

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 FIFTH INTERIM  
REPORT AND  
RECOMMENDATIONS**

Ctrm: 14A  
Judge: Hon. Larry Alan Burns

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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 her Fifth Interim Report and Recommendations ("Fifth Report").

5 **I. BACKGROUND**

6 This equity receivership involves a large, complex, and wide-ranging group  
7 of enterprises and assets which are the subject of the Complaint filed by the United  
8 States Securities and Exchange Commission ("Commission"). The Complaint  
9 alleges Defendants Gina Champion-Cain and ANI Development, LLC perpetrated a  
10 large-scale fraud, raising over \$300 million from investors since 2012 for purported  
11 short-term, high-interest loans to parties seeking to acquire liquor licenses.

12 Defendants agreed to the appointment of a permanent receiver by way of a  
13 Joint Motion and Stipulated Request filed concurrently with the Complaint (Dkt. 2).  
14 On September 3, 2019, the Court (the Hon. Marilyn Huff) granted the Joint Motion  
15 and entered the Appointment Order (Dkt. 6.)

16 On November 18, 2019, the Court held a hearing on the Receiver's Motion for  
17 Order in Aid of Receivership; Receiver's Verified Initial Report, Recommendations,  
18 and Petition for Further Instructions Pursuant to Local Rule 66.1.e. which was filed  
19 on October 3, 2019 (Dkt. 76-1) ("Verified Initial Report"). And on November 22,  
20 2019, the Court entered the Order Granting in Part Motion for Order in Aid of  
21 Receivership (Dkt. 126), which authorized the Receiver to, among other things, file  
22 interim reports and interim fee applications on a quarterly basis.

23 This quarterly report covers the Receiver's activities during the third quarter  
24 of 2020 and reflects the status of certain assets as of the date of this report, if  
25 material activity has occurred between September 30, 2020 and the date of this  
26 report.

## II. EXECUTIVE SUMMARY

As previously reported, the receivership estate assets were primarily comprised of cash, 33 commercial and residential properties, 27 restaurant and retail operations, not including commissary kitchen operations (both owned and leased properties), voluminous personal property (including restaurant equipment, product inventory, retail merchandise, liquor licenses and intellectual property associated with the operations of the enterprise), various notes receivable or equity investments made by the Receivership Entities, and potential causes of action. During the third quarter of 2020, the Receiver continued to make significant progress in marshalling the Receivership Entities' assets and otherwise discharging her duties. Those efforts include the continuation of the forensic accounting work and the related investigation/recovery efforts. The Receiver also continued the marketing, sale or alternative resolution process for nearly all of the real property assets using procedures consistent with the requirements of 28 U.S.C. §§ 2001-2002 and following the Court's Order Establishing Uniform Property Sale Procedures (Dkt. 219). She also completed the majority of the personal property auctions as authorized by the Court's Order Regarding Pending Property Sale Motions (Dkt. 226).

Despite the COVID-19 pandemic's effect on the general business environment and in particular restaurant, vacation rental and co-work operations, the Receiver continued to press forward and, as of the date of this report, the majority of real and most physical personal property assets have been monetized or otherwise resolved. Specifically, since June 30, 2020, the Receiver has closed on the sale of 16 assets - seven (7) during the third quarter of 2020 and nine (9) thus far in the fourth quarter of 2020. Three (3) additional sales are currently pending closing or Court approval (two with hearing dates set for December 30, 2020) and two (2) asset sales that include liquor licenses were approved by the Court are pending approval from the

1 California Department of Alcoholic Beverage Control ("ABC").<sup>1</sup> Two (2) additional  
2 sales of liquor licenses alone are pending ABC approval. Only three (3) real  
3 properties (140 Keller Street in Petaluma,<sup>2</sup> 3816 Mission Blvd. and 1775 Diamond  
4 Street) and one liquor license with material value remain (unsold) at this time. The  
5 only remaining business operations are at the Keller Co-work located in Petaluma,  
6 which operations continue under pandemic compliant restrictions. With the sale of  
7 the La Mesa Surf Rider and the intellectual property associated with the Surf Rider  
8 brand, in November 2020, all of the restaurant operations have concluded. And with  
9 that sale and restaurant closing, other than the manager of the Keller Co-work, only  
10 two ANI employees remain.

11 As with prior reports, it is important to remember that this report's contents  
12 may need to be materially modified upon continued consideration and based on  
13 uncontrollable changes in the marketplace (e.g. COVID pandemic). Nothing herein  
14 shall be construed as an offer or admission, but simply reflects a summary of the  
15 Receiver's current understanding of the enterprise information as of the date of the  
16 report. As discussed herein, the Receiver and her professionals have made an  
17 extraordinary amount of progress, however, work remains to be done – notably on  
18 the completing the forensic accounting,<sup>3</sup> the recovery/monetization of receivership  
19 assets, including pursuing causes of action against third parties, and a claims and  
20 distribution process.

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26 <sup>1</sup> The Court has approved the sale of the former Mission Beach Surf Rider and  
27 form Ocean Beach Surf Rider assets and leasehold interests; both sales are  
pending liquor license transfer/approval for the new buyers.

28 <sup>2</sup> This asset is in escrow in the due diligence period.

<sup>3</sup> The Receiver filed a preliminary, investor-specific report on December 1, 2020  
(Dkt. No. 516-1).

### 1 **III. SUMMARY OF RECEIVER'S ACTIVITIES**

#### 2 **A. Third Quarter 2020 Funds Recovered**

3 With the sales of real property, business interests and personal property, the  
4 Receiver has recovered additional funds for the benefit of investors. A few recovery  
5 highlights during the third quarter of 2020 include:

- 6 • \$400,618 of net sale proceeds from the sale of the 3445 Ingraham  
7 Property;
- 8 • \$273,811 of net sale proceeds from the sale of the 3415 Mission  
9 Property;
- 10 • \$263,184 of net sale proceeds from the sale of the Tennyson Street  
11 Property;
- 12 • \$252,962 of net sale proceeds from the sale of the 809 San Rafael  
13 Property;
- 14 • \$406,299 of sale proceeds from the closing of the Pullman Lofts  
15 transaction;
- 16 • \$410,135 of net sale proceeds from the liquor license and personal  
17 property associated with three (3) former restaurant locations; and
- 18 • Approximately \$213,000 in net sales proceeds from the sale of personal  
19 property.

