		PRAD Holdings, LLC				Unknown	Unknown
24_PROPERTY COPCINE?** [enouthly maintenance of \$3,202.49) TOTAL										SUBTOTAL	\$ 131,350,92
(Fronthly raninemens of \$3,272.00) (Fronthly naintenance of \$3,202.49)	OTHER/ADDITIONAL REAL PROPERTY	-Secusion									
(monthly maintenance of \$3,828.49)	Ope Locks Warehouse	(monthly rent of \$2,782.00)									\$ 38,948.00
(monthly maintenance of \$5,828.49) TOTAL	GSI of Dade County, Inc.										
	Faderal Condo	(monthly maintenance of \$3,828.49)									\$ 45,941,88
				_							\$ 216,240,80

* Also asserting late charges and attorney's fees which are not reflected in the mounts listed. The Rocalword denies that the receiveship estate is responsible for payment of any amounts due, including late charges and attorney's fost.