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19 **UNITED STATES DISTRICT COURT**
20 **SOUTHERN DISTRICT OF CALIFORNIA**

21 **SECURITIES AND EXCHANGE**
22 **COMMISSION,**

23 **Plaintiff,**

24 **v.**

25 **LOUIS V. SCHOOLER and FIRST**
26 **FINANCIAL PLANNING**
27 **CORPORATION d/b/a WESTERN**
28 **FINANCIAL PLANNING**
CORPORATION,

Defendants.

Case No. 12 CV 2164 GPC JMA

DEFENDANTS' RESPONSIVE BRIEF
RE: COURT'S PROPOSED
RECONSIDERATION OF ORDER
GRANTING IN PART AND DENYING
IN PART DEFENDANTS' MOTION
TO MODIFY PRELIMINARY
INJUNCTION ORDER (RELEASE OF
GENERAL PARTNERSHIPS FROM
RECEIVERSHIP)

Date: July 18, 2014

Time: 1:30 p.m.

Courtroom: 2D

Judge: Hon. Gonzalo P. Curiel

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21 Federal Rule of Civil Procedure 62.12

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1 Defendants LOUIS V. SCHOOLER (“Schooler”) and FIRST FINANCIAL
2 PLANNING CORPORATION d/b/a WESTERN FINANCIAL PLANNING
3 CORPORATION (“Western”) (collectively “Defendants”) respectfully submit the
4 following Responsive Brief in response to the opening briefs of Plaintiff Securities
5 and Exchange Commission (“SEC”; Dkt. No. 588) and Court-Appointed Receiver
6 Thomas C. Hebrank (“Receiver”; Dkt. No. 584) regarding Part IV of this Court’s
7 order of April 25, 2014, granting in part and denying in part Plaintiff Securities and
8 Exchange Commission’s (“SEC”) Motion for Partial Summary Judgment (Dkt. No.
9 583) (“Order”).

10 I.

11 APPELLATE UPDATE

12 On April 30, 2014, less than a week after the Order, the Ninth Circuit issued a
13 Notice of Oral Argument for July 11, 2014, in Pasadena, California. *SEC v.*
14 *Schooler*, 9th Cir. Case Nos. 13-56761 and 13-56948, Dkt. No. 37. The SEC has
15 since filed a motion to stay further appellate proceedings pending the outcome of
16 this Court’s proposed reconsideration, to which Defendants have filed an opposition
17 and the SEC has filed a reply. *SEC v. Schooler*, 9th Cir. Case Nos. 13-56761 and
18 13-56948, Dkt. Nos. 37, 38, 39.

19 As of the date of this Responsive Brief, the Ninth Circuit has not decided
20 whether to grant the SEC’s motion and stay further proceedings. Therefore, unless
21 and until the Ninth Circuit grants the SEC’s motion, oral argument will be held in
22 the Ninth Circuit one week before the hearing on this Court’s proposed
23 reconsideration of its Order Granting in Part Defendants’ Motion for Modification
24 of Preliminary Injunction (Dkt. No. 470, hereafter “Modification Order”).

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II.

ARGUMENT

A. Given the Pendency of the Appeal, Including Oral Argument, and the Court’s Previous Rulings, An Indicative Ruling under Rule 62.1 Would be Inappropriate At This Time; the Appeal Should Be Allowed to Run Its Course and Provide Appropriate Guidance for the District Court, All Parties and the Investors

Under Rule 62.1 of the Federal Rules of Civil Procedure, a district court may issue an “indicative ruling” if a *timely* motion is made for relief that the court would otherwise be unable to decide because of a pending appeal. However, the court may defer considering the motion or deny it altogether. Fed. R. Civ. P. 62.1(a)(1), (2).

In this case, an indicative ruling is inappropriate because although the Court’s proposed reconsideration is based upon the finding that the GP interests are securities (Dkt. No. 583, 20:20-21:7), this Court had previously found that (for the limited purposes of a TRO and Preliminary Injunction) the GP interests were securities. Dkt. Nos. 10, 44, 174. Those rulings had been made prior to Defendants’ motion to modify the Preliminary Injunction to remove the GPs from the receivership and had not been vacated or reconsidered. Therefore, this Court had decided in the Modification Order that notwithstanding its previous orders that the GP interests were securities, there was no legal or factual basis for continuing the receivership over the GPs.

