

IN THE DISTRICT COURT OF OKLAHOMA COUNTY
STATE OF OKLAHOMA

NOV 13 2009

PATRICIA PRESLEY, COURT CLERK
by _____
DEPUTY

OKLAHOMA DEPARTMENT OF)
SECURITIES EX REL. IRVING)
FAUGHT, ADMINISTRATOR,)

Plaintiff,)

v.)

Case No. CJ-2009-7957
Judge: Gurich, Noma D.

STORYBOOK PROPERTIES, LLC,)
a California limited liability company;)
STORYBOOK INVESTMENTS WA,)
LLC, a Washington limited liability)
company; MATTHEW G. STORY)
an individual; JOE DON JOHNSON,)
an individual; and JAMES FARNHAM,)
an individual,)

Defendants.)

**ORDER DENYING RECEIVER'S MOTION FOR AN ORDER (I) APPROVING
CONTRACT FOR THE SALE OF 2436 AND 2440 EAST 6TH STREET, TULSA,
OKLAHOMA (II) AUTHORIZING RECEIVER TO CLOSE SALE OF
5303 WEST 4TH STREET, TULSA, OKLAHOMA**

Comes on for hearing on this 13th day of November, 2009 on the Motion of Stephen J. Moriarty ("Receiver") the Court appointed Receiver for Storybook Properties LLC, Storybook Investments WA, LLC, and Matthew G. Story (all collectively referred to as "Companies") seeking entry of an Order (i) approving the Real Estate Purchase Contract submitted by Axis Properties, LLC for 2436 and 2440 East 6th Street, Tulsa, Oklahoma and (ii) authorizing Receiver to take all actions necessary to close such sale; Stephen J. Moriarty appears on behalf of Receiver and Patricia Labarthe and Jennifer Shaw appear on behalf of Plaintiff, Oklahoma Department of Securities. After reviewing the Motion, having heard the statements of Receiver and being fully advised in the premises, the Court FINDS:

1. On October 7, 2009, this Court entered its Order Appointing Receiver. Pursuant to the Order, the Receiver was given full authority to “operate and manage all assets” of the Companies. Further, Receiver was given the authority to “take immediate custody, possession, and control of any and all assets” of the Companies.

2. The major assets of the Companies consist of (a) numerous residential properties located in Tulsa County, Oklahoma (the “Residential Properties”) and (b) a 5 unit apartment building located at 2436 East Sixth Street, Tulsa, Oklahoma and an 8 unit apartment building located at 2440 East Sixth Street, Tulsa, Oklahoma (the “Apartment Properties”).

3. Through this Motion, the Receiver proposes to sell 2436 and 2440 East 6th Street, Tulsa, Oklahoma (the “Property”). A sale of the Property is in the best interests of the Companies and their creditors.

4. Receiver was presented with a Real Estate Purchase Contract submitted by Axis Properties, LLC offering to purchase the Property for \$285,000.00 (the “Axis Purchase Contract”).

5. The Axis Purchase Contract has been withdrawn.

6. At this time, Receiver has no offers to purchase the Property

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that the Motion is hereby DENIED.

Dated this ___ day of November, 2009.

NOMA GURICH

DISTRICT JUDGE

APPROVED:



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RECEIVER

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