Hon, Robert N. Kwan

YORK, INC., a dissolved New York corporation;

LESLIE as, TRUSTEE OF THE PLAN TRUST

ACE MUSEUM, a California corporation; DOUGLAS CHRISMAS, an individual; SAM

27

1	FOR ART & ARCHITECTURE BOOKS OF THE
ړ	21 <sup>ST</sup> CENTURY,
2	Cross-Defendants.
3	DOUGLAS CHRISMAS, an individual,
	Booder is criticism is, an individual,
4	Counter-Claimant,
ا ہ	V.
5	A D.T. 0. A D.C.H.TE.C.T.I.D.E. D.C.O.V.C. O.E. THE 21 ST
6	ART & ARCHITECTURE BOOKS OF THE 21 <sup>ST</sup> CENTURY,
7	Counter-Claim Respondent.
Ω	

TO THE UNITED STATES DISTRICT COURT FOR THE CENTRAL DISTRICT OF CALIFORNIA:

The United States Bankruptcy Court hereby issues its findings of fact and conclusions of law pursuant to Federal Rule of Bankruptcy Procedure 9033 and recommends that the United States District Court adopt the following Statement of Uncontroverted Facts and Conclusions of Law <sup>1</sup> and grant the motion of Richard Pettibon for summary judgment on his complaint in intervention in this adversary proceeding:

## **UNCONTROVERTED FACTS**

No.	Uncontroverted Fact	Evidence in Support of Uncontroverted Fact
1.	Raymond Pettibon is a renowned, contemporary American visual artist whose drawings have achieved critical and commercial success since the 1990s.	Declaration of Raymond Pettibon, executed Jan. 25, 2021 ("Pettibon Decl.") ¶ 2-6.
2.	In 2017, New York's New Museum presented <i>A Pen of All Work</i> , a major Pettibon monographic retrospective featuring over 700 hundred Pettibon	Id. ¶ 4; https://www.davidzwirner.com/artists/raymond-pettibon/biography.

<sup>1</sup> In adopting this statement of uncontroverted facts and conclusions of law, the United States Bankruptcy Court has independently reviewed the proposed statement of uncontroverted facts and conclusions of law filed by Richard Pettibon and the statement of genuine issues filed by Douglas Chrismas. The United States Bankruptcy Court determines that the statement of genuine issues filed by Chrismas is deficient in that it does not identify each material fact that is disputed and does not cite the particular portions of any pleading, affidavit, deposition, interrogatory answer, admission or other document relied upon to establish the dispute and the existence of a genuine issue precluding summary judgment or adjudication as required by Local Bankruptcy Rule 7056-1(c)(2); see also, Federal Rule of Civil Procedure 56(c)(1). The plan agent did not file a statement of genuine issues pursuant to Local Bankruptcy Rule 7056-1(c)(2).

