

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,
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 SALES OF LAMONT
STREET AND KELLER STREET
PROPERTIES**

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 for sales of Lamont Street and Keller Street
 5 properties.

6 As part of its Orders approving the sales of the real properties located at
 7 4205 Lamont Street, #12, San Diego ("Lamont Street Property"), 1617 Thomas
 8 Avenue, San Diego ("Thomas Avenue Property"), and 132 Keller Street, Petaluma
 9 ("Keller Street Property"), the Court instructed the Receiver to provide a full
 10 accounting of the costs of each sale. Dkt. 162, 163, 166. The sale of the Thomas
 11 Avenue Property has not yet closed; due to the length of time between originally
 12 anticipated closing (prior to the Receiver's appointment) and Court approval, the
 13 buyer was forced to requalify and is working to obtain a new loan. The buyer
 14 anticipates closing by the end of January 2020.

15 The costs of sale for the Lamont Street Property and Keller Street Property
 16 were as follows:

17 **Lamont Street Property**

18 The Receiver paid a total of \$3,909.30 for title, recording, transfer, and other
 19 fees associated with this sale. The summary breakdown of the purchase price
 20 proceeds is as follows:

Purchase Price	\$409,000.00
Broker Commission	(\$20,450.00)
County Tax and HOA Credit to Seller	\$110.90
Credit owed to Buyer Per Purchase Contract	(\$10,000.00)
Title, Recording, Transfer and Other Fees	(\$3,909.30)
Applied to Pay Down Mortgage	(\$374,751.60)

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 28

1 **Keller Street Property**

2 The Receiver paid a total of \$11,249.00 for title, recording, transfer, and other
 3 fees associated with this sale. The summary breakdown of the purchase price
 4 proceeds is as follows:

5 Purchase Price	\$1,800,000.00
6 Broker Commission	(\$108,000.00)
7 County Tax Credit to Seller	\$17,805.12
8 Title, Recording, Transfer and Other Fees	(\$11,249.00)
9 Applied to Pay Down Mortgage	(\$1,698,556.12)

10
 11 The Receiver will submit an accounting of the costs of sale for the Thomas
 12 Avenue Property shortly after the sale closes.

13
 14 Dated: January 8, 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
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