

**ROBB EVANS**  
**Receiver of**  
**Assets of James P. Lewis, Jr.,**  
**Financial Advisory Consultants,**  
**Income Fund Ltd. &**  
**Growth Fund Ltd.**

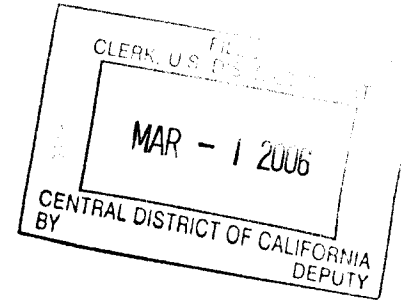
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**Securities and Exchange Commission v. James P. Lewis, Jr., et al.**  
**CASE No. CV 03-9354 ABC (VBKx)**

**Order Granting Motion to Approve and Confirm Sale of Real Property**  
**Located at 18607 Villa Drive, Villa Park, California 92861**

**Filed March 1, 2006**

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6 Attorneys for Receiver  
7 **ROBB EVANS**

8 **UNITED STATES DISTRICT COURT**  
9 **CENTRAL DISTRICT OF CALIFORNIA, WESTERN DIVISION**

10  
11 **SECURITIES AND EXCHANGE**  
12 **COMMISSION,**

13 Plaintiff,

14 v.

15 **JAMES P. LEWIS, JR., individually**  
16 **and doing business as FINANCIAL**  
17 **ADVISORY CONSULTANTS,**  
18 **INCOME FUND, LTD. AND**  
19 **GROWTH FUND, LTD.,**

20 Defendants.

CASE NO. CV 03-9354 ABC (VBKx)

**ORDER GRANTING MOTION  
TO APPROVE AND CONFIRM  
SALE OF REAL PROPERTY  
LOCATED AT 18607 VILLA  
DRIVE, VILLA PARK,  
CALIFORNIA 92861**

DATE: February 27, 2006  
TIME: 10:00 a.m.  
PLACE: Courtroom 680

21 The matter of the Motion to Approve and Confirm Sale of Real Property  
22 Located at 18607 Villa Drive, Villa Park, California 92681 ("Motion") filed by  
23 Robb Evans as Receiver over the assets of James P. Lewis, Jr., individually and  
24 doing business as Financial Advisory Consultants, Income Fund, Ltd. and Growth  
25 Fund, Ltd. ("Receiver") came on regularly for hearing at the above-referenced date  
26 time and place before the Honorable Audrey B. Collins, United States District  
27 Judge presiding. Gregory C. Glynn appeared on behalf of the United States  
28 Securities and Exchange Commission; Gary Owen Caris of McKenna Long &

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CLERK U.S. DISTRICT COURT  
CENTRAL DISTRICT OF CALIFORNIA

1 Aldridge LLP appeared on behalf of the Receiver and moving party; and David M.  
2 Robinson of Robinson & Schmidt appeared on behalf of Janet Goldblatt. The  
3 Court, having reviewed and considered the moving papers and the Statement of  
4 Non-Opposition to the Motion filed by plaintiff Securities and Exchange  
5 Commission, no opposition having been filed to the Motion, no overbids having  
6 been submitted to the Receiver in accordance with the Court's prior Order (1)  
7 Approving Interim Stipulation for Disposition of Property and Reservation of  
8 Claims [Blakney Boggs]; and (2) Authorizing Marketing and Sale of Real Property  
9 and Personal Property and Modifying Sale Procedures of 28 U.S.C. Sections 2001,  
10 2002 and 2004 in Connection Therewith entered on November 2, 2005 ("Villa Park  
11 Sale Order"), the Court having heard and considered the arguments of counsel, and  
12 good cause appearing therefor,

13 IT IS ORDERED that:

14 1. The Motion is granted in its entirety;

15 2. Without limiting the generality of the foregoing, the sale of the single  
16 family residence located at 18607 Villa Drive, Villa Park, California 92861,  
17 assessor's parcel no. 372-421-05 (the "Villa Park Property") by the Receiver for the  
18 sum of \$2,400,000.00 to Gary Hutto ("Villa Park Property Buyer"), as reflected in  
19 that certain California Residential Purchase and Sale Agreement and Joint Escrow  
20 Instructions dated December 4, 2005, together with Counteroffer No. 1 dated  
21 December 6, 2005, Counteroffer No. 1A dated December 7, 2005, Counteroffer No.  
22 2 dated December 11, 2005, Counteroffer No. 3 dated December 14, 2005,  
23 Counteroffer No. 4 dated December 15, 2005, and Addendum No. 1 dated  
24 December 4, 2005, Contingency Removal No. 1, and Contingency Removal No. 2

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and Additional Terms executed by the Proposed Villa Park Property Buyer and the Receiver (collectively, the "Villa Park Sale Agreement"), true and correct copies of which were attached collectively to the Declaration of Jeffrey M. Olshan in support of the Motion as Exhibit 2, is hereby approved and confirmed.

Dated: 3-1-06

AUDREY COLLINS

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AUDREY B. COLLINS  
United States District Judge

1 **PROOF OF SERVICE BY MAIL**

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3 **STATE OF CALIFORNIA, COUNTY OF LOS ANGELES**

4 I am employed in the aforesaid county, State of California; I am over the age of 18 years  
5 and not a party to the within action; my business address is **444 South Flower Street,**  
**Los Angeles, California 90071.**

6 On February 28, 2006, I served the **ORDER GRANTING MOTION TO APPROVE**  
7 **AND CONFIRM SALE OF REAL PROPERTY LOCATED AT 18607 VILLA DRIVE,**  
8 **VILLA PARK, CALIFORNIA 92861** on the interested parties in this action by placing the **true**  
9 **copy/original** thereof, enclosed in a sealed envelope, postage prepaid, addressed as follows:

10 **SEE ATTACHED SERVICE LIST.**

11 I am readily familiar with the business practice of my place of employment in respect to  
12 the collection and processing of correspondence, pleadings and notices for mailing with United  
13 States Postal Service.

14 The foregoing sealed envelope was placed for collection and mailing this date consistent  
15 with the ordinary business practice of my place of employment, so that it will be picked up this  
16 date with postage thereon fully prepaid at Los Angeles, California, in the ordinary course of such  
17 business.

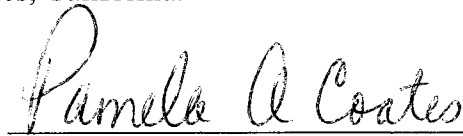
18  (STATE)

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

19  (FEDERAL)

I declare under penalty of perjury that the foregoing is true and correct, and that I am employed at the office of a member of the bar of this Court at whose direction the service was made.

20 Executed on February 28, 2006, at Los Angeles, California.

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Signature

22 Pamela A. Coates

23 Print Name

**SERVICE LIST**

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