

1 ALLEN MATKINS LECK GAMBLE  
MALLORY & NATSIS LLP  
2 DAVID R. ZARO (BAR NO. 124334)  
PETER A. GRIFFIN (BAR NO. 306201)  
3 865 South Figueroa Street, Suite 2800  
Los Angeles, California 90017-2543  
4 Phone: (213) 622-5555  
Fax: (213) 620-8816  
5 E-Mail: dzaro@allenmatkins.com  
pgriffin@allenmatkins.com

6 ALLEN MATKINS LECK GAMBLE  
MALLORY & NATSIS LLP  
7 EDWARD G. FATES (BAR NO. 227809)  
8 One America Plaza  
600 West Broadway, 27th Floor  
9 San Diego, California 92101-0903  
Phone: (619) 233-1155  
10 Fax: (619) 233-1158  
E-Mail: tfates@allenmatkins.com

11 Attorneys for Receiver  
12 THOMAS A. SEAMAN

13 UNITED STATES DISTRICT COURT  
14 CENTRAL DISTRICT OF CALIFORNIA  
15 SOUTHERN DIVISION

16 SECURITIES AND EXCHANGE  
COMMISSION,  
17 Plaintiff,  
18 v.  
19 EMILIO FRANCISCO; PDC CAPITAL  
GROUP, LLC; CAFFE PRIMO  
INTERNATIONAL, INC.; SAL  
20 ASSISTED LIVING, LP; SAL  
CARMICHAEL, LP; SAL CITRUS  
21 HEIGHTS, LP; SAL KERN  
CANYON, LP; SAL PHOENIX, LP;  
22 SAL WESTGATE, LP;  
SUMMERPLACE AT SARASOTA, LP;  
23 SUMMERPLACE AT  
CLEARWATER, LP; SUMMERPLACE  
24 AT CORRELL PALMS, LP; TRC  
TUCSON, LP; CLEAR CURRENTS  
25 WEST, LP; CAFFE PRIMO  
MANAGEMENT, LP; CAFFE PRIMO  
26 MANAGEMENT 102, LP; et al.,  
27 Defendants.

Case No. 8:16-cv-02257-CJC-DFM  
**REQUEST FOR JUDICIAL NOTICE  
IN SUPPORT OF MOTION OF  
RECEIVER, THOMAS A. SEAMAN,  
FOR ORDER APPROVING:  
(1) SALE OF CITRUST HEIGHTS  
PROPERTY, SACRAMENTO  
PROPERTY, LINCOLN RED ROCK  
PROPERTY, AND CARMICHAEL  
PROPERTY; (2) OVERBID  
PROCEDURES; AND (3) REAL  
ESTATE BROKER COMMISSION**

Date: February 26, 2018  
Time: 1:30 p.m.  
Ctrm: 9B, 9th Floor  
Judge: Hon. Cormac J. Carney

1 In accordance with Rule 201 of the Federal Rules of Evidence, Thomas A.  
 2 Seaman ("Receiver"), the Court-appointed receiver for the Receivership Entities,<sup>1</sup>  
 3 respectfully requests this Court take judicial notice of the documents referenced  
 4 below in support of the Receiver's Motion for an Order Approving the Sale of the  
 5 Sarasota Property.

6 The documents referenced below have been previously filed with the Court  
 7 on several occasions. Therefore, the documents are not attached hereto, rather  
 8 reference to the previously filed ECF docket numbers are stated.

9 **Exhibit 1:** July 24, 2017, Declaration of John B. Bulgozdy in Opposition to  
 10 MCC U.S., Inc.'s Motion for Orders and Relief From Stay [**Dkt. No. 85-1**], filed in  
 11 the matter entitled *Securities and Exchange Commission v. Emilio Francisco, et al.*,  
 12 before the United States District Court, Central District of California, Case  
 13 No. 8:16-cv-02257-CJC-DFM.

