

**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, LLC¹,
AnC BIO VT, LLC,²**

Additional Receivership Defendants.

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

²See Order Granting Receiver's Motion for Entry of an Order Clarifying that AnC Bio VT, LLC is included in the Receivership or in the Alternative to Expand the Receivership to include AnC Bio VT, LLC, *Nunc Pro Tunc* dated September 7, 2018 [ECF No. 493].

**UNOPPOSED ORDER GRANTING RECEIVER'S MOTION
FOR AUTHORIZATION TO SELL PROPERTY
LOCATED AT 267 REVIOR FLATS, JAY, VERMONT**

THIS MATTER comes before the Court upon the Motion for Authorization to Sell Property Located at 267 Reviior Flats, Jay, Vermont (the "Motion") [ECF No. 573] filed by the Receiver, Michael I. Goldberg (the "Receiver"). The Court, having reviewed the Motion, being advised that counsel for the Securities and Exchange Commission has 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 Receiver is authorized to sell the property located at 267 Reviior Flats, Jay, Vermont by private sale to James H. Paquette "As Is" for \$25,000. A copy of the Purchase and Sale Contract is attached to the Motion as **Exhibit "1"**. The legal description 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 herein.
4. Upon receipt of the consideration set forth in the Contract of Sale, and delivery of the deed and other documents called for in the Contract of Sale, the sale shall stand as confirmed, without further Order of the Court.

DONE AND ORDERED in Chambers at Miami, Florida, this 14Lth day of August, 2019.

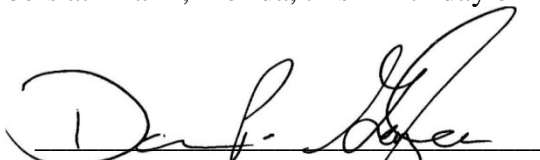

DARRIN P. GAYLES
UNITED STATES DISTRICT JUDGE

EXHIBIT A

LEGAL DESCRIPTION

Property located in Orleans County, VT

Being a parcel of land which is supposed to contain approximately 13.8 acres, be it the same, more or less, lying on the Northwesterly side of Town Highway #4 and being more particularly described as follows:

BEGINNING at an unmonumented point in the center line of said Town Highway at a point where the boundary line between the within parcel of land and lands previously conveyed by Jay Volunteer Fire Department to the Town of Jay School District intersects said center line; thence from said POINT OF BEGINNING running along the center line of said Highway approximately 774.37 feet to an unmonumented point for a corner in the center of a concrete bridge; thence turning and running N 18 ° 10' 15" W a distance of 630.74 feet to a #5 rebar set in the ground and thence continuing on said bearing a distance of 27 feet, more or less, to an unmonumented point in the water's edge of the Jay Branch Brook, so-called; thence turning and running and following the water's edge of said Brook upstream in a general Westerly and Northwesterly direction and following the same as it bends and turns an approximate distance of 1,116 feet, more or less, to an unmonumented point in the water's edge; thence turning and running S 32° 10' 35" E a distance of 34.47 feet to an iron pin set in the ground and thence continuing on said bearing a distance of 619.37 feet to another iron pin set in the ground at or near the Northwesterly limits of Town Highway #4 and thence continuing on said bearing a distance of 25.00 feet to the unmonumented point in the center line of said Highway which marks the POINT AND PLACE OF BEGINNING.

AND BEING the same property conveyed to Ariel Quiroz and Okcha Quiroz from Roland O. Desrochers and Judith M. Desrochers by Warranty Deed dated January 29, 2010 and recorded February 8, 2010 in Deed Book 63, Page 243; FURTHER CONVEYED to AOQ, LLC from Ariel Quiroz and Okcha Quiros by Quitclaim Deed dated October 31, 2014 and recorded November 17, 2014 in Deed Book 70, Page 495; AND FURTHER CONVEYED to Michael I. Goldberg, Receiver from AOQ, LLC by Warranty Deed dated March 6, 2019 and recorded March 29, 2018 in Deed Book 74, Page 320.

Tax Parcel No. 20.0040004