Even though this Court has now determined on a motion for partial summary judgment that the GP interests are securities – a holding that Defendants dispute – the facts and law indicate that there is nothing new that justifies reconsideration of the Modification Order and the continued saddling of the GPs with a receivership that the investors did not request, that they did not consent to, and for which they did not receive notice and a hearing to express their objections and concerns before the Receiver was appointed. Therefore there is no new evidence that raises a substantial issue under Rule 62.1(a)(3).

1 This Court's proposed reconsideration is also untimely because of the
2 pendency of the appeals. All briefing, both on Defendants' appeal and the SEC's
3 cross-appeal, was completed months ago, long before this Court's Order of April 25,
4 2014. The Ninth Circuit has sent notice of the oral argument, which will be held a
5 week before oral argument on this Court's proposed reconsideration if the Ninth
6 Circuit denies the SEC's motion to stay all appellate proceedings.

7 The best course for this Court to take would be to either defer consideration
8 of its reconsideration, or reconsider the reconsideration, until after the Ninth Circuit
9 has ruled on the cross-appeals.

10 **B. There is Still No Legal or Factual Basis for Maintaining the GPs in**
11 **the Receivership**

12 The Receiver's and SEC's arguments for keeping the GPs in receivership are
13 based upon purported facts and arguments that, by and large, were made in
14 opposition to Defendants' motion to modify the Preliminary Injunction to release
15 the GPs, or even before then. However, those arguments failed then and still fail, as
16 there remains no valid legal or factual basis for maintaining the GPs in receivership.

17 Contrary to the SEC's claim that the GP investors have received due process
18 by actual notice and the opportunity to raise objections (see Dkt. No. 588, 5:7-17),
19 the well-established law in the Ninth Circuit and other circuits states that before a
20 third party's property can be included in a receivership, the party is entitled to *a*
21 *formal hearing before the court*. *In re San Vicente Med. Partners, Ltd.*, 962 F.2d
22 1402, 1408 (9th Cir. 1992) ("a district court has the power to include the property of
23 a non-party limited partnership in an SEC receivership order as long as the non-
24 party meets the minimum contact standard ... *and receives actual notice and an*
25 *opportunity for a hearing*") (emphasis added); *Liberte Capital Group, LLC v.*
26 *Capwill*, 421 F.3d 377, 384 (6th Cir. 2005), quoting *Board of Regents of State*
27 *Colleges v. Roth*, 408 U.S. 564, 569-70 (1972) ("When protected interests are
28 implicated, the right to some kind of prior hearing is paramount.") (other citations

1 omitted).

2 “The Constitution *requires* that property owners receive procedural due
3 process in the form of notice and opportunity *for a hearing*.” *In re San Vicente*
4 *Med. Partners, Ltd.*, 962 F.2d at 1407 (emphasis added), citing *Goss v. Lopez*, 419
5 U.S. 565, 577-79 (1975) (“deprivation of life, liberty, or property by adjudication
6 [must] be preceded by notice and *opportunity for hearing* appropriate to the nature
7 of the case”) (emphasis added, citations and quotations omitted). *C.f.*, *United States*
8 *v. Arizona Fuels Corp.*, 739 F.2d 455, 459 (9th Cir. 1984) (non-party received due
9 process in receivership proceeding since they were involved in multiple steps,
10 including appearance of their attorney at preliminary injunction hearing); *SEC v.*
11 *Whitworth Energy Resources Ltd.*, 243 F.3d 549 (9th Cir. 2000) (investors’
12 procedural due process rights protected since they were given an opportunity for a
13 hearing concerning the sale of property in receivership).

14 Property ownership is likened to a bundle of rights. One of those rights is the
15 ability to control one’s property. The GP investors never got their formal hearing
16 before this Court before one of the “sticks” – the ability to control their property –
17 was taken away from them and given to the Receiver, without being first give a
18 formal hearing at which to state their objections. The ability to object to the
19 Receiver’s control of the investment after the Receiver has been summarily given
20 that control is not constitutionally sound due process.