20 As discussed below, the Receiver's asset sales and investigation into the use  
21 of funds and recovery efforts are ongoing; recovery details are included on the  
22 receipts and disbursements schedule attached hereto as Exhibit B.

#### 23 **B. Status of Real and Personal Property Assets**

24 The Receiver has continued steps to implement the Appointment Order,  
25 including managing all assets controlled, operated, leased, or owned by the  
26 Receivership Entities. Attached as Exhibit A is an updated schedule of all known  
27 real property, businesses/operations (former and current), third-party  
28 investments/loans, and liquor license assets of the Receivership Entities. Notes and

1 applicable values regarding the status of each of the assets are reflected on  
2 Exhibit A.

3 In addition to the third quarter of 2020 highlights above, since September 30,  
4 2020 through the date of this report, the Receiver has realized approximately  
5 \$5.1 million in additional recoveries with approximately \$900,000 of anticipated net  
6 sales proceeds currently pending closing, Court and/or ABC approval.

7 The following summarizes the status of the Receiver's real-time progress on  
8 real and personal property asset dispositions:

- 9 1. 23 real property plus one (1) leasehold interest (with personal property)  
10 sales have been completed;
- 11 2. Sales of liquor licenses and personal property associated with three (3)  
12 former restaurant operations (Patio on Goldfinch, Patio 101 and  
13 Chicken Pharm in Petaluma) have been completed;
- 14 3. Two (2) leasehold interests (with personal property) sales are Court-  
15 approved and pending ABC approvals;
- 16 4. Three (3) property sales have been submitted to the Court for approval,  
17 one of which is approved, pending closing. Dkt. 501, 509 and 520.
- 18 5. Seven (7) joint motions concerning real properties (for which limited  
19 ownership-related expenses have been paid by the receivership estate  
20 on a net, aggregate basis) were filed and approved by the Court for  
21 limited relief from the Receivership stay order.
  - 22 a. Three (3) foreclosures have occurred (former Patio on Lamont,  
23 Hancock Street, and former Himmelberg's (also known as 10<sup>th</sup>  
24 and J Street) properties).
  - 25 b. One (1) property is in the process of being adjudicated by the  
26 interested parties, *i.e.*, general contractor and lender (301 D.  
27 Street Property).
  - 28



- c. One (1) property was sold by the Receiver (in lieu of foreclosure); this transaction closed on October 30, 2020 (7569-7571 University Property).
- d. One (1) additional property is in escrow pending approval by the Court; this transaction is set for hearing on December 30, 2020 (West Washington Property).
- e. In addition, the Bandini Street property, which is owned by Ms. Champion-Cain and her husband Steven Cain is approved to be refinanced upon closing of the sale of the Valle Vista property (a receivership property); completion of this transaction is expected to result in \$1.3 million of proceeds for the receivership estate.

6. Three (3) real properties remain unsold, one of which is in escrow, pending due diligence completion:

- a. One (1) property is a mixed-use property that has a first-floor commercial unit with a two-story residence above it that is currently being used as a vacation rental property;
- b. One (1) is the Keller Co-work property located in Petaluma, California (this property is in escrow);
- c. One (1) is a residential property that is occupied by a non-paying former employee. The property cannot be sold until the tenant is evicted; the eviction process has been impacted by the COVID-19 related eviction moratoria.

7. The Receiver has completed auctions for the vast majority of the personal property; two of the remaining liquor licenses with material value, held by the receivership entities are also under contract, pending ABC approval.

As only a few properties remain to be sold, the Receiver's property management related activities have been significantly reduced. The Receiver

1 continues to work with eviction counsel to resolve the tenancy of the former  
2 employee who is not paying rent. Due to the COVID-19 related moratoria in place  
3 on evictions, that work is not expected to be completed until the first quarter of  
4 2021.

5 Based upon the best information currently available, the Receiver currently  
6 estimates the total net sales proceeds from the assets listed on Exhibit A to be on the  
7 higher end of the previously estimated \$13 million to \$15 million range,<sup>4</sup> over  
8 \$11 million of which has been recovered as of the date of this report. This total  
9 estimate remains speculative and may well change. As sales are completed, the  
10 Receiver is reflecting the actual recoveries on the exhibit as well as on the receipts  
11 and disbursements schedule included as Exhibit B hereto (previously in Section  
12 III.L. of this report).

13 As previously discussed, the extensive secured debt encumbering the assets  
14 had a substantial impact on the gross numbers presented in prior reports (and as  
15 presented in the current version of) Exhibit A, thus the net sale proceeds for most of  
16 the assets are small (relative to the prior or currently estimated market values of the  
17 assets, as applicable). It is important to note that the \$13 million to \$15 million  
18 estimate does not include any amounts associated with potential recoveries from  
19 causes of action or third parties recoveries not reflected specifically on Exhibit A  
20 hereto (discussed further below). It also is reflective of actual net sales proceeds  
21 and does not reflect revenue or expenses associated with the listed assets leading up  
22 to the sale thereof.

### 23 **C. Restaurant Operations**

24 Approval for the sale of the La Mesa Surf Rider Pizza restaurant was received  
25 during the third quarter of 2020. However due to the buyer's financing, closing did  
26 not occur until the fourth quarter of 2020. As discussed in the last report, the sale of  
27

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28 <sup>4</sup> This estimate does not include the anticipated \$1.3 million recovery from the  
Bandini Street Property.

1 the La Mesa location included the intellectual property of the Surf Rider Pizza  
2 brand. As such, when the sale of the La Mesa restaurant location closed, the Ocean  
3 Beach location was closed concurrently, ceasing all receivership estate restaurant  
4 operations.

5 **D. Property Taxes**

6 First half installments for 2020/2021 property taxes were paid in  
7 December 2020, as appropriate.

8 **E. Insurance**

9 During the third quarter of 2020, the Receiver renewed various policies which  
10 were up for renewal. As properties are sold, the Receiver continues to remove  
11 coverage and right size the policies in the portfolio.

12 As previously mentioned, the Receiver has filed three insurance claims:  
13 (1) two incidents of vandalism and theft that occurred at the former Himmelberg's  
14 restaurant location (10<sup>th</sup> and J Street), (2) civil unrest caused for intermittent closure  
15 and curfew, impacting the La Mesa Surf Rider's hours of operations and revenues;  
16 and (3) a claim against the policy covering theft and other criminal acts arising from  
17 the actions of the former Chief Financial Officer of ANI, Crispin Torres. The claim  
18 for vandalism at Himmelberg's was accepted and paid by the carrier. The two  
19 remaining claims remain open and under consideration by the respective carriers.

