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ORIGINAL FILED
Superior Court Of California
County Of Los Angeles

JUN 13 2019

Sherri R. Caris, Executive Officer/Clerk
By: [Signature] Deputy
Diana Oura

**SUPERIOR COURT OF THE STATE OF CALIFORNIA
FOR THE COUNTY OF LOS ANGELES, SOUTH DISTRICT**

Randolph Anthony Garcia and Victorianna
Hendrickson, Trustees of The Amended
and Restated Garcia Family Trust UTD
October 28, 2009, individually, and as
Limited Partner of the CA Pedersen Client
Investment Pool Limited Partnership;
Randolph Anthony Garcia and Martha
Garcia, Trustees of The Amended and
Restated 1996 Garcia Family Trust,
individually and as Limited Partner of the
CA Pedersen Client Investment Pool
Limited Partnership; and RMG
Corporation, Limited Partner of CA
Pedersen Client Investment Pool Limited
Partnership,

Plaintiffs,

vs.

Carol A. Pedersen, C.P.A., Individually, et
al.,

Defendants.

Case No. NC061364

~~PROPOSED~~ ORDER MODIFYING
ORDER APPOINTING A RECEIVER AND
AUTHORIZING RECEIVER TO SELL
REAL PROPERTY OF THE
RECEIVERSHIP ESTATE

DATE: ^{JUNE 13,} ~~May~~ 16, 2019
TIME: 8:30 a.m.
DEPT: S26

Complaint Filed: August 31, 2017

The Motion for Order Modifying Order Appointing a Receiver and Authorizing Receiver
to Sell Real Property of the Receivership Estate ("Motion") filed by Robb Evans & Associates

JUNE 13

1 LLC, Receiver ("Receiver") came on regularly for hearing on ~~May 16~~, 2019 at 8:30 a.m. in
2 Courtroom S26 of the above-referenced Court, the Honorable Michael P. Vicencia, Superior
3 Court Judge Presiding. Gary Owen Caris of Barnes & Thornburg LLP appeared on behalf of the
4 Receiver and other appearances were made as noted in the record. The Court, having read and
5 considered the Motion together with all declarations and evidence filed in support of the Motion
6 and all papers filed in opposition to the Motion, if any, having heard and considered the
7 arguments and contentions of counsel at the time of the hearing on the Motion, and good cause
8 appearing therefore, it is

9 **ORDERED** that the Motion shall be and is hereby granted ~~in its entirety, and it is further~~ *IN PART, AS FOLLOWS ?*

10 **ORDERED** that the Order Appointing a Receiver entered October 20, 2017 in this action
11 is hereby modified pursuant to paragraph 4.I thereof to provide in a new paragraph 5 of the Order
12 Appointing a Receiver as follows:

13 "5. The Receiver is authorized to sell, at private sale and subject to future
14 confirmation by the Court (a) the real property of the Receivership estate commonly described as
15 3768 Linden Avenue, Long Beach, California ("Long Beach Property"), owned by Receivership
16 Defendant Carol Pedersen Family Limited Partnership ("Pedersen FLP"), ~~and (b) the real~~
17 ~~property of the Receivership estate commonly described as 6956 Seaborn Street, Lakewood,~~
18 ~~California ("Lakewood Property;" together with the Long Beach Property referred to as the "Real~~
19 ~~Property"), co-owned by Pedersen FLP and Andrew Pedersen;~~

20 A. The Receiver is hereby authorized, empowered and directed to:

21 (1) inspect the Long Beach Property upon 24-hours telephonic and/or e-mail notice
22 to Carol A. Pedersen ("Pedersen") or her counsel, Werksman Jackson Hathaway & Quinn
23 LLP ("Pedersen Counsel"), for the purpose of developing strategies for the listing,
24 marketing, and sale of the Long Beach Property;

25 (2) designate real property brokers to inspect the Long Beach Property on 24-hours
26 telephonic or e-mail notice to Pedersen or Pedersen Counsel;

27 ~~(3) inspect the Lakewood Property upon 24-hours telephonic and/or e-mail notice~~
28 ~~to Andrew Pedersen for the purpose of developing strategies for the listing, marketing,~~

1 and sale of the Lakewood Property;

2 (4) designate real property brokers to inspect the Lakewood Property on 24 hours
3 telephonic or e-mail notice to Andrew Pedersen;

4 (5) consult with real property brokers to establish sale prices and marketing
5 strategies for private sale of the ~~Real~~ Property; *LONG BEACH*

6 (6) retain and enter into contracts with real property brokers to market the ~~Real~~ *LONG BEACH*
7 Property for sale using ordinary and customary methods for the sale of the Long Beach
8 Property and ~~Lakewood Property~~, as applicable, and pursuant to which brokers will be
9 paid ordinary and customary brokerage commissions only upon the completed sale of any
10 of the ~~Real~~ Property; *LONG BEACH*

11 (7) designate real estate brokers retained by the Receiver to gain access to the ~~Real~~ *LONG*
12 *BEACH* Property for the purpose of showing the ~~Real~~ Property to prospective buyers using
13 ordinary and customary methods for the sale of such property, upon 24 hours telephonic
14 or e-mail notice to Pedersen or Pedersen Counsel for the Long Beach Property, *LONG*
15 ~~Pedersen for the Lakewood Property;~~ *LONG BEACH*

16 (8) enter into contracts for the sale of the ~~Real~~ Property on behalf of Pedersen FLP
17 ~~and/or Andrew Pedersen, as applicable,~~ subject to Court confirmation on written notice to
18 the parties to this action, the parties in the related actions, and the lienholders and other
19 parties with recorded interests in the ~~Real~~ Property; and *LONG BEACH*

20 B. The Receiver may take all lawful efforts to terminate any tenancy or occupancy at the
21 Long Beach Property ~~and the Lakewood Property~~. If necessary, the Receiver may commence
22 unlawful detainer proceedings against any of the occupants of the Long Beach Property ~~or the~~
23 ~~Lakewood Property~~ for the purpose of evicting the occupants in order to consummate a sale.”

MICHAEL P. VICENCIA
JUDGE

24
25 Dated: JUN 13 2019

Honorable Michael P. Vicencia
Judge of the Los Angeles Superior Court