21 This Court has agreed that the investors have never had an opportunity to be
22 fully heard regarding the GPs’ inclusion in the receivership. Dkt. No. 470, 19:24-
23 25, 22:2-10. The release of the GPs from the receivership, without any vote of the
24 investors as a condition precedent, was the fashioned remedy for the failure to be
25 fully heard. *Id.* Therefore, the SEC’s claim that the investors received due process
26 is incorrect.

27 Moreover, the SEC and Receiver incorrectly claim that “the evidence in the
28 record establishes that the investors could not as a practical matter operate the GPs

1 as independent entities without the managerial control of the defendants or the
2 receiver.” Dkt. No. 588, 7:15-18; Dkt. No. 584, 3:13-14. The SEC also falsely
3 claims that “defendants have conceded that they have no evidence that the investors
4 could oversee their investments without the aid of Western, or that any investors had
5 ever detached themselves from Western and administered a property themselves.”
6 Dkt. No. 588, 8:11-13. The SEC, through a distortion of the hearing transcript on
7 Defendants’ Motion for Modification, forgets that *under the law, it does not matter*
8 *whether the investors actually have operated the GPs independently of Western;*
9 *what matters is that the investors have the ability to do so.* *Holden v. Hagopian*,
10 978 F.2d 1115, 1123 (9th Cir. 1992) (“These allegations, however, merely show that
11 appellants chose to be passive and did not actively utilize the legal powers afforded
12 them by the partnership arrangement...Appellants’ failure to participate in the
13 partnership’s decisions and to obtain information regarding its operations may prove
14 that they sat on their rights as general partners but it does not support the conclusion
15 that Hagopian is uniquely qualified to manage KTA within the meaning of
16 *Williamson’s* third prong”).

17 Furthermore, Defendants did not concede that the GP investors would be
18 unable to manage the properties on their own – to the contrary, the central argument
19 Defendants advanced, which this Court agreed with, is that the GPs can in fact
20 operate their own affairs. From reading the transcript of the oral argument on the
21 Motion for Modification, which the SEC cites to but misuses, it is apparent that
22 Defendants’ counsel was responding not to this Court’s question about the *ability* of
23 the investors to manage their properties, but to the question about *whether the*
24 *investors had actually managed the properties in the past* (Dkt. No. 462, 20:4-20,
25 21:15-25, emphasis added):

26 THE COURT: You are saying they have these rights,
27 but I believe you also have indicated that in exercising these
28 rights, they have relied upon Western employees to perform any
number of functions. Do you have any evidence that these

1 investors would be able to oversee their investments without
2 the aid of Western? *Do you have an example of three or four*
3 *investors, stakeholders, who carved out or detached themselves*
4 *from the oversight of Western employees to administer their*
properties?

5 MR. HOUGEN: No. And the case law is very clear on
6 that, Your Honor. *There is absolutely no need for a syndicator*
7 *to demonstrate that anyone has actually exercised power. All*
8 *of the case law on investor contracts in the securities area*
9 *that addresses this issue all say what you need to have is a*
10 *provision that gives them the authority. You do not have to*
demonstrate it has been exercised. It is sufficient that they
have the ability.

11 ...

12 MR. HOUGEN: But, be clear, they have been balloted
13 on any important decision, and it's been by ballot that 63
14 general partnerships sold for a profit. These have met success
15 using this format. And the idea that you are going to turn
16 clerical functions into control, and you are going to use the
17 lack of somebody exercising their power -- they can fire the
18 partnership secretaries tomorrow. They have that authority.
19 *If they want to hire ADP to run the GP's, those taxes and*
20 *insurance can be paid by ADP. They can be paid by XYZ*
accounting firm. They have that authority. That's not our
obligation to show that's actually happened in the past.

21 The basic operational functions of the GPs remain the same as they have
22 always been: paying taxes, paying insurance, and filing K-1's while the investors
23 wait for the eventual sale of their property to a willing buyer who makes an offer
24 that the majority of the investors – specifically excluding Defendants – agree to
25 through the ballot process. Those functions did not, and still do not, require the
26 presence of the Receiver. Those functions remain the same whether the GP interests
27 are deemed as a matter of law to be securities. They are minimal activities and will
28 remain so in the future.

