

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  
19 v.  
20 GINA CHAMPION-CAIN and ANI  
DEVELOPMENT, LLC,  
21 Defendants,  
22 AMERICAN NATIONAL  
INVESTMENTS, INC.,  
23 Relief Defendant.  
24  
25  
26  
27  
28

Case No. 3:19-cv-01628-LAB-AHG  
**RECEIVER'S ACCOUNTING OF  
COSTS OF SALE OF PERSONAL  
PROPERTY, LIQUOR LICENSE,  
AND ASSIGNMENT OF  
COMMERCIAL LEASE  
ASSOCIATED WITH THE FORMER  
MISSION BEACH SURF RIDER  
RESTAURANT**

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, Liquor License,  
5 and Assignment of Commercial Lease Associated with the Former Mission Beach  
6 Surf Rider Restaurant.

7 As part of its Order Granting Request to Approve Sale of Personal Property,  
8 Liquor License, and Assignment of Commercial Lease Associated with Mission  
9 Beach Surf Rider Restaurant to Winning Bidder, the Court instructed the Receiver  
10 to provide a full accounting of sale costs, the precise amount, if any, used to pay off  
11 the loan to First Choice Bank, and the amount, if any, ultimately returned to the  
12 receivership estate from the sale proceeds. Dkt. 488. The summary breakdown of  
13 the purchase price proceeds is as follows (no amount was paid to First Choice Bank  
14 as the loan had been fully paid off from the Valle Vista property sale closing):

15	Sale Price	\$402,500.00
16	Sales Commission	(\$24,150.00)
17	May Rent Proration	\$5,016.67
18	Closing Costs	(\$1,748.25)
19	<b>Net Sale Proceeds</b>	<b>\$381,618.42</b>

20  
21 Dated: May 13, 2021

ALLEN MATKINS LECK GAMBLE  
MALLORY & NATSIS LLP

22  
23 By: s/Edward G. Fates

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