20 **F. Debt Service**

21 The Receiver has maintained current the debt service payments owed under  
22 the various mortgages encumbering the properties except for those properties for  
23 which joint motions are pending. As a result, and likely due to the significant  
24 communication and subsequent payoffs of various loans as part of the completed  
25 sale transactions, the Receiver has maintained effective working relationships with  
26 the various lenders.

27 During the third quarter of 2020, one property which was expected to be  
28 foreclosed upon was sold and meaningful equity was recovered as a part of this sale.

1 One additional property could result in a similar resolution, with escrow open and  
2 the proposed sale pending Court approval. That buyer has released contingencies  
3 and its \$250,000 earnest money deposit; the sale is pending Court approval with a  
4 hearing scheduled on December 30, 2020. Dkt. 520.

5 **G. Loans and Other Investments**

6 Through her investigation, meetings, and document review, the Receiver has  
7 identified numerous loans and investments made by Champion-Cain and the  
8 Receivership Entities, as well as associated business interests and assets. Based  
9 upon interviews with Champion-Cain and records reviewed by the Receiver, it  
10 appears that millions of dollars were spent in connection with investments in various  
11 enterprises and loans to third parties. The Receiver has recovered certain of these  
12 items to date (see Exhibit A) and will continue to cost-effectively pursue recovery of  
13 those items if/as deemed collectible.

14 **H. Investigation of Third-Party Claims**

15 The Receiver is aware of significant claims against third parties for the  
16 substantial losses suffered by the Receivership Entities and indirectly, the investors  
17 and creditors of the Receivership Entities. The Receiver has identified certain third  
18 parties who directly or indirectly aided and abetted the principals of the receivership  
19 entities in wrongful conduct resulting in tens of millions of dollars of losses.

20 With respect to Chicago Title, the Receiver has filed a motion seeking  
21 authority to file a related action in this Court against Chicago Title. Dkt. 323. An  
22 initial hearing on the motion was held on August 26, 2020, and a continued hearing  
23 occurred on December 17, 2020, at which time the Court continued the hearing  
24 again to April 12, 2021.

25 The Receiver has also been in contact with other third parties who had a role  
26 in the ANI scheme regarding claims held by the receivership estate. This includes  
27 professionals engaged by the Receivership Entities prior to the Receiver's  
28 appointment. The Receiver has negotiated a settlement with one such former

1 professional and anticipates filing a motion for Court approval of the settlement  
2 shortly. To the extent the discussions with other third parties do not result in  
3 settlement, the Receiver will seek authority to pursue claims against them.

4 The Receiver has also sought authorization to proceed with claims to recover  
5 profits, referral fees, commissions and other amounts paid to profiting investors and  
6 other third parties ("Clawback Claims"). Dkt. 493. As part of this process, the  
7 Receiver has sought approval of settlement parameters to promote the efficient  
8 resolution of Clawback Claims. Depending on the amount of the Clawback Claims,  
9 the Receiver seeks approval to settle the claims at amounts between 70% and 90%  
10 of the claim (on a progressive basis), with increased percentages for those claims  
11 that go through litigation. A hearing was held on December 17, 2020 and the  
12 motion was granted by order entered on December 18, 2020. Dkt. 551.

13 **I. Receivership Estate Operations**

14 During the third quarter of 2020, there were relatively few changes to overall  
15 operations and associated payroll (restaurant and Keller Co-Work). However, as a  
16 result of the continued progress on the real and personal property dispositions,  
17 adjustments in the corporate level staff have occurred since June 30, 2020. As  
18 previously mentioned, the sale of the La Mesa Surf Rider recently closed, thus all  
19 restaurant operations have ceased.

20 At present, in addition to the Keller Co-work manager, two full-time ANI  
21 corporate-level employees remain on staff. The Receiver continues to engage the  
22 temporary, part-time, human resources and tax specialist to assist with the wind-  
23 down of the various entities and related tasks. That employee continues to work  
24 remotely and typically works only a few hours a week. The IT vendor, AMA  
25 Networks, continues to monitor the corporate network operations for a minimal  
26 monthly charge and responds to requests on an as needed basis.

27 The Receiver and her staff continue to commit significant time to working  
28 closely with the remaining ANI staff. The remaining corporate employees continue

1 to work from home for the most part. Social distancing protocols have been  
2 initiated to provide for the health of those employees who occasionally, or as part of  
3 their duties, must visit the office for short periods of time. The accrued PTO owed  
4 to certain former ANI employees was paid during the third quarter of 2020. Going  
5 forward, the Receiver anticipates paying any accrued PTO in real time.

6 **J. Pending Litigation**

7 At the time of the Receiver's Appointment, there were two pending litigation  
8 matters involving the Receivership Entities. In one of these matters, one of the  
9 Receivership Entities had been sued in San Diego Superior Court by a former  
10 employee. This case has been stayed as a result of the litigation stay contained in  
11 the Appointment Order.

12 In the other pending case, one of the Receivership Entities, Westlink  
13 Development, LLC ("Westlink"), along with other co-plaintiffs, had sued SunTrust  
14 Bank in Pinellas County, Florida. Westlink was being represented by counsel  
15 located in San Diego, as well as a firm located in Florida (which was also  
16 representing the co-plaintiffs). Both firms were being paid on an hourly basis and  
17 Westlink was advancing all fees and costs for the other co-plaintiffs.

18 The Receiver, with assistance of her counsel, gathered information about the  
19 case, spoke to the lawyers in San Diego and Florida, and spoke to the two remaining  
20 co-plaintiffs. The Receiver, one of the co-plaintiffs, and the firm in Florida  
21 ultimately agreed, subject to Court approval, on a new proposed contingent fee  
22 arrangement and allocation of the net recovery. The Receiver filed a motion seeking  
23 authority to engage the Florida law firm as special counsel and for approval of the  
24 parties' agreement, which was approved on April 23, 2020. Dkt. 313. The litigation  
25 is now proceeding in the Florida state court for Pinellas County.

