

1 DAVID R. ZARO (BAR NO. 124334)
MICHAEL R. FARRELL (BAR NO. 173831)
2 TED FATES (BAR NO. 227809)
ALLEN MATKINS LECK GAMBLE
3 MALLORY & NATSIS LLP
501 West Broadway, 15th Floor
4 San Diego, California 92101-3541
Phone: (619) 233-1155
5 Fax: (619) 233-1158
E-Mail: dzaro@allenmatkins.com
6 mfarrell@allenmatkins.com
tfates@allenmatkins.com

7 Attorneys for Receiver
8 THOMAS C. HEBRANK

9 UNITED STATES DISTRICT COURT
10 CENTRAL DISTRICT OF CALIFORNIA
11 WESTERN DIVISION - LOS ANGELES

12 SECURITIES AND EXCHANGE
13 COMMISSION,

14 Plaintiff,

15 v.

16 CHARLES P. COPELAND, COPELAND
WEALTH MANAGEMENT, A FINANCIAL
ADVISORY CORPORATION, and
17 COPELAND WEALTH MANAGEMENT, A
REAL ESTATE CORPORATION,

18 Defendants.
19

Case No. 11-08607-R-DTB

**DECLARATION OF DONNA LARSON IN
SUPPORT OF MOTION FOR ORDER (A)
APPROVING SALE OF PALM SPRINGS
PROPERTY FREE AND CLEAR OF LIENS,
AND (B) APPROVING REAL ESTATE
BROKER'S COMMISSION;
MEMORANDUM OF POINTS AND
AUTHORITIES**

Ctrm: 8, 2nd Floor
Judge: Hon. Manuel L. Real

20
21
22
23
24
25
26
27
28

1 I, Donna Larson, declare as follows:

2 1. I am a licensed broker with Palm Springs Home & Leasing. I make this declaration
3 in support of the Receiver's Motion for Order (A) Approving Sale of Palm Springs Property Free
4 and Clear of Liens, and (B) Approving Real Estate Broker's Commission. The following facts are
5 within my knowledge and if called as a witness I would testify to them under oath.

6 2. In 2001, I began my career in Real Estate Brokerage as a licensed salesperson. In
7 April 2011, I founded Palm Springs Home & Leasing. Palm Springs Home & Leasing is a full
8 service real estate office offering residential sales, leasing and property management services to
9 the east Coachella Valley, specializing in Palm Springs, Cathedral City, and Rancho Mirage.

10 3. On September 1, 2011, I entered into a residential listing agreement with CWM
11 Real Estate for that residential real property located at 222 N. Calle El Segundo #528, Palm
12 Springs, California 92262 (the "Property"). A true and correct copy of the listing agreement is
13 attached hereto and incorporated herein as Exhibit 1.

14 4. The Property has relatively modest value and is in below average condition. A
15 buyer will have to replace appliances, install new carpet and re-paint the walls. Furthermore, the
16 Property sits on Indian reservation land, thereby requiring approval from the Bureau of Indian
17 Affairs before it can be sold. Such approval generally takes 3 weeks to obtain.

18 5. My marketing efforts have included listing the Property on the widely-used
19 Multiple Listing Service and numerous other syndicated real estate marketing websites, hosting an
20 open-house advertised in the real estate section of the Desert Sun – the Coachella Valley's
21 premiere newspaper, and updating the MLS with new pictures of the Property.

22 //

23 //

24 //

25 //

26 //

27 //

28 //

