

**Exhibit "A"**

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Property Address: 31610 Broad Beach Road, Malibu, California 90265

All that certain real property situated in the County of Los Angeles, State of California, described as follows:

PARCEL 1:

LOTS 9, 10 AND 109 OF TRACT 10630, IN THE CITY OF MALIBU, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 181 PAGE(S) 6 TO 11 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

EXCEPT THEREFROM THE WESTERLY HALF OF SAID LOT 109

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LOTS 9 AND 10 LYING WESTERLY OF THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF THE WESTERLY HALF OF SAID LOT 109

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW THE SURFACE OF SAID LAND, BUT WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED OR GRANTED IN DOCUMENTS OF RECORD.

PARCEL 2:

AN EASEMENT RESERVED BY MARBLEHEAD LAND CO., A CORPORATION, ITS SUCCESSORS IN INTEREST AND ALL OWNERS OF LOTS IN SAID TRACT SAID EASEMENT SHALL BE USED FOR PEDESTRIAN AND ALL PURPOSES INCIDENTAL THERETO NOT FOR OTHER PURPOSES AND NOT FOR THE PURPOSES OF CAMPING, ERECTING TENTS OR BUILDINGS, LANDING OR LAUNCHING BOAT OR MAINTAINING CONCESSIONS FOR LIGHTING FIRES AS CONTAINED IN DOCUMENT NO. 475 RECORDED JULY 28, 1937 IN BOOK 12934 PAGE 65, OFFICIAL RECORDS

PARCEL 3:

THE EASTERLY 20.00 FEET OF THE WESTERLY HALF OF LOT 109 OF TRACT 10630, IN THE CITY OF MALIBU, AS PER MAP RECORDED IN BOOK 181 PAGES 6 TO 11 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW THE SURFACE OF SAID LAND, BUT WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED OR GRANTED IN DOCUMENTS OF RECORD.

PARCEL 4:

THE WESTERLY 20.00 FEET OF EASTERLY 50.00 FEET OF LOTS 9 AND 10 OF TRACT 10630, IN THE CITY OF MALIBU, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 181 PAGE(S) 6 TO 11 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

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ENTRY, AS RESERVED OR GRANTED IN DOCUMENTS OF RECORD.

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4 PARCEL 5:

5 THE WESTERLY 5.00 FEET OF LOT 111 OF TRACT 10630, IN THE CITY OF MALIBU, COUNTY  
6 OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 181 PAGE(S) 6  
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ENTRY, AS RESERVED OR GRANTED IN DOCUMENTS OF RECORD.

9 PARCEL 6:

10 THAT PORTION OF THE STATE HIGHWAY CONDEMNED BY DECREE OF CONDEMNATION  
11 ENTERED IN CASE NO. 135650, SUPERIOR COURT AS ABANDONMENT ADJOINING THE  
12 ABOVE DESCRIBED PARCELS 1 AND 4 ON THE NORTH WHICH, LIES SOUTHERLY OF THE  
13 SOUTHERLY LINE OF THE 60 FOOT STRIP OF LAND, GRANTED TO THE COUNTY OF LOS  
ANGELES FOR ROAD PURPOSES BY DEED RECORDED IN BOOK 21735 PAGE 135 AND IN  
BOOK 21722 PAGE 190 BOTH OF OFFICIAL RECORDS

14 Assessor's Parcel Nos. 4470-022-009 and 4470-023-047  
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 2029 Century Park East, Third Floor  
 5 Los Angeles, California 90067-2904  
 Telephone: (310) 277-0077  
 6 Facsimile: (310) 277-5735

7 Attorneys for David A. Gill, Receiver

8 UNITED STATES DISTRICT COURT  
 9 CENTRAL DISTRICT OF CALIFORNIA

11 SECURITIES AND EXCHANGE  
 COMMISSION,

12 Plaintiff,

13 vs.

14  
 15 DIVERSIFIED LENDING GROUP,  
 INC.; APPLIED EQUITIES, INC.; AND  
 16 BRUCE FRIEDMAN,

17 Defendants,

18 and

19 TINA M. PLACOURAKIS,

20  
 21 Relief Defendant.

Case No. CV 09-01533-R-JTLx

**[PROPOSED] ORDER GRANTING  
 MOTION OF RECEIVER FOR  
 APPROVAL OF:**

- (1) SALE OF 31610 BROAD BEACH ROAD, MALIBU, CALIFORNIA, FREE AND CLEAR OF LIENS, CLAIMS AND ENCUMBRANCES; AND
- (2) PAYMENT OF BROKERS' COMMISSIONS, UNDISPUTED LIENS AND COSTS THROUGH ESCROW

**[With Overbids]**

Date: August 3, 2009  
 Time: 10:00 a.m.  
 Place: Courtroom 8  
 312 North Spring Street  
 Los Angeles, CA

25 The Court having considered the Motion (the "Motion") of David A. Gill, the  
 26 Receiver (the "Receiver") in the above-captioned case (the "SEC Action"), for  
 27 Approval of: (1) Sale of 31610 Broad Beach Road, Malibu, California, Free and  
 28 Clear of Liens, Claims and Encumbrances; and (2) Payment of Brokers'

