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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.  
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 OCEAN  
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 Ocean Beach Surf Rider  
 6 Restaurant.

7 As part of its Order Granting Motion for Approval of Sale of Personal  
 8 Property, Liquor License, and Assignment of Commercial Lease Associated with  
 9 the Ocean Beach Surf Rider Restaurant, the Court instructed the Receiver to provide  
 10 a full accounting of sale costs, the precise amount paid to Jacmar Foodservice  
 11 Distribution, and the amount, ultimately returned to the receivership estate from the  
 12 sale proceeds. Dkt. 489. The summary breakdown of the purchase price proceeds is  
 13 as follows:

14	Sale Price	\$85,000.00
15	Sales Commission	(\$8,500.00)
16	Security Deposit	\$3,000.00
17	Jacmar UCC Security Interest	(\$27,500.00)
18	Closing Costs	(\$1,495.75)
19	<b>Net Sale Proceeds</b>	<b>\$50,504.25</b>

20  
 21 Dated: May 13, 2021

ALLEN MATKINS LECK GAMBLE  
 MALLORY & NATSIS LLP

22  
 23 By:           s/Edward G. Fates          

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