- 1			
1		drawings, in an exhibition that	
2		subsequently traveled to The Netherlands and to Moscow.	
3	3.	Major museums that hold Pettibon's work in their collections include the	<i>Id.</i> ¶ 5.
4		Museum of Modern Art and the Whitney Museum of American Art,	
5		both in New York; the Los Angeles County Museum of Art; the San	
6	1	Francisco Museum of Art; and the Centre Georges Pompidou in Paris.	
7 8	4.	Two leading art galleries currently represent Pettibon: the David Zwirner Gallery in New York City and Regen	Id. ¶ 7; Declaration of Shaun Regen, executed Jan. 22, 2020 ("Regen Decl."), ¶¶2, 4; https://www.davidzwirner.com/artists;
0	5.	Projects in Los Angeles.  Defendant-in-intervention Douglas	http://www.regenprojects.com/artists.  Declaration of Gregory A. Clarick, executed
9		Chrismas is a gallerist with whom Pettibon worked in the late 1980s.	Jan. 26, 2021 ("Clarick Decl."), at 2, Exhibit D, Transcript of Deposition of Douglas Chrismas
10	6.	Chrismas has awned and anaroted art	("Chrismas Dep.") at 17:23-18:25. Chrismas Dep. at 18:5-21:9; 35:16-36:25.
11	0.	Chrismas has owned and operated art galleries in Los Angeles for decades, including Ace Gallery, Doug	Christias Dep. at 18.3-21.9, 33.10-30.23.
12		Chrismas Fine Art and Ace Contemporary Exhibitions.	
13   14	7.	Chrismas always has owned his entities, despite changing names and	<i>Id.</i> at 18:5-21:9.
17	8.	corporate identities several times. Chrismas's entities Doug Chrismas	<i>Id.</i> at 35:16-36:25.
15 16	0.	Fine Art and Ace Contemporary Exhibitions were the same corporate	14. at 33.10-30.23.
17		entity (together "Ace Gallery"), with the latter reflecting a name change to the business.	
18	9.	Art & Architecture Books of the 21st	<i>Id.</i> at 20:19-21:9.
19		Century (the "Debtor") is a gallery previously owned and operated by Chrismas.	
20	10.	Debtor was an entity separate and apart from Chrismas's prior Ace	<i>Id.</i> at 20:19-22.
21		Gallery, <i>i.e.</i> , Doug Chrismas Fine Art and Ace Contemporary Exhibitions.	
22	11.	Twenty-seven (27) drawings by Pettibon (the "Pettibon Drawings")	Clarick Decl. at 2, Ex. C (email from Debtor's counsel attaching list of Pettibon Drawings
23		are currently in the possession of Sam Leslie, Plan Agent (the "Plan Agent")	currently in the Debtor's inventory).
24		for the Debtor's post-confirmation bankruptcy estate.	
25	12.	In addition to Pettibon, both Chrismas and the Plan Agent claim ownership	Chrismas Dep. at 56:12-22, 57:7-21; Clarick Decl. at 3, Ex. M (Plan Agent Interrogatory
26	13.	of the Pettibon Drawings. In or around 1988, Ace Gallery held	Response), No. 1 and Ex. 1 attached thereto. Chrismas Dep. at 18:12-25.
27	14.	an exhibition of Pettibon's artworks.  In 1988, Pettibon consigned the	Clarick Decl. at 2, Ex. A (Consignment Note);
28		Pettibon Drawings to Chrismas's Ace Gallery.	Clarick Decl. at 2, Ex. A (Consignment Note), Clarick Decl. at 2, Ex. B (Consignment Sheets); Chrismas Dep. at 34:18-25, 33:3-5; Pettibon
	L	Guilet y.	CIII ISITIUS Dep. at Ja. 10 23, 33.3-3, 1 ettiooli

	_		
1			Decl. ¶ 8.
2	15.	The Pettibon Drawings were among 83 Pettibon artworks identified (by category) in a handwritten list of	Clarick Decl. at 2, Ex. A (Consignment Note); Chrismas Dep. at 33:3-5.
3   4		works delivered to Ace Gallery by Pettibon at or about that time (the "Consignment Note").	
	16.	The Consignment Note is on Ace	Clarick Decl. at 2, Ex. A (Consignment Note).
5		Contemporary Exhibitions letterhead, which includes the gallery address	
6		and identifies Chrismas as Director. The Consignment Note reads in	
7		relevant part:	
8		Received on consignment	
9		23 VAVOOM	
10		40 BASEBALL 10 STALIN 10 ODDS	
11		10 0003	
12		From Raymond Pettibon	
13			
14	17	11x14 is 150-200 18x14 is \$350.00 retail	Clouish Dool at 2 Ev. A (Consignment Note)
15	17.	Chrismas wrote the Consignment Note, which states that the works	Clarick Decl. at 2, Ex. A (Consignment Note); Chrismas Dep. at 29:3-14, 30:2-6.
16		were received on consignment, and Pettibon signed it during or after the	
17		exhibition referenced in paragraph 13 above.	
18	18.	The potential prices for different sized drawings (\$150-\$200, \$350)	Clarick Decl. at 2, Ex. A (Consignment Note); Chrismas Dep. at 32:2-9.
19		listed on the Consignment Note reflects Chrismas and Pettibon's	
20		conversation "about what they possibly could be sold for."	
21	19.	A multi-page, internal Ace Gallery list of works by Pettibon bearing the	Clarick Decl. at 2, Ex. B (Consignment Sheets); Chrismas Dep. at 34:12-24, 39:14-21.
22		header "Accounting, Inventory, & Consignment Sheet – Doug Chrismas	
23		Fine Art" (the "Consignment Sheets") listed specific works Pettibon	
24		consigned to Ace Gallery in or about 1988.	
25	20.	The Consignment Sheets were a "typical form" for Ace Gallery.	Chrismas Dep. at 34:12-24.
26	21.	The Consignment Sheets listed works that Pettibon had consigned to Ace	<i>Id.</i> at 38:2-15; 39:14-21.
27		Gallery and that were located in the Gallery at the time the list was made.	
28	22.	The Consignment Sheets list 80 works, for each noting an "Asking	Clarick Decl. at 2, Ex. B (Consignment Sheets).

