

1 DAVID R. ZARO (BAR NO. 124334)  
2 NORMAN M. ASPIS (BAR NO. 313466)  
3 ALLEN MATKINS LECK GAMBLE  
4 MALLORY & NATSIS LLP  
5 865 South Figueroa Street, Suite 2800  
6 Los Angeles, California 90017-2543  
7 Phone: (213) 622-5555  
8 Fax: (213) 620-8816  
9 E-Mail: dzaro@allenmatkins.com  
10 naspis@allenmatkins.com

11 EDWARD G. FATES (BAR NO. 227809)  
12 ALLEN MATKINS LECK GAMBLE  
13 MALLORY & NATSIS LLP  
14 One America Plaza  
15 600 West Broadway, 27th Floor  
16 San Diego, California 92101-0903  
17 Phone: (619) 233-1155  
18 Fax: (619) 233-1158  
19 E-Mail: tfates@allenmatkins.com

20 Attorneys for Receiver  
21 KRISTA FREITAG

22 UNITED STATES DISTRICT COURT  
23 SOUTHERN DISTRICT OF CALIFORNIA

24 SECURITIES AND EXCHANGE  
25 COMMISSION,

26 Plaintiff,

27 v.

28 GINA CHAMPION-CAIN and ANI  
DEVELOPMENT, LLC,

Defendants,

AMERICAN NATIONAL  
INVESTMENTS, INC.,

Relief Defendant.

Case No. 3:19-cv-01628-LAB-AHG

**RECEIVER'S ACCOUNTING OF  
COSTS OF SALE OF PERSONAL  
PROPERTY AND ASSIGNMENT OF  
COMMERCIAL LEASE  
ASSOCIATED WITH BAO BEACH  
RESTAURANT**

Chambers: 3B  
Mag. Judge: Hon. Allison H. Goddard

1 Krista Freitag ("Receiver"), the Court-appointed permanent receiver for  
 2 Defendant ANI Development, LLC, Relief Defendant American National  
 3 Investments, Inc., and their subsidiaries and affiliates ("Receivership Entities"),  
 4 hereby submits this accounting of costs of sale of personal property and assignment  
 5 of commercial lease associated with Bao Beach Restaurant.

6 As part of its order approving the sale of personal property and assignment of  
 7 commercial lease associated with Bao Beach Restaurant, the Court instructed the  
 8 Receiver to provide a full accounting of the costs of sale. Dkt. 315. The Receiver  
 9 paid a total of \$908.50 for title, recording, transfer, and other fees associated with  
 10 this sale. The summary breakdown of the purchase price proceeds is as follows:

11	Sale Price	<b>\$28,000.00</b>
12	Sales Commission	(\$7,500.00)
13	Closing Costs	(\$908.50)
14	<b>Net Sales Proceeds</b>	<b>\$19,591.50</b>

15  
 16 Dated: June 22, 2020

ALLEN MATKINS LECK GAMBLE  
 MALLORY & NATSIS LLP

17  
 18 By: s/Edward G. Fates

19 DAVID R. ZARO  
 EDWARD G. FATES  
 NORMAN M. ASPIS  
 Attorneys for Receiver  
 KRISTA FREITAG

20  
 21  
 22  
 23  
 24  
 25  
 26  
 27  
 28