26 **K. Taxes**

27 The Receiver understands that in the past, certain investors may have received  
28 an IRS Form 1099 from one or more of the Receivership Entities. Typically, the

1 IRS Form 1099 is sent to each person that has received payments from a  
2 Receivership Entity each year. The Receiver is not presently able to report the  
3 specific amounts paid to individual investors during the pre-receivership periods.  
4 Before transmitting the payment information or the Form 1099 to investors, the  
5 Receiver must first complete her forensic accounting so she can verify what  
6 payments were made, as well as the nature of the payments.

7 In addition, the Receiver intends to seek approval and authority to commence  
8 a claims process in which investors and the Receiver will work to validate the  
9 amounts received by the Receivership Entities from investors as well as the amounts  
10 paid to investors. Once the foregoing information has been obtained and after  
11 consultation with tax professionals as to the propriety of transmitting the IRS Form  
12 1099 to investors in these circumstances, the Receiver will notify the investors of  
13 her decision as to whether to send out the Form 1099 for any pre-receivership  
14 periods.

15 In either case, it is important to note that the Receiver cannot provide tax  
16 advice to investors and each investor should consult with their own tax accountant  
17 or counsel regarding the appropriate tax reporting for their investments in the  
18 Receivership Entities.

19 Regarding the Receivership Entities' tax returns, a significant number of prior  
20 year returns had not been completed at the time of the Receiver's appointment. To  
21 date the Receiver has had 39 tax returns filed for 20 Receivership entities. The  
22 Receiver will continue to file Receivership Entity tax returns in the most cost-  
23 effective and efficient manner possible.

24 **L. Receipts and Disbursements**

25 The following reflects the cash activity in the receivership estate from the  
26 inception of the receivership on September 3, 2019 through September 30, 2020. A  
27 summary of the receipts and disbursements is as follows:  
28



Bank Balance at 09/03/2019 <sup>5</sup> (accounts listed in Appointment Order)	\$368,614
Additional Bank Account Recoveries post-takeover	\$1,447,947
Chicago Title Funds Received	\$11,311,344
Total Receipts	\$13,682,867
Total Disbursements	(\$12,100,300)
<b>Ending Bank Balance at 09/30/2020</b>	<b>\$14,710,472</b>

A more detailed summary of the receipts and disbursements is attached hereto as Exhibit B. As noted above, since September 30, 2020 through the date of this report, the Receiver has realized approximately \$5.1 million in additional recoveries with approximately \$900,000 of anticipated net sales proceeds currently pending closing, Court and/or ABC approval.

**M. Investor/Creditor Communications**

The Receiver continues to maintain a dedicated website which is being used to provide case information, regular updates, and answers to frequently asked questions to investors and creditors. The website is not intended to duplicate the Court's electronic case filing system for this case, but it is intended to provide investors with important information about the receivership. The Internet address for the website is: [www.anireceivership.com](http://www.anireceivership.com). In addition, the Receiver maintains a dedicated e-mail address ([ani@ethreadvisors.com](mailto:ani@ethreadvisors.com)) and telephone line for investor and creditor inquiries. The Receiver has had her staff attempt to respond to investor and creditor correspondence to acknowledge receipt of their correspondence (via email and/or phone).

The Receiver has provided communications directing all investors and creditors to the receivership website for further notices, information, and updates,

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<sup>5</sup> While September 3, 2019 is the date of the Appointment Order, the order was entered late in the afternoon, and the takeover occurred on September 4, 2019, so certain bank activity occurred (including certain September rents and debt service payments) on September 3rd, prior to the freeze order taking effect.



1 and notifies them of the opportunity to subscribe to the receive automatic periodic e-  
2 mail updates with links to reports and other relevant documents filed with the Court.

#### 3 **IV. CONCLUSION**

4 The Receiver's efforts to marshal and recover assets and relevant  
5 Receivership Entity documents and records are ongoing. The Receiver and her  
6 professionals make the following recommendations regarding the continued  
7 administration of the receivership.

##### 8 **1. Document Recovery Efforts**

9 The Receiver continues to obtain records from all financial institutions where  
10 the Receivership Entities or other relevant parties maintained accounts as well as  
11 from attorneys and accountants engaged by the Receivership Entities. The Receiver  
12 has served subpoenas on certain institutions, individuals, and entities and proposes  
13 to proceed with these efforts to obtain necessary documents, assets, and information.  
14 It may also be necessary to take the depositions of certain individuals.

##### 15 **2. Asset Investigation and Recovery Efforts**

16 The Receiver will continue to seek to locate any presently unaccounted for  
17 receivership assets that may exist. As noted above, it is believed that additional  
18 assets may be located once the Receiver has completed her forensic accounting.  
19 The Receiver also will continue to investigate third parties who aided Champion-  
20 Cain in connection with this enterprise. As part of her investigation, the Receiver  
21 will evaluate whether such third parties should be liable for damages caused to the  
22 Receivership Entities and their investors.

##### 23 **3. Accounting**

24 The Receiver and her staff have made significant progress with the forensic  
25 accounting; a preliminary investor-specific report was filed on December 1, 2020  
26 (Dkt. No. 516-1). As previously mentioned, this accounting is and will be used to  
27 identify any additional receivership assets, and to establish where the funds obtained  
28 by the Receivership Entities came from and where they went after they were

1 received by the Receivership Entities. The accounting will also provide the  
2 foundation for the Receiver's review and analysis of investor/lender and other  
3 creditor claims, as well as her clawback claims.

4 **4. Continuation of Receivership**

5 Based upon the Receiver's investigation and findings to date, the Receiver  
6 recommends and requests that the Court order that the receivership continue  
7 pursuant to the Appointment Order and supplemental orders issued by the Court.