1 The SEC further claims that the GPs in co-tenancy cannot act without the
2 coordination of Defendants or the Receiver. Dkt. No. 588, 9:2-23. As “evidence,”
3 the SEC asserts that co-tenant GPs were unable to take back foreclosed property or
4 to settle a condemnation action without the coordination of Defendants or the
5 Receiver. Dkt. No. 588, 9:4-12. However, the SEC has presented no facts, through
6 citations to the record, showing what, if anything, Defendants did to coordinate the
7 foreclosure of the property sold by GPs in 2006 (instead making a bare assertion that
8 the foreclosure was “presumably through the managerial activities of defendants”),
9 or how the Receiver “was able to negotiate a settlement with the utility that was
10 favorable to the GPs.” *Id.* All that is apparent from the record is that (1) a group of
11 GPs took back property by foreclosure (Dkt. No. 203, p. 1, n. 1) and (2) that the law
12 firm of Cotton, Driggs, Walch, Holley, Woloson & Thompson – the same law firm
13 that had represented a group of GPs in eminent-domain proceedings before the
14 receivership was imposed – assisted the Receiver in settlement discussions with the
15 condemning public utility company (see Dkt. No. 80, 9:8-20). The SEC tries to
16 stretch that into a claim that the foreclosure and eminent domain proceedings were
17 all the work of Defendants and/or the Receiver – or even if assisted by the Receiver,
18 that the GPs are incapable of tending to those matters without a receiver.

19 Regarding the SEC’s claim that the Receiver is necessary to coordinate the
20 payment of mortgages and property taxes (Dkt. No. 588, 9:12-23), the SEC does not
21 provide any citations to the record to support its claims that (1) the GPs could not
22 coordinate the fractional mortgage, tax, and insurance-premium payments of
23 multiple GPs in co-tenancy and (2) the GPs could not decide how best to avoid
24 foreclosure if Western failed to make its mortgage payments. In fact, the SEC’s
25 counsel said nothing about these claims of inability to coordinate at oral argument
26 on the Motion for Modification. Dkt. No. 462, pp. 4-10, 29-34 (SEC counsel’s
27 portions of oral argument).

28 ///

1 In fact, when the District Court pressed the SEC's counsel about the related
2 matter of a GP going into default and the effect on the other GPs, the SEC's
3 counsel's response was markedly less certain (Dkt. No. 462, 33:15-21, emphasis
4 added):

5 THE COURT: The question is to the extent that money
6 is no longer available to support a failing GP, and a
7 particular GP did fail, what would be the impact on the
8 remaining GP's?

9 MR. PUATHASNANON: As far as I could tell, I don't
10 know that any other -- to the extent there are mortgages, there
11 could be an impact. *It's supposition.*

12 The SEC and Receiver have previously described the GPs' "management" as
13 consisting of (1) paying mortgage fees for the GPs' properties; (2) conducting
14 "administrative tasks" and acting as contact points for investors seeking information
15 regarding their particular GPs; (3) making loans to certain GPs to cover operating
16 expenses; and (4) repurchasing units from certain investors. Dkt. No. 206, 4:10-15,
17 4:22-23 (Receiver concedes "the GPs may be able to hire someone to perform some
18 of the functions performed by Western (and possibly survive without others)").
19 That management has remained unchanged since the Modification Order.

20 The SEC has presented no evidence, and cites to none in the record, that the
21 co-tenant GPs could not collectively manage their mortgage payments, avoid
22 foreclosure or maintain insurance in the event of default by Western or absence of
23 Western or the Receiver as a coordinator. The SEC can point to no evidence that
24 any of these things have happened or are likely to happen. At best, it cites to
25 Defendants' statements that a unanimous vote was "potentially unworkable." Dkt.
26 No. 588, 6:13-14, quoting Dkt. No. 210-1, p. 6. Indeed, the Receiver has admitted
27 that "The Receiver sees no reason why a group of GPs that collectively own a
28 property...should not be able to retain the property and take sole responsibility for
all mortgages and expenses associated with the property." Dkt. No. 203, 3:17-20.