14 **Exhibit 2:** July 24, 2017, Receiver's Opposition to MCC U.S., Inc.'s Motion  
 15 for Orders and Relief From Stay [**Dkt. No. 88**], filed in the matter entitled *Securities*  
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17 <sup>1</sup> As used herein, "Receivership Entities" refers to the following specifically named entities:  
 18 PDC Capital Group, LLC; Caffè Primo International, Inc.; SAL Assisted Living, LP; SAL  
 19 Carmichael, LP; SAL Citrus Heights, LP; SAL Kern Canyon, LP; SAL Phoenix, LP; SAL  
 20 Westgate, LP; Summerplace at Sarasota, LP; Summerplace at Clearwater, LP; Summerplace at  
 21 Correll Palms, LP; TRC Tucson, LP; Clear Currents West, LP; Caffè Primo Management, LP;  
 22 Caffè Primo Management 102, LP through Caffè Primo Management 108, LP (collectively,  
 23 "**Named Entities**"); and their subsidiaries and affiliates Summerplace Management, LLC;  
 24 PDC Partners Management, Inc.; FDC Partners Management, Inc.; KPF Capital, LLC;  
 25 FDC Capital Partners, LLC; MSL US Fund I, LLC; MPoint Land & Development, Inc.;  
 26 Woodcrest Construction Management, Inc.; Professional Loading Service, LLLP;  
 27 WDC Capital Group, LLC; WDC Capital Partners, LLC; KPF Investment Management, Inc.;  
 28 Meridian Summerplace at Snug Harbor, LLC; Meridian Summerplace at Snug Harbor, LP;  
 Summerplace at Correll Palms, LLC; Summerplace at Correll Palms, LP; Summerplace at  
 Winter Haven, LLC; Summerplace at Winter Haven, LP; Summerplace at Sun City, LLC;  
 Summerplace at Sun City, LP; Meridian at Sun City, LLC; Summerplace at Orlando-  
 Summerfield, LLC; Summerplace at Orlando-Summerfield, LP; Summerplace at  
 Kissimmee, LLC; Summerplace at Kissimmee, LP; Summerplace at Merced, LLC;  
 Summerplace at Merced, LP; SAL-PDC, LLC; SLALMC, LLC; SAL Lincoln Village, IL;  
 Lincoln Village IL, LLC; Lincoln Village IL, LP; Lincoln Village SNF, LLC; Lincoln  
 Village SNF, LP; FCM Development Group, LLC; ADC Capital Group, LLC; NCDC Capital  
 Partners, LLC; Summerplace at Bonney Lake MC, LLC; Summerplace at Bonney  
 Lake MC, LP; Summerplace Management, LLC; Summerplace Development, LLC; Defiance  
 Charters, LLC; and Red Sunshine Holdings, Ltd. (collectively, "**Affiliated Entities**").

1 *and Exchange Commission v. Emilio Francisco, et al.*, before the United States  
2 District Court, Central District of California, Case No. 8:16-cv-02257-CJC-DFM.

3 **Exhibit 3:** July 24, 2017, Declaration of Thomas A. Seaman in Support of  
4 Receiver's Opposition to MCC U.S., Inc.'s Motion for Relief From Stay  
5 **[Dkt. No. 89]**, filed in the matter entitled *Securities and Exchange Commission v.*  
6 *Emilio Francisco, et al.*, before the United States District Court, Central District of  
7 California, Case No. 8:16-cv-02257-CJC-DFM.

8 **Exhibit 4:** July 24, 2017, Declaration of Lisa S. Lim in Support of  
9 Opposition and Objections by MCC U.S., Inc. to Receiver's Motion for Order  
10 Authorizing the Receiver to Market Receivership Assets, Establish Sale Procedures  
11 and Engage Brokers **[Dkt. No. 92-1, 92-3 thru 92-9]**, filed in the matter entitled  
12 *Securities and Exchange Commission v. Emilio Francisco, et al.*, before the United  
13 States District Court, Central District of California, Case  
14 No. 8:16-cv-02257-CJC-DFM.

15 **Exhibit 5:** December 5, 2017, Order Approving: (1) Sale of Sarasota  
16 Property; and (2) Overbid Procedures **[Dkt. 142]**, filed in the matter entitled  
17 *Securities and Exchange Commission v. Emilio Francisco, et al.*, before the United  
18 States District Court, Central District of California, Case  
19 No. 8:16-cv-02257-CJC-DFM.

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21 Dated: January 16, 2018

ALLEN MATKINS LECK GAMBLE  
MALLORY & NATSIS LLP

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By:           /s/ David R. Zaro

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DAVID R. ZARO  
Attorneys for Receiver  
THOMAS A. SEAMAN

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