1 2		Price" (ranging from \$200 to \$2,700 for each drawing listed) and a "Sale Date & Price"—each of which	
		remains blank.	
3 4	23.	The Consignment Sheets include at least 20 of the 27 Pettibon Drawings.	The following 20 works are both included in the Pettibon Drawings (Clarick Decl. at 2, Ex.
5			C) and reflected on the Consignment Sheets (Clarick Dec. at 2, Ex. B): Father I Give the
6			Sign Before Every Home Run, 1987 (compare Ex. C at 1 with Ex. B at Pettibon 000004 Entry
7			8); How Did You Like the Opera, 1987 (Set of 8 works) (compare Ex. C at 1 with Ex. B at
8			Pettibon 000005 Entry 5); I Modeled My Life After that Swing, 1987 (compare Ex.C at 1 with
9			Ex. B at Pettibon 000003 Entry 7);  Inexhaustible Russia, 1987 (compare Ex. C at 2
10			with Ex. B at Pettibon 000005 Entry 4); Look Farther and Deeper Into Them #1, #2, and #3,
11   12			1988 (3 works) (compare Ex. C at 2 with Ex. B at Pettibon 000010 Entry 5); Two Hundred
13			Guineas—Is That All #1, #2, #3, 1988 (3 works) (compare Ex. C at 3 with Ex. B at
14			Pettibon 000010 Entry 7); Vavoom, But Now the Call Is, 1987 (compare Ex. C at 4 with Ex.
15			B at Pettibon 000005 Entry 1); <i>Vavoom, Now I Return, 1987 (compare</i> Ex. C at 4 <i>with</i> Ex. B at
16			Pettibon 000006 Entry 4); Vavoom, Sometimes This Expressive Beauty, 1987 (compare Ex. C
17			at 5 with Ex. B at Pettibon 000004 Entry 4).
18	24.	Under the consignment arrangement, Pettibon retained exclusive title to	Chrismas Dep. at 23:9-16.
19		and ownership of all consigned works unless and until they were sold and title transferred to a buyer.	
20	25.	Chrismas did not purchase the Pettibon Drawings from Pettibon.	Pettibon Decl. ¶ 9.
21	26.	No documents show that Chrismas purchased the works from Pettibon	Chrismas Dep. at 61:13-17; Clarick Decl. at 3, Ex. E & F (Chrismas Interrogatory Response,
22		after Pettibon consigned them to Ace Gallery.	No. 3.)
23	27.	No documents show that Chrismas paid Pettibon or Ace Gallery for the	Chrismas Dep. at 66:13-15.
24	28.	Pettibon Drawings.  No documents show that Chrismas	<i>Id.</i> at 61:18-20.
25		owned the Pettibon Drawings at any time.	
26	29.	During the Raymond Pettibon exhibition, Ace Gallery sold "very	<i>Id.</i> at 23:21-24
27	30.	few pieces."  After the 1988 Ace Gallery	Regen Decl. ¶ 4; Pettibon Decl. ¶¶ 7-8.
28		exhibition, Pettibon never had another	6    -,       /