1 No new facts have arisen that change this.

2 Also, the GPs do not have a foreclosure risk, contrary to the SEC's assertions
3 (Dkt. No. 588, 9:20-21). The notes between Western and the GPs are "all-
4 inclusive" deeds of trust, in which if Western defaulted on the underlying note to the
5 original seller of the GP-held property (again, an event that has never happened
6 before the Receiver took over), then the GPs' obligation to pay Western is
7 suspended and the GPs, by the terms of the deeds of trust (without a vote required
8 by the investors), become responsible for making the payments directly to the
9 original sellers. Dkt. No. 195-1, 18:17-24. The all-inclusive deeds of trust are
10 between Western and the individual GPs, not between Western and a collection of
11 GPs in co-tenancy – a fact overlooked by the SEC in its claim that the Receiver
12 must be in place to coordinate the mortgage payments. *See* Dkt. No. 14-2 (all-
13 inclusive deed of trust for P-40 Warhawk Partners). In fact, the all-inclusive deeds
14 of trust do not mention the existence of any co-tenancy. *Id.*

15 As Defendants have noted repeatedly, without any contradictory evidence
16 submitted by the SEC or the Receiver, *Western has never defaulted on any loans,*
17 *etc., prior to its takeover by the Receiver.* Dkt. No. 195-1, 13:26-28, 18:7.
18 However, once the Receiver took over, there were numerous late payments made
19 and declarations of default by the holders of those loans, as Defendants have
20 repeatedly reported to this Court. Dkt. No. 407, 17:5-25; Dkt. No. 462, 13:1-6; Dkt.
21 No. 505, 4:19-5:6 and n. 2; Dkt. No. 520, 6:1-7:1; Dkt. No. 520-1, ¶¶ 15-21. If
22 there is any risk of foreclosure to the GPs because of Western not making its
23 mortgage payments, the blame lies squarely upon the Receiver.

24 Although the Receiver contends that a receivership is necessary because "no
25 investment or real estate management company would agree to manage the GPs due
26 to the potential liability to regulators and investors associated with them" (Dkt. No.
27 584, 3:20-22), that contention is based on the incorrect assumptions that an
28 investment or real estate management company is necessary to handle those minor

1 tasks and that there is potential liability. The Receiver's assumption is incorrect
2 because the GP administrator-secretaries are certainly capable of handling those
3 duties; after all, they have done so for over 30 years, albeit under the aegis of
4 Western. The added expense of an investment company or real estate management
5 **company** is not justified. Furthermore, there is no "potential liability to regulators
6 and investors" because whether or not the GP interests are securities – again, a
7 disputed issue to be addressed on eventual appeal – is irrelevant to the facts that the
8 GPs are legally-established entities that hold real title to real estate. The Receiver
9 and SEC cannot rebut those facts, and the Court's Order did not disprove those facts
10 either.

11 Some of the Receiver's other justifications for keeping the GPs in
12 receivership are risible. For example, the Receiver points to an alleged "lack of
13 property management" because two tenants are allowed to live on the Stead/P51
14 property rent-free. Dkt. No. 584, 5:8-18. However, the Receiver ignores that the
15 Partnership Agreement for P-40 Warhawk Partners, one of the GPs established for
16 the Stead property, expressly states that the GP is established for "acquiring,
17 maintaining, and holding for investment purposes," which means that active
18 management of property improvements is not part of the plan. Dkt. No. 14-1, ¶ 1.3.
19 Furthermore, the Partner's Representations for P-40 Warhawk Partners – signed by
20 the investor-partners under penalty of perjury – state that the investor-partners "do
21 not look to the efforts of any other partner, nor to any person, corporation, or entity
22 for the management, development, maintenance, mining, or farming of the Subject
23 Property in order to make a profit," that the property includes "a duplex residential
24 structure to be occupied by property and water system caretakers," and that "no rent,
25 revenue, distributions, or other income will be generated by either the duplex
26 residence or the water facilities." Dkt. No. 14-3, ¶¶ 15, 54. Whether the Receiver
27 believes "most investors in the relevant GPs had no idea tenants were living on the
28 **property rent-free**" is irrelevant because of the executed Partner's Representations.

