

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

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**ORDER**

**THIS MATTER** comes before the Court upon the Amended Motion to Intervene for Limited Purpose of Obtaining Payment of Rent and Partial Lifting of the Freeze of Quiros Bank

Accounts or to Permit Landlord to Pursue State Court Proceedings [ECF No. 438]. The Court has reviewed the Motion and the record, heard argument of counsel on March 2, 2018, and is otherwise fully advised. Based thereon it is

**IT IS ORDERED AND ADJUDGED** as follows:

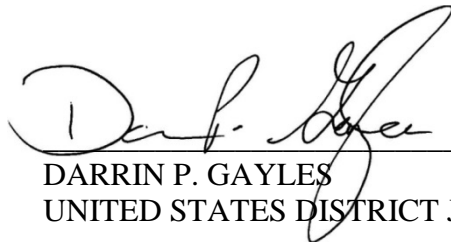
1. The Motion is **DENIED** for the reasons stated on the record at the hearing on March 2, 2018.

2. Miami Beach Community Kolllel, Inc. (the “Kolllel”) may follow the forthcoming claims process for all creditors with potential claims against the against the Receivership estate for any unpaid rent.

3. The Kolllel shall have possession of the warehouse unit located at 2312B NW 150<sup>th</sup> Stret, Opa Locka, Florida 33054, by 5:00 p.m. on March 9, 2018.

4. On or before March 9, 2018, Defendant Ariel Quiros (“Quiros”) shall remove the personal property located in the warehouse unit. Quiros, the Kolllel, the Securities and Exchange Commission, and the Receiver shall coordinate a mutually agreeable time to inventory the items currently in the warehouse unit and to effectuate the removal of those items.

**DONE AND ORDERED** in Chambers at Miami, Florida, this 2nd day of March, 2018.

  
DARRIN P. GAYLES  
UNITED STATES DISTRICT JUDGE