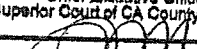


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6 Attorneys for Receiver,  
7 MOHAMED POONJA

**FILED**

JAN 19 2011

DAVID H. YAMASAKI  
Chief Executive Officer/Clerk  
Superior Court of CA County of Santa Clara  
BY  DEPUTY

S. Marshall

8  
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

14  
15 Date: January 19, 2011  
16 Time: 9:00 a.m.  
17 Dept.: 161 North First Street  
San Jose, California 95113  
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: 1/19/11

*James P. Kleinberg*  
JAMES P. KLEINBERG  
The Honorable ~~Richard Loftus~~  
Judge of The Superior Court

ANY RIGHT OF APPEAL OF THIS SALE ORDER IS WAIVED SUCH THAT THE SALE CAN CLOSE IMMEDIATELY.

THE FOREGOING INSTRUMENT IS  
A CORRECT COPY OF THE ORIGINAL  
ON FILE IN THIS OFFICE  
ATTEST: KIRI TORRE

JAN 19 2011

CHIEF EXECUTIVE OFFICER/CLERK  
SUPERIOR COURT OF CA COUNTY OF SANTA CLARA  
IN AND FOR THE COUNTY OF SANTA CLARA  
BY *[Signature]* DEPUTY

S. Marshall