1 There is no intention whatsoever to conduct active property management,
2 particularly since doing so would suggest a possible security under the *Williamson*
3 factors, particularly the third factor. *Hocking v. Dubois*, 885 F.2d 1449 (9th Cir.
4 1989) (en banc); *McConnell v. Frank Howard Allen & Co.*, 574 F.Supp. 781 (N.D.
5 Cal. 1983).

6 The Receiver's complaint that there has been a lack of administrative
7 management resulting in delays in operational billing (Dkt. No. 584, 4:19-5:7) rings
8 equally hollow when the record is reviewed, for the Receiver has been responsible
9 for the cessation of operational billing in the past. Dkt. No. 407, 25:6-26:12. In
10 fact, the Receiver had admitted that he stopped operational billing, which placed the
11 GPs at risk of not being able to pay their property taxes. Dkt. No. 203, 15:9. The
12 Receiver's failure to conduct operational billing was a factor in this Court's ordering
13 the Receiver to allow the GP administrator-secretaries to resume operational billing.
14 Dkt. No. 470, 21:13-18, 26:21-27:1.

15 Neither the SEC nor the Receiver have shown that the GPs are complex
16 business activities involving improved properties such as orange groves, jojoba
17 plantations, or apartment buildings, where active management is necessary to ensure
18 a steady flow of rental income or a marketable harvest. *See SEC v. W.J. Howey Co.*,
19 328 U.S. 293 (1946); *Koch v. Hankins*, 928 F.2d 1471 (9th Cir. 1991); *McConnell v.*
20 *Frank Howard Allen & Co.*, 574 F.Supp. 781 (N.D.Cal. 1983). The GPs'
21 investment always has been the holding of raw land solely for long-term
22 appreciation through the growth of nearby properties, with no farming, mining,
23 grazing, or maintenance and operation of buildings upon it (and none planned
24 during the GPs' ownership of it). The GPs were not organized to perform the
25 business activities required for eventual development of the land, such as applying
26 for land-use entitlements, or installing the necessary infrastructure such as roads,
27 water and sewer mains, and electricity. Those complex activities would be done by
28 the developers after they buy the land from the GPs.

1 The only decision to be made is whether to accept an offer to purchase the
2 land held by the GP. That decision is made by the investors who have the power to
3 vote, *a group that clearly excludes Defendants*. Dkt. No. 14-1, § 5.1.3. The
4 investors are capable of making their own decisions, and the SEC's citing to a small
5 handful of letters from investors expressing reliance on Defendants (Dkt. No. 588,
6 7:21-8:3) is more than outweighed by the hundreds of letters and petition signatures
7 expressing the investors' desire to run their GPs free of the Receiver's heavy hand.
8 Although Defendants have provided advice or recommendations to some GPs in the
9 past, most of the time Defendants make no recommendation, while the investors are
10 free to vote contrary to any advice or recommendation of Defendants, and on
11 occasion have done so. Dkt. No. 571-1, Defendants' Additional Material Facts
12 ("DAMF") 55-57. The investors are given space on their ballots to provide
13 alternative ideas, and have done so. Dkt. No. 571-1, DAMF 58-59.

14 The SEC's position continues to be based on a fundamental misunderstanding
15 of how the GPs are organized and operated. Dkt. No. 588, 7:15-10:2. Under the
16 terms of the partnership agreements, the GP investors retain full control and all
17 major decisions require a majority vote, with Defendants having only a non-voting
18 interest. Defendants share in the profits of the eventual sale of the raw land to
19 developers, but they do not get to control when the land is to be sold, to whom, and
20 for how much, because of their complete lack of control through voting. The GP
21 investors, by virtue of retaining control by majority vote, are true general partners,
22 clothed with all necessary and sufficient authority to carry out these basic
23 administrative tasks. Classifying the GPs as securities does not change anything
24 about the structure, operation, and governing documents by which the GPs function.

