

**UNITED STATES DISTRICT COURT  
DISTRICT OF MINNESOTA**

---

UNITED STATES OF AMERICA,	)	<b>Civil No. 08-5348 ADM/JSM</b>
	)	
Plaintiff,	)	
	)	
vs.	)	<b>ORDER APPROVING THE</b>
	)	<b>SALE OF REAL PROPERTY</b>
	)	<b>KNOWN AS CASA TRANQUILA</b>
THOMAS J. PETTERS, et al.,	)	<b>LOCATED IN COSTA RICA</b>
	)	
Defendants.	)	

---

Upon consideration of the Stipulation by and between Plaintiff United States of America, through the United States Attorney’s Office, Defendant Michael Catain, through his counsel Michael J. Colich, and Receiver Douglas A. Kelley, seeking the approval of the sale of the real property known as Casa Tranquila located in Costa Rica, the Court finds:

1. Defendant Catain purchased Casa Tranquila in the name of Beyond the River S.A. in 2004 for \$1.1 million dollars cash. There is no mortgage on the property.
2. An offer to purchase Casa Tranquila was received from Dietmar Lerch, a German citizen, in the amount of \$1,050,000.
3. At the Receiver’s request, Robert Richman, a former Minneapolis attorney, has performed research on Casa Tranquila. Based on his research, and given the current state of the market and the reduced shoreline and beach views of Casa Tranquila, Richman believes \$1 million dollars is a reasonable offer for the property today.

4. This is an arms-length transaction by a disinterested third party.

Therefore, IT IS ORDERED that the sale of the Real Property known as Casa Tranquila located in Costa Rica to Dietmar Lerch, German citizen, in the amount of \$1,050,000 is hereby approved. The proceeds from the sale, less expenses, shall be paid to the Receiver, to be deposited into the receivership account.

IT IS SO ORDERED.

BY THE COURT:

          s/Ann D. Montgomery            
ANN D. MONTGOMERY  
U.S. DISTRICT JUDGE

Dated: May 11, 2009.