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9 **SUPERIOR COURT OF THE STATE OF CALIFORNIA**
10 **FOR THE COUNTY OF SANTA CLARA**

11 IN RE: THE MATTER OF THE
CHINESE-AMERICAN MUTUAL
12 ASSISTANCE ASSOCIATION, INC.
13 A Corporation in Process of Winding Up,

Case No. 110CV167333

**[PROPOSED] ORDER GRANTING
MOTION FOR COURT'S
AUTHORIZATION TO SELL REAL
PROPERTY AND PERSONAL
PROPERTY**

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15 Date: January 19, 2011
Time: 9:00 a.m.
16 Dept.: 161 North First Street
San Jose, California 95113
17 Department 19
18 Judge: The Honorable Richard Loftus

19 The motion ("Motion") of Court-appointed receiver Mohamed Poonja (the "Receiver") for
20 entry of an Order authorizing the Receiver to sell the real property commonly known as 1669
21 Flanigan Drive, San Jose, California 95121 (the "Real Property"), and the personal property
22 described in the Motion as a 1992 Dodge Caravan vehicle, office furniture, office equipment
23 (including computers, printers and fax machines), Buddha statues, and library books (collectively,
24 the "Personal Property"), came for hearing in Department 19 of this Court on January 19, 2011.
25 Having reviewed and considered the Motion and the pleadings in support thereof, and finding good
26 cause therefor, the Court rules as follows:
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IT IS HEREBY ORDERED:

1. The Motion is granted;
2. The Receiver is authorized to sell the Real Property to 9969 Asset, LLC or its nominee for \$3,425,000;
3. The Receiver is authorized to sell the Personal Property on the terms described in the Motion; and
4. The Receiver is authorized to execute any further documents, and to take such further actions, as necessary to complete the sales of the Real Property and Personal Property on the terms described in the Motion.

Dated: _____

The Honorable Richard Loftus
Judge of The Superior Court