

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

6 EDWARD G. FATES (BAR NO. 227809)
7 ALLEN MATKINS LECK GAMBLE
MALLORY & NATSIS LLP
8 One America Plaza
600 West Broadway, 27th Floor
9 San Diego, California 92101-0903
Phone: (619) 233-1155
10 Fax: (619) 233-1158
E-Mail: tfates@allenmatkins.com

11 Attorneys for Receiver
12 KRISTA FREITAG

13 UNITED STATES DISTRICT COURT
14 SOUTHERN DISTRICT OF CALIFORNIA

15
16 SECURITIES AND EXCHANGE
COMMISSION,
17
Plaintiff,
18
v.
19 GINA CHAMPION-CAIN and ANI
20 DEVELOPMENT, LLC,
21
Defendants,
22 AMERICAN NATIONAL
INVESTMENTS, INC.,
23
Relief Defendant.

Case No. 3:19-cv-01628-LAB-AHG
**RECEIVER'S ACCOUNTING OF
COSTS OF SALE OF THE SASKA'S
RESTAURANT PROPERTY AND
ASSOCIATED PERSONAL
PROPERTY AND LIQUOR LICENSE**

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 The Saska's Restaurant Property
 5 and Associated Personal Property and Liquor License.

6 As part of its order approving the sale of The Saska's Restaurant Property and
 7 Associated Personal Property and Liquor License, the Court instructed the Receiver
 8 to provide a full accounting of the costs of sale. Dkt. 316. The Receiver paid a total
 9 of \$9,650.50 for title, recording, transfer, and other fees associated with the sale of
 10 real property and \$1,524.13 in costs associated with the sale of the personal property
 11 and liquor license. The summary breakdown of the purchase price proceeds is as
 12 follows:

13	Sale Price	\$2,300,000.00
14	ANICO (Lender) Payment	(\$2,044,306.42)
15	Real Property Sales Commission	(\$92,000.00)
16	Real Property Taxes	\$349.43
17	Real Property Closing Costs and Other Expenses	(\$9,650.50)
18	State Tax Lien Paid (CA Franchise Tax Board) through Personal Property Escrow	(\$7,108.91)
19	Food Supplier UCC Secured Claim (Jacmar) Paid through Personal Property Escrow	(\$12,000.00)
20	Closing Costs for Personal Property Escrow	(\$1,524.13)
21	Total Net Sale Proceeds	\$133,759.47

24 Dated: August 21, 2020

ALLEN MATKINS LECK GAMBLE
MALLORY & NATSIS LLP

By: s/Edward G. Fates

26 DAVID R. ZARO
 27 EDWARD G. FATES
 28 NORMAN M. ASPIS
 Attorneys for Receiver
 KRISTA FREITAG