1		exhibition with Chrismas and Ace	
2		Gallery and, in or about the early 1990s, Shaun Regen and her gallery	
3		Regen Projects began to represent Pettibon as his art dealer in Los Angeles.	
4	31.	Chrismas and Ace Gallery returned	Chrismas Dep. at 52:10-18; Pettibon Decl., ¶8;
5		some of Pettibon's works, but they did not return the Pettibon Drawings.	Clarick Decl. at 2, Ex. C; Chrismas Dep. At 56:12-22, 57:7-21; Clarick Decl. at 2, Ex. N (Plan Agent Interrogatory Response, No. 1).
6	32.	In the years after 1988, Ace Gallery	Chrismas Dep. at 71:10-14.
7		sold "a few" ("not a lot") of the Pettibon artworks listed among the 83 works on the Consignment Note.	
8	33.	Ace Gallery sold the works and collected the sale proceeds.	<i>Id.</i> at 110:15-21.
9	34.	Invoices for such sales were set forth	Clarick Decl. at 3, Exs. G through J (invoices
10		on Ace Gallery letterhead and indicate the sales were made directly	for sales by Ace Gallery of drawings by Pettibon).
11		by Ace Gallery to various collectors, without mentioning Chrismas in the	
12		provenance for the works or otherwise.	
13	35.	No documentation shows that Chrismas ever transferred ownership	Chrismas Dep. at 75:10-13; 108:2-24; 110:22-111:13; 123:11-14; see also id. at 123:11-14,
14		of any Pettibon drawings from himself to Debtor, dba Ace Gallery	134:13-18 (no documentation showing transfer from Chrismas to Ace Gallery of drawings sold
15		by sale or gift.	by Ace Gallery to Elizabeth Kellen); <i>id.</i> at 127:16-20, 131:7-22 (same concerning sales to Greg Econn).
16 17	36.	In December 2004, in his personal bankruptcy case, Chrismas filed a sworn "Schedule B" list of his assets.	Clarick Decl. at 3, Ex. K (2004 Schedule B).
18	37.	In the sworn 2004 Schedule B in his	Clarick Decl. at 3, Ex. K (2004 Schedule B).
19		personal bankruptcy case, Chrismas did not list the Pettibon Drawings as personal assets.	
	38.	In the sworn 2004 Schedule B in his	<i>Id.</i> ; Chrismas Dep. at 88:23-89:12.
20   21		personal bankruptcy case, Chrismas identified his personal property	
22		comprising "books, pictures and other art objects, antiques, stamp, coin,	
23		record, tape, compact disc, and other collections or collectibles" as valued, all together, at less than \$5,000.	
24	39.	In 2004, the Pettibon Drawings were worth in excess of \$200,000.	Regen Decl. ¶ 6 (in 2004, six Pettibon drawings of approximately 9x12 inches from the 1980s
25		ποται μι οποεσό οι ψ2ου,000.	were sold for \$8,000 each and drawings of approximately 18 x 24 inches from the 1980s
26			would have been valued at least that much. 27x\$8,000=\$216,000).
27	40.	In the Debtor's Schedules of Assets and Liabilities and Statement of	Clarick Decl. at 3, Ex. L (Debtor's Schedules of Assets and Liabilities and Statement of
28		Financial Affairs, signed by Chrismas under penalty of perjury in this	Financial Affairs, Case No. 2:13-bk-14135-RK, Dkt. No. 50).
- 11			

1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	
24	
25	
26	
27	

	bankruptcy case on March 5, 2013, Chrismas did not identify the Pettibon Drawings as property held by the Debtor on Chrismas's behalf.	
41.	In or about 2017, Pettibon learned that the Pettibon Drawings remained with Chrismas and Ace Gallery, and ultimately were in the Debtor's inventory.	Regen Decl. ¶ 7; Pettibon Decl. ¶ 10.
42.	Through his counsel, Pettibon promptly demanded the return of the Pettibon Drawings.	Pettibon Decl. ¶ 10.
43.	The Plan Agent has no documents supporting the claim that Chrismas owns the Pettibon Drawings.	Clarick Decl. at 3, Ex. M (Plan Agent Interrogatory Response, No. 2).