8  
9 Dated: December 23, 2020

ALLEN MATKINS LECK GAMBLE  
MALLORY & NATSIS LLP

10  
11 By: s/Edward G. Fates

12 DAVID R. ZARO  
13 EDWARD G. FATES  
14 NORMAN M. ASPIS  
Attorneys for Receiver  
KRISTA FREITAG  
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**EXHIBIT INDEX**

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# EXHIBIT A

# EXHIBIT A

**Preliminary Asset Schedule (not including FF&E)**

*All values and commentary, unless a transaction has occurred, are preliminary based on the best information available to the Receiver at this time. Nothing contained herein shall be construed as an admission of any values or balances or a waiver of any rights.*

**Properties Sold:**

	Address	Asset Type or Name	Asset Status & Commentary	Net Sales Proceeds
1	4205 Lamont Street, #12, San Diego, CA 92109	Rental Condo	Closed 12/26/19 - Sale Price \$409,000. Payment to Lender \$374,751.60; paid down loan such that updated amount owing lender is approximately \$460,000. The remaining collateral on this loan is Valle Vista and certain Surf Rider personal property, the sale of which are expected to contribute net proceeds to the estate.	0
2	132 Keller Street, Petaluma, CA 94952	Closed Restaurant (prior to receivership appt)	Closed 12/26/19 - Sale price \$1,800,000. Payment to lender \$1,698,556.12; brought loan current and paid down principal such that remaining principal balance is \$1.1 million and monthly interest only payment reduced by nearly \$10,000 per month. The remaining collateral on this loan is 140 Keller Street, the sale of which is expected to contribute net proceeds to the estate.	0
3	805 Brighton Court, San Diego, CA 92109	Vacation Rental	Closed 01/31/2020 - sale price \$1,275,000. Payment to lender \$1,223,905.64 (includes \$67,760.45 of net sale proceeds); paid down principal. Net sale proceeds were \$67,760.45, which as per Court Order, were sent to lender rather than receivership estate.	0
4	1617 Thomas Street Pacific Beach, CA 92109	Vacation Rental	Closed 2/18/2020 - sale price \$985,000. Payment to lender \$675,542. Net sale proceeds were \$224,740.	224,740
5	83 Royal Saint Georges Way, Rancho Mirage, CA 92103	Vacation Rental	Closed 2/10/2020 - sale price \$2,999,000. Payment to lender \$1,588,561. Net sale proceeds were \$1,271,093.	1,271,093
6	SE Corner of Casanova St & Palou Ave Carmel by the Sea 93921	Vacation Rental	Closed 4/1/2020 - sale price \$1,550,000. Net payment to lender \$917,622. Net sale proceeds were \$534,153.	534,153
7	724 Zanzibar Ct., San Diego, CA 92109	Vacation Rental	Closed 5/22/2020 - sale price \$1,875,000. Net payment to lender \$1,524,704. Net sales proceeds were \$258,776.	258,776
8	3833 Mission Blvd., San Diego, CA 92109	Commercial Property Restaurant	Closed 6/4/2020 - sale price \$825,000. Net payment to lender \$610,630. Net sales proceeds were \$129,306 after the July 2020 payment of the \$60,000 UCC.	129,306
9	3735 Mission Blvd., San Diego, CA 92109	Quick Service Restaurant -- Bao Beach	Closed 6/5/2020 - sale price \$28,000. Net sales proceeds were \$19,592.	19,592
10	3768 Mission Blvd, San Diego, CA 92109	Restaurant operation	Closed 6/25/2020 - sale price \$2,300,000. Net payment to lender \$2,044,306. Net sales proceeds were \$54,393. The liquor license escrow closed on August 11, 2020 resulting in \$79,367 of additional net sale proceeds (which is not reflected in this number).	54,393
11	3814 Mission Blvd. San Diego, CA 92109	Redondo Parking Lot Next to Surf Rider Pizza - Mission Beach	Closed 6/25/2020 - sale price \$1,011,000. Lender paid off with sale of Saskas (3768 Mission Blvd). Net sales proceeds were \$965,481.	965,481
12	3445 Ingraham Street, San Diego, CA 92109	Commercial Property Restaurant	Closed 7/21/2020 - sale price \$695,000. Net payment to lender \$272,201. Net sales proceeds were \$400,618.	400,618
14	3415 Mission Blvd., San Diego, CA 92109	Retail store and 3 apartments	Closed 8/19/2020 - sale price \$1,550,000. Net payment to lender \$1,212,627. Net sales proceeds were \$273,811.	273,811
13	3548 Tennyson Street, San Diego, CA	Long term rental - Just purchased 8/20/19	Closed 8/21/2020 - sale price \$885,000. Net payment to lender \$551,269. Net sales proceeds were \$263,184.	263,184
15	809 San Rafael Pl., San Diego, CA 92109	Vacation Rental	Closed 9/14/2020 - sale price \$1,630,000. Net payment to lender \$1,313,047. Net sales proceeds were \$252,962.	252,962
16	7569-7571/7565 University Avenue, La Mesa, CA 91942	ANI, Inc. planned condo Units	Property was pending foreclosure. Closed 10/30/2020 - sale price \$1,400,000. Net payment to lender \$1,047,394. Net sales proceeds were \$261,418.	261,418
17	4829 Bella Pacific #215, San Diego, CA 92109	Rental Condo	Closed 10/30/2020 - sale price \$490,000. Net payment to lender \$414,153. Net sales proceeds were \$41,161.	41,161
18	737 Windemere Ct., San Diego, CA 92109	Vacation Rental	Closed 11/02/2020 - sale price \$1,515,000. Net payment to lender \$142,729 (after \$158.45 refund). Net sales proceeds were \$1,349,216 (after \$158.45 refund).	1,349,216

