

**IN THE UNITED STATES DISTRICT COURT  
FOR THE DISTRICT OF ARIZONA**

United States Securities and Exchange  
Commission,

Plaintiff,

v.

Jonathan Larmore, et al.,

Defendants.

No. CV-23-02470-PHX-DLR

**ORDER (I) APPROVING  
ABANDONMENT OF 15085 WEST  
119TH STREET, OLATHE, KANSAS  
66062; AND (II) GRANTING  
RELATED RELIEF**

The Court has considered the Receiver's Motion for an order (i) approving abandonment of the property known as 15085 West 119th Street, Olathe, Kansas 66062 (the "Property") (Doc. 416), by ArciTerra Companies, LLC, as manager for AT Olathe Outlot 5, LLC, in accordance with that certain Receiver's Deed and Release attached to the Receiver's Motion respectively as Exhibit 1 and Exhibit 2, to LSM Blue Sky, LLC, the secured lender thereon (the "Lender"), and (ii) granting related relief (the "Motion"); and upon consideration of the declarations submitted, and any and all responses and replies relating to the Motion; and upon finding that due and sufficient notice of the Motion has been given and no other or further notice need be given; there being no objection and after due deliberation and it appearing that the relief sought in the Motion is in the best interest of the Receivership Estate,<sup>1</sup> its creditors, investors, and other parties in interest,

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<sup>1</sup> Capitalized undefined terms shall have the meanings ascribed to them in the Motion.

**IT IS HEREBY FOUND, DETERMINED, AND CONCLUDED THAT:**

1. This Court has jurisdiction over this matter, the above-captioned defendants and relief defendants, and over the property of each Receivership Estate.

2. The Receiver's abandonment of the Property is within the sound legal discretion of this Court.

3. It is necessary and appropriate for this Court to retain jurisdiction to, among other things, (a) interpret, implement, and enforce the terms and provisions of this Order, and (b) to adjudicate, if necessary, any and all disputes concerning or relating in any way to the abandonment of the Property, and such jurisdiction is retained.

4. The Receiver properly provided notice and no other or further notice is necessary or required.

5. The notice provided by the Receiver was in substantial compliance with all applicable laws and satisfied all due process requirements.

6. The approval and consummation of the abandonment of the Property in accordance with the Receiver's Deed and Release pursuant to this Order is in the best interest of the Receivership Estate and its creditors.

**NOW, THEREFORE, BASED UPON THE FOREGOING FINDINGS AND THE RECORD BEFORE THIS COURT, IT IS HEREBY ORDERED, ADJUDGED and DECREED:**

1. The Receiver be, and hereby is, authorized to abandon the Property, and the Property be, and hereby is, abandoned to the Lender, in accordance with the Receiver's Deed and Release.

2. The Receiver's Deed and Release be, and hereby, are approved and the parties shall execute them and adhere to the terms thereof.

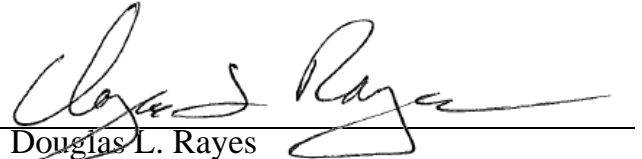
3. The Lender waives and shall not assert any deficiency or other claim as against the Receiver, any Receivership Entity or the Receivership Estate.

4. Any objections to the Motion and relief granted in this Order that have not been withdrawn, waived, resolved, sustained, or settled, are overruled.

1           5. This Order shall become effective immediately upon its entry.

2           6. This Court shall retain jurisdiction over any matters or disputes arising  
3 from or related to this Order or its enforcement.

4           Dated this 4th day of September, 2025.

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9           Douglas L. Rayes  
            Senior United States District Judge

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11           cc: Jonathan Larmore  
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