1 Commissions Undisputed Liens and Costs through Escrow (the "Motion"), and good  
2 cause appearing:

3 IT IS HEREBY ORDERED THAT:

- 4 1. The Receiver's Motion is granted.
- 5 2. The overbid procedures as set forth in the Statement re: Overbids and  
6 the *Overbid Sale Agreement* as set forth in Exhibit "2" to the Declaration of David A.  
7 Gill in support of the Motion are approved.
- 8 3. The sale to \_\_\_\_\_ ("Purchaser") of the  
9 property located at 31610 Broad Beach Road, Malibu, California, particularly  
10 described in Exhibit "A" attached hereto (the "Property"), for the purchase price of  
11 \$\_\_\_\_,\_\_\_\_0,000.00 pursuant to the terms set forth in Exhibit "2" to the Declaration fo  
12 David A. Gill in support of the Motion is approved.
- 13 4. The Receiver is authorized to make reasonable adjustments, through  
14 escrow, as agreed to between the Receiver and Purchaser.
- 15 5. The Receiver is authorized to convey title to the Property as "David A.  
16 Gill, solely in his capacity as Permanent Receiver for MMHIM, Inc., in the matter of  
17 Securities and Exchange Commission vs. Diversified Lending Group, Inc., Applied  
18 Equities, Inc., Bruce Friedman and Tina M. Placourakis, U.S.D.C. Case No. CV 09-  
19 01533-R-JTLx."
- 20 6. The Receiver is authorized to pay all undisputed liens and  
21 encumbrances appearing on the Property, directly through escrow, and all undisputed  
22 portions of any real property taxes, and all other customary closing costs and  
23 charges.
- 24 7. The sale of the Property is free and clear of all liens, claims or  
25 encumbrances against the Property, apparent or of record, including any disputed  
26 liens, claims or encumbrances, which disputed liens, claims and encumbrances, if  
27 any, will attach to the sale proceeds with the same force, effect, validity and priority,  
28 if any, that they have as against the Property and 110% of said disputed amount shall

1 remain in escrow pending further Court order or written agreement of the parties to  
2 the dispute.

3 8. The Purchaser or its assignee is a good faith purchaser of the Property.

4 9. The Receiver is authorized to pay the real estate brokers' commissions  
5 in an amount equal to 4.5% of the purchase price.

6 10. The Receiver is authorized to execute all documents and otherwise take  
7 all actions the Receiver deems necessary and appropriate to close the sale of the  
8 Property.

9 11. The recordation of this Order with the Los Angeles County Recorder's  
10 Office shall constitute a discharge, termination and cancellation, with respect to the  
11 Property, of all of the liens, claims, and encumbrances, without the need for re-  
12 conveyance or release of such liens, claims, encumbrances or other interests.

13 12. The form and manner of notice of the sale and the Motion provided by  
14 the Receiver is appropriate.

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16 Dated:

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MANUEL L. REAL  
United States District Judge

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EXHIBIT "A"

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11 ABOVE DESCRIBED PARCELS 1 AND 4 ON THE NORTH WHICH, LIES SOUTHERLY OF THE  
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**PROOF OF SERVICE**

I, Vivian E. Servin, declare:

I am employed by the law firm of DANNING, GILL, DIAMOND & KOLLITZ, LLP, in the County of Los Angeles, State of California. I am employed in the office of a member of the bar of this court at whose direction the service was made. I am over the age of 18 years and am not a party to the within action. My business address is 2029 Century Park East, Third Floor, Los Angeles, California 90067-2904.

On July 10, 2009, I served the following document(s): **NOTICE OF MOTION AND MOTION FOR APPROVAL OF: (1) SALE OF 31610 BROAD BEACH ROAD, MALIBU, CALIFORNIA, FREE AND CLEAR OF LIENS, CLAIMS AND ENCUMBRANCES; AND (2) PAYMENT OF BROKERS' COMMISSIONS, UNDISPUTED LIENS AND COSTS THROUGH ESCROW; MEMORANDUM OF POINTS AND AUTHORITIES; DECLARATION OF DAVID A. GILL IN SUPPORT THEREOF**

on the interested parties addressed as follows:

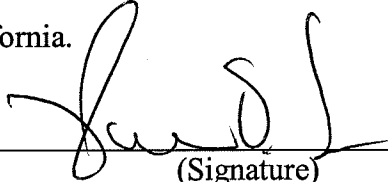
[SEE ATTACHED SERVICE LIST.]

(By Mail) I placed the document for collection and deposit in the mail. I am familiar with this firm's practice for the collection and processing of correspondence for mailing. Under that practice, the document would be placed in a sealed envelope and deposited with the U.S. Postal Service on that same day with postage thereon fully prepaid at 2029 Century Park East, Third Floor, Los Angeles, California 90067-2904, in the ordinary course of business. The documents served were placed in sealed envelopes and placed for collection and mailing following ordinary business practices.

I declare under penalty of perjury under the laws of the State of California and of the United States of America that the foregoing is true and correct.

Executed on July 10, 2009, at Los Angeles, California.

Vivian E. Servin  
\_\_\_\_\_  
(Type or print name)

  
\_\_\_\_\_  
(Signature)

## **Malibu Property Sale Motion Limited Service List**

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U.S. Courthouse  
312 N. Spring Street  
Los Angeles, CA 90012

### The Securities and Exchange Commission

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Sun Valley, CA 91352

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Attn: Bradford M. Graeff  
7302 Canby Avenue  
Reseda, CA 91335

Security Network, Inc.  
Attn: Mitch Salehi  
2701 E. Chapman Avenue, Suite 105  
Fullerton, CA 92831

Mike's Building Corp.  
Attn: Marcelo Quiroga  
9852 Aura Avenue  
Northridge, CA 91324

Blackwood Doors  
P.O. Box 291010  
Los Angeles, CA 90029

Mega Electric  
4825 Murietta Avenue  
Sherman Oaks, CA 91423

Authentic Woodworks  
11539 Tuxford Street  
Sun Valley, CA 91352

California Solar and Radiant, Inc.  
Attn: Richard White  
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Simi Valley, CA 93065  
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3350 Coy Drive  
Sherman Oaks, CA 91423

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