19	8381 La Mesa Blvd., La Mesa CA	Commercial Property Restaurant	Closed 11/13/2020 - sale price \$2,425,000 (for all assets). Net payment to lender \$2,264,386. Net sales proceeds were \$26,366. The liquor license escrow closed on November 20, 2020 resulting in \$49,193 of additional net sale proceeds (which is not reflected in this number).	26,366
20	4030-4034 Randolph Street, San Diego, CA 92103	Rentals Apt - 5 Units; House - 4 Units	Closed 11/18/2020 - sale price \$1,650,000. Net payment to lender \$1,087,150. Net sales proceeds were \$467,303.	467,303
21	7940 University Avenue #9, La Mesa, CA 91941	Rental Condo	Closed 11/25/2020 - sale price \$351,000. Net payment to lender \$303,332. Net sales proceeds were \$25,450.	25,450
22	812 San Rafael Pl., San Diego, CA 92109	Vacation Rental	Closed 12/08/2020 - sale price \$1,622,000. No payment to lender (paid off with Windemere closing). Net sales proceeds were \$1,552,795.	1,552,795
23	4364 Valle Vista, San Diego, CA 92103	SFR - Long Term Rental	Closed 12/17/2020 - sale price \$1,150,000. Net payment to two lenders \$978,272. Net sales proceeds were \$. Payoff of the second loan frees up 3770 Mission Blvd. net sales proceeds for the receivership estate.	105,342
24	750 Yarmouth Ct., San Diego, CA 92109	Vacation Rental	Closed 12/17/2020 - sale price \$1,350,000. No payment to lender (paid off with Windemere closing). Net sales proceeds \$1,291,956.	1,291,956
<b>Total Net Sales Proceeds (Plus reduction of loans payable of \$3.188 million for Items 1-3)</b>				<b>9,769,116</b>
<b>Properties Pending Sale Closing/Court Approval:</b>				
	<b>Address</b>	<b>Asset Type or Name</b>	<b>Asset Status &amp; Commentary</b>	<b>Estimated Net Sales Proceeds</b>
1	7243 Camino Degrazia, Unit 59, San Diego, CA 92111	Rental Condo	Sale is Court approved at \$450,000 and expected to close before year-end. Part of the same loan portfolio as Bella Pacific and 7940 University properties. After loan paydown with this sale, balance of loan is estimated to be \$11K, freeing up most of the net sales proceeds from the 3792 Mission Blvd. sale, which is pending Court approval. Net sales proceeds estimated to be \$40,000.	40,000
2	3770 Mission Blvd., San Diego, CA 92109	Quick Service Restaurant -- Surf Rider Pizza Mission Beach	Sale is Court approved at \$402,500. With the closing of the Valle Vista Property, the estimated net sales proceeds associated with this transaction are \$350,000. Because a liquor license is a part of this transaction, the transaction is expected to take approximately 3-6 months to complete after Court approval (currently estimated to occur in February - March 2021).	350,000
3	2163 Abbott Street, Ocean Beach, CA 92107	Surf Rider Pizza Cafe	Sale is Court approved at \$85,000. Estimated net sales proceeds are estimated to be \$48,000. Operations closed concurrent with the La Mesa Surf Rider because the brand was purchased with that sale. Because a liquor license is a part of this transaction, the transaction is expected to take approximately 3-6 months to complete after Court approval (currently estimated to occur in February - March 2021).	48,000
4	901, 903, 904 W. Washington ST., San Diego, CA	Commercial Property 1 Commercial Tenants	Sale is currently pending Court approval at \$1,650,000, with an auction scheduled for December 28, 2020. Property is also pending foreclosure. A foreclosure was scheduled for November 30, 2020, however after receiving a credible offer, the lender has tentatively agreed to allow a sale to be completed under specific negotiated parameters. Estimated net sales proceeds from this sale are \$95,000 (which will change depending on auction results).	95,000
5	3792 Mission Blvd. (Suite A), San Diego, CA 92109	Office space	Sale is pending Court approval at \$399,000. Hearing is set for December 30, 2020. Part of the same loan portfolio as Bella Pacific, 7940 University and Camino deGrazia properties; however, by this closing, the loan should be approximately \$11K, allowing the receivership estate to realize the vast majority of the net sale proceeds for this sale (estimated at \$370,000).	370,000
<b>Total Estimated Net Sales Proceeds for Transactions Pending Closing or Court Approval</b>				<b>903,000</b>

<b>Mixed Use Real Property Owned:</b>				
	<b>Address</b>	<b>Asset Type or Name</b>	<b>Asset Status &amp; Commentary</b>	<b>Estimated Contract Sale Price</b>
1	3816 Mission Blvd./733 Salem Court, San Diego, CA 92109	Mixed Use - Surf Shop Ground Floor Apartment Loft Rented	Based on recent offers, the listing price was increased to \$1,299,000. The commercial unit is being occupied by ANI corporate staff on a socially distant basis. The residential unit has been converted to a short term vacation rental.	1,210,000
<b>Total Estimated Contract Sale Price</b>				<b>1,210,000</b>
<b>General Commercial Real Property Owned:</b>				
	<b>Address</b>	<b>Asset Type or Name</b>	<b>Asset Status &amp; Commentary</b>	<b>Contract Sale Price</b>
1	140 Keller Street, Petaluma, CA 94952	CoWorking Office Business	The co-work business was closed mid-March through May 2020 due to the COVID-19 pandemic, and is now open. Property is in escrow, pending due diligence completion.	2,050,000
<b>Total Contract Sale Price</b>				<b>2,050,000</b>
<b>General Residential Real Property Owned:</b>				
	<b>Address</b>	<b>Asset Type or Name</b>	<b>Asset Status &amp; Commentary</b>	<b>Estimated Market Value</b>
1	1775 Diamond Street, #301, San Diego, CA 92111	Condo	Submarket Lease in place pre-Receiver. Tenant has not paid rent in nearly a year. The Receiver is working to evict tenant after the COVID-19 based moratorium expires. EMV based on Realtor automated value. There is no debt on this property.	340,380
<b>Total Estimated Market Value</b>				<b>340,380</b>
<b>Properties Foreclosed/Pending Joint Motion for Relief from Injunction:</b>				
	<b>Address</b>	<b>Asset Type or Name</b>	<b>Asset Status &amp; Commentary</b>	<b>No Value Expected to be Realized</b>
1	3515 Hancock Street San Diego, CA 92110	Commercial Use - Main Office and Parking Lot	Former HQ office space. Foreclosure was completed in December 2020.	
2	4437-4445 Lamont Street, San Diego, CA 92109	Commercial Use - Restaurant (4439 is 2-story building used as storage and office for Lamont operations)	Former Patio on Lamont Restaurant; operations closed as a result of COVID. Foreclosure was completed in November 2020.	
3	369 10th Avenue, San Diego, CA 92101	Real Estate Condo Envelope	Former Himmelberg's restaurant/bar. Foreclosure was completed in December 2020.	
4	301-317 D Street, Sacramento, CA 95605	Partially constructed 40 unit apartment building.	Partially developed apartment building. Construction ceased just prior to Receiver's appointment. Project secured, insured (insurance transitioning to lender force placed) and weatherized. Project encumbered by a construction loan, mechanic's liens and a stop notice, all of which must be addressed. After significant effort to effectuate a deal, Receiver has agreed to limited relief to allow the lienholders to exercise their limited rights/remedies.	

