

**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

**ORDER GRANTING RECEIVER'S MOTION FOR AUTHORIZATION TO SELL
10.4 ACRE PARCEL OF LAND (LOCATED AT VERMONT ROUTE 105, JAY, VT)**

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].

This matter came before the Court upon the Motion for Authorization to Sell 10.4 Acre Parcel of Land (Located at Vermont Route 105, Jay, VT) (the “Motion”) filed by the Court-appointed receiver, Michael I. Goldberg (the “Receiver”). [ECF No. 761]. 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 the 10.4 parcel of land located at Vermont Route 105, Jay, Vermont (the “Property”) by private sale to Michael Sullivan “As Is” for \$72, 000, pursuant to the Purchase and Sale Contract, Addendum to Purchase and Sale Contract and Rider to Purchase and Sale Contract (collectively, the “Contract”). A copy of the Contract is attached to the Motion as Composite Exhibit A. A legal description of the Property is attached hereto as **Exhibit 1**.
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 13th day of February, 2024.

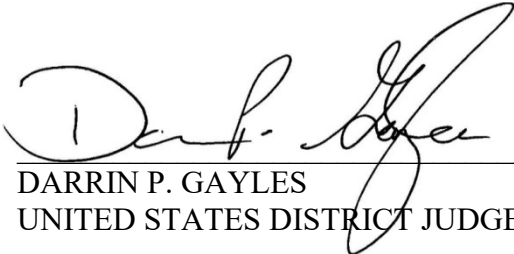

DARRIN P. GAYLES
UNITED STATES DISTRICT JUDGE

EXHIBIT 1

PARCEL B:

Being a parcel of land in the Town of Jay, Vermont, which is a part of the same land and premises conveyed to Alan L. Bonneau by two deeds, the first being from Hazel L. Davis and Alice Barre Bates dated October 19, 1985 and recorded in Book 25 at Pages 23-24 of the Jay Land Records, and the second deed being from Matterhorn Village, Inc. dated November 4, 1985 and recorded in Book 25 at Pages 41-42 of the Land Records of the Town of Jay; said parcel of land hereby conveyed is more particularly described as Lot #1 on a survey by Norbert Blais for Alan L. Bonneau dated December 2, 1985, Map No. 262-85, as follows:

BEGINNING AT A POINT which is the Northwesterly corner of the Judith Pepper lot as shown on said survey, and which point is in the Southerly edge of the right-of-way of Vermont Route 105; thence running from said POINT OF BEGINNING in a general Westerly direction along the Southerly edge of said public right-of-way a distance of 701.8 feet; thence turning and running S 32° 25' W a distance of 143.7 feet to the centerline of Town Highway #4; thence running in a general Southerly direction along the centerline of Town Highway #4 a distance of 602.4 feet to a point; thence running S 45° 20' E along said centerline a distance of 13.1 feet to the Northerly end of a bridge crossing Jay Branch River; thence turning and running in a general Southeasterly and Easterly direction of a distance of 833 feet along the bank of said River; thence turning and running N 14° 07' E a distance of 12 feet to an iron pin; thence running N 14° 07' E a distance of 227.5 feet to an iron pin set in the Southeasterly corner of said Judith Pepper lot; thence turning and running S 85° 05' W along the Southerly line of said Pepper lot a distance of 346 feet to the Southwesterly corner of said Pepper Lot; thence turning and running N 18° 41' E along the Westerly line of said Pepper lot a distance of 344 feet to the POINT OF BEGINNING of the parcel of land hereby conveyed."

AND BEING the same property conveyed to Ariel Quiros and Okcha Quiros, husband and wife, as tenants by the entirety from Charles C. Turley and Dominique S. Zebzda by Warranty Deed dated November 03, 2006 and recorded November 06, 2006 in Deed Book 56, Page 469; AND FURTHER CONVEYED to AQC, LLC from Ariel Quiros and Okcha Quiros by Quitclaim Deed dated October 31, 2014 and recorded November 17, 2014 in Deed Book 70, Page 487.

Tax Parcel No. 06-0040006