

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

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16 SECURITIES AND EXCHANGE
COMMISSION,
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Plaintiff,
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v.
19 GINA CHAMPION-CAIN and ANI
20 DEVELOPMENT, LLC,
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Defendants,
22 AMERICAN NATIONAL
INVESTMENTS, INC.,
23
Relief Defendant.
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Case No. 3:19-cv-01628-LAB-AHG
**RECEIVER'S ACCOUNTING OF
COSTS OF SALE OF THE SURF
RIDER LA MESA PROPERTY AND
ASSOCIATE PERSONAL
PROPERTY AND LIQUOR LICENSE**

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 Surf Rider La Mesa Property
5 and Associated Personal Property and Liquor License.

6 As part of its Order Granting Motion for Approval of Sale of the Surf Rider
7 La Mesa Property and Associated Personal Property and Liquor License, the Court
8 instructed the Receiver to provide a full accounting of sale costs, property taxes
9 paid, the precise amount used to pay off the ANICO loan, and the amount ultimately
10 returned to the receivership estate from the sale proceeds. Dkt. 426. The summary
11 breakdown of the purchase price proceeds is as follows:

Sale Price	\$2,425,000.00
Loan Payoff (ANICO)	(\$2,264,385.60)
Broker Commission	(\$60,625.00)
Property Taxes	(\$13,160.94)
Estimated Closing Costs	(\$11,270.08)
Net Sales Proceeds	\$75,558.38

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19 Dated: December 11, 2020

ALLEN MATKINS LECK GAMBLE
MALLORY & NATSIS LLP

By: s/Edward G. Fates
DAVID R. ZARO
EDWARD G. FATES
NORMAN M. ASPIS
Attorneys for Receiver
KRISTA FREITAG