Other Investments/Loans - Recovery to Date:				
1	Tourmaline Equity, LLC		\$300K Investment in real estate development in Bentonville, Arkansas.	347,040
2	Dan Champion		\$275K Loan on single family residence with estimated value of \$686,020 based on online market data only. Additional \$79,338 payment made with no value received in return. To prevent legal costs associated with fraudulent transfer claim, Receiver negotiated settlement of \$330K (93% recovery on payments); the Court approved this transaction and it funded on May 12, 2020.	330,000
3	Pullman Lofts I		Investment in membership interest which was intended to develop a 72 unit apartment complex in Santa Rosa. Invested \$758,273 per company records. Negotiated buyout of nearly \$471K. Transaction closed in third quarter.	470,888
4	JB Resources		Funds advanced pre-Receiver with no value received. Buyout of Pullman Lofts I includes assignment of the rights to collect on this transfer. Transaction closed in third quarter.	25,000
5	Endeavor Bank (CBB Venture Group)		CD, MM Recovered December 2020	234,669
Total Other Investments/Loans - Recovery To Date				1,407,597
Other Investments/Loans - General Information and Status:				
	Address/Name	Asset Type or Name	Asset Status & Commentary	Total Invested or Loaned
1	3241 Borrego Road Borrego Springs, CA 92004	La Casa Del Zorro	Signed agreement with owner terminating management of hotel. Continue to own an interest in hotel.	1,063,750
2	Pullman Lofts II		Investment in membership interest - not expected to proceed.	31,200
3	2 Budz Holding		Investment through private placement offering - membership interest owned (6.3025%).	750,000
4	Wedge Water		Loan Receivable	25,000
5	M. Ferguson		Loan Receivable	48,013
6	H. Misirliogou		Loan Receivable	102,324
7	Dash Wagon		Convertible note - child seat/stroller. UCC.	200,000
8	Boormeester		Loan Receivable - borrower deceased but following up with estate.	60,000
9	Employee Loan		Loan Receivable	123,000
10	nGAP		Loan Receivable	5,000
11	BSV Group, LLC		23.53% Membership Interest. Distillery.	60,000
12	Wonderlust Events, LLC		Membership interest in member LLC - Music and Arts festival.	50,000
13	Trek Partners		Oil/gas related investment - recovery not anticipated.	90,632
14	Baymedica		Convertible Note	50,000
15	Endeavor Bank		Share Price Est (CD, MM Recovered above)	240,000
16	Menon Renewable Energy		Investment	105,000
Total Other Investments/Loans				3,003,919



<b>Liquor License Closed Transactions:</b>				
	<b>Address</b>	<b>Asset Type or Name</b>	<b>Asset Status (for sale, for lease, operating, closed, etc.)</b>	<b>Net Sales Proceeds</b>
1	4020 Goldfinch St.	On-Sale General Eating Place	Sale to landlord approved by the Court on January 24, 2020. Sale closed August 2020.	142,990
2	3768 Mission Blvd.	On-Sale General Eating Place	Included with sale of real property. Sale closed August 2020.	79,367
3	345 S. Coast Highway 101	On-Sale General Eating Place	Sale to landlord approved by the Court on January 24, 2020. Sale closed June 2020 (funds received Q320).	117,145
4	Petaluma	On-Sale General Eating Place.	Included with sale of real property. Sale closed August 2020.	150,000
5	8381 La Mesa Blvd.	On-Sale General Eating Place	Included in the sale of the real property. Sale closed November 2020.	49,193
<b>Total Liquor License Closed Transactions Net Sales Proceeds</b>				<b>538,695</b>
<b>Other Liquor License Status:</b>				
	<b>Address</b>	<b>Asset Type or Name</b>	<b>Asset Status (for sale, for lease, operating, closed, etc.)</b>	<b>Estimated Market Value</b>
1	2163 Abbott St.	On-Sale Beer & Wine - Eating Place	Included in the sale of the leasehold interest.	0
2	2163 Abbott St.	Caterer	Included in the sale of the leasehold interest.	0
3	3770 Mission Blvd.	On-Sale General Eating Place	Included in the sale of the leasehold interest.	0
4	4535 Towne Centre Ct.	On-Sale Beer & Wine - Eating Place	To be transferred to new operator or building owner, who previously paid for same.	0
5	8910 University Center Ln.	On-Sale Beer & Wine - Eating Place	To be transferred to new operator or building owner, who previously paid for same.	0
6	400 Spectrum Center Dr.	On-Sale Beer & Wine - Eating Place	Transferred to new operator or building owner, who previously paid for same.	0
7	17877 Von Karman Ave.	On-Sale General Eating Place	Transferred to new operator or building owner, who previously paid for same.	0
8	369 10th Ave.	On-Sale General Eating Place	Under Contract.	52,500
9	4445 Lamont St.	On-Sale General Eating Place	Available for Sale	100,000
10	2855 Perry Rd.	On-Sale General Eating Place	Under Contract.	52,500
11	928 Fort Stockton Dr.	Off-Sale Beer & Wine	Available for Sale	2,500
<b>Total Estimated Market Value</b>				<b>207,500</b>
<b>Leasehold Interests Remaining/Pending Transition:</b>				
	<b>Address</b>	<b>Asset Type or Name</b>	<b>Asset Status (for sale, for lease, operating, closed, etc.)</b>	
1	3779 Mission Blvd. San Diego, CA 92109	San Jose Parking Lot Across from Saska's Steakhouse	Post COVID-19, no offers for the property have materialized. Property lease ends on December 31, 2020.	
<b>Leased Locations Closed/Transitioned:</b>				
	<b>Address</b>	<b>Asset Type or Name</b>	<b>Asset Status (for sale, for lease, operating, closed, etc.)</b>	
1	2855 Perry Road Building 8, San Diego, CA 92106	Full Service Restaurant -- Firesire by the Patio	Closed - Valued FF&E with appraiser and turned over to lender.	
2	345 S Coast Hwy 101 Encinitas, CA 92024	Full Service Restaurant -- Patio 101	Closed prior to Receiver's appointment but remained in possession. Valued FF&E with appraisal. Transaction for liquor license and FF&E received Court approval on January 24, 2020.	
3	4020 Goldfinch Street, San Diego, CA 92103	Full Service Restaurant -- Patio on Goldfinch	Closed. Valued FF&E with appraisal. Transaction for liquor license and FF&E Court approval received on January 24, 2020.	
4	2670 Via De La Valle, Del Mar, CA 92014	Coffee Shop -- Swell Coffee	Closed. Turned over to Landlord. Removed FF&E.	
5	928 Fort Stockton Dr., San Diego, CA 92103	Coffee Shop and Retail -- Patio Express Mission Hills	Closed. Turned over to Landlord. Removed FF&E.	
6	3232 Mission Blvd., San Diego, CA 92109	Retail Store -- Surf Life Mission Beach	Closed. Turned over to Landlord. Removed FF&E.	
7	3731 Mission Blvd., San Diego, CA 92109	Retail Store -- Mission Beach Surf Co.	Closed. Turned over to Landlord. Removed FF&E.	
8	4535 Towne Centre St., San Diego	Patio Marketplace Restaurant	Closed. Turned over to building owner.	
9	8910 University Center Ln., San Diego	Patio Marketplace Restaurant	Closed. Turned over to building owner.	
10	400 Spectrum Center Dr., Irvine CA	Patio Marketplace Restaurant	Transitioned to replacement restaurant operator effective February 1, 2020.	
11	17877 Von Karman Ave.	Patio Marketplace Restaurant	Transitioned to building owner effective February 1, 2020.	

