

IN THE DISTRICT COURT OF OKLAHOMA COUNTY JUN - 4 2024
STATE OF OKLAHOMA

RICK WARREN
COURT CLERK

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Oklahoma Department of Securities)
ex rel. Melanie Hall, Administrator,)
)
Plaintiff,)
)
v.)
)
Premier Global Corporation et al.,)
)
Defendants.)
_____)

Case No. CJ-2022-5066
Judge Don Andrews

**ORDER FOR AUTHORITY TO SELL
PROPERTY INTERESTS IN AND TO X'TAN HA RESORT CASITA 2**

NOW on this 4th day of June, 2024, the duly appointed Eric L. Johnson's (the "Receiver") Motion for Authorization to Sell Property Interests In and To X'Tan Ha Resort Casita 2 ("Motion") comes on before the undersigned Judge of the District Court and the Court finds as follows:

1. Receiver's Motion for Authorization to Sell Property Interests In and To X'Tan Ha Resort Casita 2 was filed on January 17, 2024, and no objections have been filed pertaining to the same by any party.

2. The Receiver has obtained an offer for the Estate's interest in and to the unit commonly known as "Casita 2" for \$105,000 (USD). Casita 2 is an approximately 530 square foot, single bedroom unit in a single level building located near the southeastern border of the Resort. Casita 2 is not ocean-facing, and is more particularly described as Registration Section San Pedro, Block 7, Parcel 11938 (H11) ("Casita 2").

3. The proposed purchasers of Casita 2 are Jodi and Dennis Haupt (the "Buyer"). Mr. and Ms. Haupt are owners of one or more other Resort Units (as that term is defined in the Motion).

4. The Sale Agreement and Addendum were negotiated in good faith and at arm's length between the Receiver and the Buyer. There has been no self-dealing, bad faith, fraud, or unfair dealing relative to the negotiation of the Sales Agreements and the Addendum. The sale is on an as-is, where-is basis and includes all right, title, and interest the estate holds interest in and to Casita 2.

5. The Court finds that that the proposed purchase price in the Sale Agreement is fair and reasonable based upon the Receiver's review of the Receivership Defendants' books and records, guidance from the Receiver's retained professionals, the fact that no further administrative procedures will need to be taken, and the continued cost to maintain Casita 2.

6. Other than the fees to his professionals arising from this motion and in connection with effectuation of the proposed sale, the Receiver is not anticipating other substantial expenses related to the sale. The Receiver is evaluating the tax consequences of the sale, but at this time he believes the same will be minimal. However, to the extent there are tax consequences from the sale, there should be substantial funds to pay the Estate's tax obligations, if any.

7. Casita 2 has ongoing costs and expenses associated with maintaining it and the sale of it will relieve the Receiver of the burdens related to the same.

8. For all these reasons, it is the Receiver's business judgment that it is in the best interest of the Estate to sell the Estate's interest in Casita 2 to the Buyer for the aggregate amount of \$105,000 (the "Casista 2 Proposed Sale").

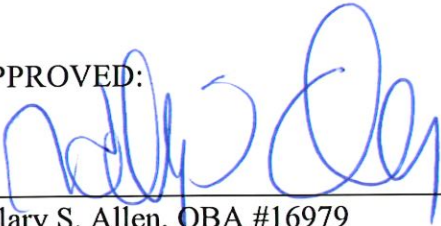
IT IS THEREFORE, ORDERED, ADJUDGED AND DECREED that the Court approves authorization of the sale of the property interests in and to X'Tan Ha Resort Casita 2; and it is further

ORDERED, that the Receiver is hereby authorized and directed to take such actions and to prepare and execute such documents as may be necessary or appropriate to complete the consummation of the Casita 2 Sale as approved herein, consistent with the internal laws of Belize.

DON ANDREWS

JUDGE OF THE DISTRICT COURT

APPROVED:



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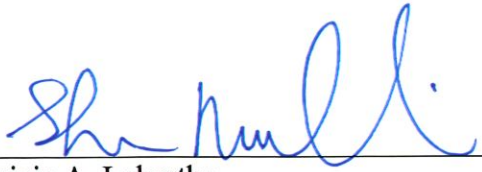
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IN DISTRICT COURT

JUN - 4 2024

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Oklahoma County



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