

**UNITED STATES DISTRICT COURT  
MIDDLE DISTRICT OF FLORIDA  
TAMPA DIVISION**

**SECURITIES AND EXCHANGE  
COMMISSION,**

**Plaintiff,**

**v.**

**Case No. 8:20-cv-00325-MSS-MRM**

**BRIAN DAVISON;  
BARRY M. RYBICKI;  
EQUIALT LLC;  
EQUIALT FUND, LLC;  
EQUIALT FUND II, LLC;  
EQUIALT FUND III, LLC;  
EA SIP, LLC;**

**Defendants, and**

**128 E. DAVIS BLVD, LLC, et al.,**

**Relief Defendants.**

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**ORDER**

**THIS CAUSE** comes before the Court for consideration of the Receiver’s Verified Unopposed Motion to Approve Private Sale of Real Property located at 4303 West Vista Avenue, Glendale, Arizona 85301. (Dkt. 672). At the request of the Securities and Exchange Commission (“SEC”), the Court appointed the Receiver on February 14, 2020 and directed him, in relevant part, to “[m]ake or authorize such payments and disbursements from the funds and assets taken into control, or thereafter received by the Receiver, and incur, or authorize the incurrence of, such expenses and

make, or authorize the making of, such agreements as may be reasonable, necessary, and advisable in discharging the Receiver's duties." (Dkt. 11).

The Court has received and reviewed the Real Estate Purchase and Sale Agreement and the exhibits attached thereto. (Dkts. 672-1, 672-2, 672-3, 672-4, 672-5, and 672-6). The Court finds the sale commercially reasonable, fair and equitable, and in the best interests of the Receivership Estate.

Accordingly, it is hereby **ORDERED AND ADJUDGED** that:


1. The Receiver's Motion, (Dkt. 672), is **GRANTED**.
2. The sale of the real property located at 4303 West Vista Avenue, Glendale, Arizona 85301, better known as Maricopa County Property Assessor's Parcel Id Number: 147-06-041E (the "Property") is **APPROVED**.

The legal description is as follows:

The South 142.47 feet of the West 112 feet of the East 145 feet of the North 1/2 of the South 1/2 of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 4, Township 2 North Range 2 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

Excluding therefrom rights of way for canals, ditches, and appurtenant structures of the S.R.V.W.U.A.

**DONE** and **ORDERED** in Tampa, Florida, this 14th day of November 2022

  
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MARY S. SCRIVEN  
UNITED STATES DISTRICT JUDGE

**COPIES FURNISHED TO:**  
Counsel of Record