25 The analysis carried out last summer with regard to the need, or lack thereof,
26 for a Receiver over the GPs has not changed. The granting of partial summary
27 judgment does not change a single word in the General Partnership Agreement and
28 other governing documents. It does not cause one single additional operational

1 change in how any of the GPs operate. They still only have to pay taxes, pay
2 insurance, and file K-1's while they wait for an interested buyer. The Court's
3 granting of partial summary judgment has zero impact upon the day to day
4 operational functions and needs of the GPs. The analysis from last summer that the
5 GPs are separate and independent legal entities with minimal administrative needs
6 remains exactly the same before and after the Court's April 25, 2014 Order.

7 The SEC and Receiver have presented an inadequate legal and factual
8 justification for keeping the GPs in the Receivership. It does not follow that the
9 Modification Order should be reconsidered as a result.

10 **C. If the Court Allows Investors to File Briefs, the Briefing Schedule**
11 **Must Include an Opportunity for Defendants to Respond to the**
12 **Investors' Briefs if Desired; Investors Must be Given Notice and**
13 **the Opportunity to Address the Court**

14 The SEC, to its credit, has finally acknowledged that the GP investors should
15 have the ability to file briefs and appear at the July 18, 2014 hearing. Dkt. No. 588,
16 10:8-9. (The Receiver stated no opinion, but stated that if the Court granted leave
17 for the investors to file briefs, that the Receiver would be available to assist the
18 Court with providing notice to the investors.) However, the SEC has requested that
19 if the Court grants leave to the investors to file briefs, that a briefing schedule be set
20 to allow the SEC to respond if it wishes. Dkt. No. 588, 11:1-4.

21 In order to ensure a fair and thorough briefing and hearing, Defendants are
22 just as entitled as the SEC to respond to any filings by the investors, if not moreso
23 by virtue of being GP investors themselves. Defendants will be directly affected by
24 the continuance of the Receivership over the GPs, because the Receiver would
25 continue to control property in which Defendants, as GP investors, have an interest.
26 Defendants, by the terms of the Partnership Agreements for the GPs, cannot vote.
27 In order for Defendants to be heard on issues affecting their fellow investors, such
28 as the decision to continue the receivership with its attendant denial of investors'

1 ability to control their properties, Defendants should be able to respond to the
2 investors' briefs if the SEC is allowed to respond. Otherwise, if the SEC is the only
3 party allowed to respond, the SEC will have been given the equivalent of a reply
4 brief, which this Court forbade. Dkt. No. 583, 21:6. Therefore, this Court should
5 either prohibit any response to any briefs filed by the investors, or allow both the
6 SEC *and Defendants* to respond.

7 In any event, due process dictates that the investors, as third parties whose
8 property rights – namely, the ability to manage their property - be given actual
9 notice and a hearing before that right is taken away and given to the Receiver, whom
10 they did not get to select. *In re San Vicente Med. Partners, Ltd.*, 962 F.2d 1402,
11 1408 (9th Cir. 1992) (“a district court has the power to include the property of a
12 non-party limited partnership in an SEC receivership order as long as the non-party
13 meets the minimum contact standard ... and receives actual notice and an
14 opportunity for a hearing”). Until that happens, the investors will not have the due
15 process that they are entitled to under the Constitution.

16 Thus, before the Court can even undertake reconsideration of its Modification
17 Order, the Court must provide the investors the hearing due process requires,
18 including adequate notice and an opportunity for full briefing on the threshold
19 question of whether a receivership can or should be imposed upon them. Until the
20 investors are provided with that hearing, this Court lacks authority to hold the July
21 18, 2014 hearing that it proposed.

22 III.

23 CONCLUSION

24 For the reasons stated above and in their Opening Brief, Defendants
25 respectfully request that this Court refrain from reconsidering the Order of August
26 16, 2013 releasing the GPs from the receivership, and maintain that Order and the
27 Order Granting in Part Motion for Stay in full force and effect pending the Ninth
28 Circuit's decision on the cross-appeals from the Order of August 16, 2013.

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DATE: May 23, 2014

Respectfully submitted,

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CERTIFICATION

I hereby certify that on the 23rd day of May 2014, I electronically filed the foregoing with the Clerk of the District Court using the CM/ECF system, which sent notification of such filing to the following counsels of record:

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