SUMMARY OF EXHIBIT A			
Real Property	Total Net Proceeds from Sale of Real Property (includes Q420) Closings To Date		9,769,116
Other Investments/Loans		Total Recovery To Date	1,407,597
Liquor Licenses		Total Liquor License Transactions Closings Net Sales Proceeds To Date	538,695
		<b>Total Recovery To Date (includes post 9/30/20 funds (gray highlights))</b>	<b>11,715,408</b>
Real Property		Total Est Net Sales Proceeds for Properties Pending Sale Closings	903,000
	<b>Total Estimated Net Sales Proceeds for Transactions Pending Completion or Court Approval</b>		<b>903,000</b>
Real Property		Total Estimated Market Value/Contract Sale Price of Unsold Real Property	3,600,380
Other Investments/Loans		Total Other Investments/Loans Unresolved	3,003,919
Other Liquor Licenses		Total Estimated Market Value	207,500
		<b>Total Recovery Pending Resolution or Sale</b>	<b>6,811,799</b>
<b>Grand Total (SEE NOTE BELOW)</b>			<b>19,430,207</b>
<p><b>NOTE:</b> The numbers reflected are as noted and are being provided as a courtesy for the reader's reference purposes only. All except one of the real properties is encumbered with a mortgage. After taking into consideration estimated values, brokerage fees, costs of sale, mortgage payoffs and fees, property taxes, potential recovery of other investments/loans, etc., the Receiver estimates the net sales proceeds from the portfolio reflected on this schedule to be in the high end of the \$13-\$15 million range.</p>			

# EXHIBIT B

# EXHIBIT B

<b>Beginning Balance at 09/03/2019 (accounts listed in Appointment Order)</b>	<b>\$368,614</b>
Additional Bank Account Recoveries post-takeover	\$1,447,947
Line of Credit Withdrawal – 9/3 pre-Receiver	\$80,000
Chicago Title Funds Received November 19, 2019	\$11,311,344
Rancho Mirage Property Recovery	\$1,271,093
Thomas Avenue Property Recovery	\$224,740
Carmel Property Recovery	\$534,153
Zanzibar Property Recovery	\$258,776
Former Swell Property Recovery[1]	\$129,306
Saska's and Parking Lot Recoveries	\$1,099,241
Bao Recovery	\$19,592
Ingraham Property Recovery	\$400,618
3415 Mission Property Recovery	\$273,811
Tennyson Property Recovery	\$263,184
7569-7571 University Property Recovery (earnest money only)	\$52,500
Bella Pacific Property Recovery (earnest money only)	\$7,500
809 San Rafael Property Recovery	\$252,962
Former Patio 101 Liquor License, Personal Property Recovery	\$117,145
Former Chicken Pharm Liquor License Recovery	\$150,000
Former Goldfinch Liquor License, Personal Property Recovery	\$142,990
Legal Retainer Recovery	\$183,204
Tourmaline Investment Recovery	\$347,040
City National Bank CD Recovery	\$76,296
D. Champion Settlement Recovery	\$330,000
Pullman Lofts Earnest Money Deposit Recovery	\$495,888
Personal Property Recovery	\$337,192
Restaurant Receipts (includes Patio Marketplace pre-opening expense receivables collection)	\$5,158,459
Real Estate Rental Receipts	\$774,712
Keller Street Co-Work Receipts	\$299,563
Retail Receipts (includes post-closing product sales (pre-auction))	\$111,487
ANI Miscellaneous Contract Refunds/Recoveries/Receipts	\$223,324
Interest Income	\$68,092

Pre-Receiver Expenses (detail in Initial Verified Report)	(\$87,930)
<b>Restaurant Expenses:</b>	
Payroll and Payroll Related Expense	(\$2,156,091)
Operating Expenses	(\$1,160,162)
Cost of Goods Sold	(\$1,210,022)
Management Fees	(\$336,666)
BOE – Sales Tax	(\$321,203)
Rent Expense	(\$123,159)
Merchant and Bank Fees	(\$34,460)
<b>Real Property Related Expenses:</b>	
Debt Service	(\$1,493,595)
Property Tax Expense	(\$340,941)
Operating Expenses	(\$265,466)
<b>Keller Street Co-Work Expenses:</b>	
Payroll and Payroll Related Expense	(\$90,870)
Operating Expense	(\$105,264)
<b>Retail Expenses:</b>	
Payroll and Payroll Related Expense	(\$18,087)
Operating Expense	(\$20,837)
Cost of Goods Sold	(\$1,463)
General & Administrative Expense	(\$2,051)
<b>Corporate Expenses:</b>	
Payroll and Payroll Related Expense (includes real property related operations)	(\$1,754,716)
Payroll - PTO	(\$197,363)
Insurance (includes real property and operations coverages)	(\$366,453)
General & Administrative Expenses	(\$557,875)
IT Expense	(\$137,824)
Rent Expense	(\$92,567)
Operating Expenses	(\$73,610)
Receiver Fees & Expenses[2]	(\$506,760)
Receiver Legal Fees & Expenses[3]	(\$644,866)
<b>Ending Bank Balance at 09/30/2020</b>	<b>\$14,710,472</b>

[1] In July 2020, a UCC payment was made in the amount of \$60,000, which ultimately offsets this recovery.

[2] Includes credit for Rancho Mirage Property buyer's request for supplemental Court approval - \$4,990.

[3] Includes credit for Rancho Mirage Property buyer's request for supplemental Court approval - \$4,990.