## **CONCLUSIONS OF LAW**

- 1. The United States Bankruptcy Court has jurisdiction over the complaint in intervention of Richard Pettibon in this adversary proceeding pursuant to 28 U.S.C. §§ 157(b)(1), 1334(a) and (b) and 1367(a). See also, "Order Granting Motion of Raymond Pettibon for Leave to Intervene as a Plaintiff and for Authorization to File Complaint in Intervention," Dkt. No. 578.
- 2. The United States Bankruptcy Court determines that it may not enter a final judgment on Pettibon's motion for summary judgment on his complaint in intervention and Chrismas's related counterclaims pertaining to the Pettibon Drawings based on the following circumstances. The complaint in intervention asserts claims under California law to quiet title to personal property, for declaratory relief that Pettibon is the owner of the Pettibon Drawings and for recovery of specific personal property, California Code of Civil Procedure §§ 1060, 760.020 and 761.020; Aerotek, Inc. v. Johnson Group Staffing Co., Inc., 55 Cal.App.5th 670, 687-688 (2020), citing, Berry v. Bank of Bakersfield, 177 Cal. 206, 209 (1918), which claims are "noncore" state law claims. See 28 U.S.C. § 157(b)(2) (defining "core" proceedings). The complaint in intervention relates to the counter-complaint of Douglas Chrismas that was filed in response to the plan agent's Fifth Amended Consolidated Complaint on behalf of the Debtor, and in his countercomplaint Chrismas sought similar claims for declaratory relief claiming title to art works being held by the Debtor, including the Pettibon Drawings, for related injunctive relief, conversion and replevin to recover his claimed art works. Chrismas alleged that jurisdiction over his countercomplaint arose under Federal Rule of Civil Procedure 13 made applicable to this adversary

- 3. Chrismas's claims in his counter-complaints are permissive, not compulsory, counterclaims because his claims of title to certain art assets held by the plan agent from the bankruptcy estate in Debtor's bankruptcy case do not arise of the same transaction or occurrence as the plan agent's Fifth Amended Consolidated Complaint against Chrismas asserting claims for avoidance of transfers of assets, fraud, conversion and breach of fiduciary duty relating to property transferred out of the Debtor. *See* Federal Rule of Civil Procedure 13(a) and (b). Pettibon contends that the court may enter a final judgment on his complaint in intervention as to Chrismas based on his filing of permissive counterclaims in his counter-complaints in this adversary proceeding. In support of this position, Pettibon cites *In re Professional Facilities Management, Inc.*, 2015 WL 6501231 (Bankr. M.D. Ala. 2015); *In re Danley*, 552 B.R. 871 ((Bankr. M.D. Ala. 2015); *In re Perkins*, 553 B.R. 242 (Bankr. W.D. Mich. 2015).
- 4. The United States Bankruptcy Court has subject matter jurisdiction over Chrismas's claims of his counter-complaints and Pettibon's claim in his complaint in intervention under its jurisdiction of 28 U.S.C. § 1334(b) over matters related to a bankruptcy case under the Bankruptcy Code, 11 U.S.C., because such claims are competing claims to what is asserted to have been property of the bankruptcy estate as the plan agent on behalf of the Debtor claims title to the art assets. The bankruptcy court may enter final judgment on noncore claims within its related to jurisdiction if such claims relate to the claims allowance process or when the parties consent to the bankruptcy court jurisdiction. *Wellness International Network, Ltd. v. Sharif,* 575 U.S. 665, 674-686 (2015). The plan agent and Pettibon have expressly consented to bankruptcy court jurisdiction in this adversary proceeding by their statements of consent in at least one status report filed in this adversary proceeding (Docket No. 625, filed on July 10, 2019). Chrismas in the same status report and in his counter-complaints expressly stated that he did not consent to the

<sup>&</sup>lt;sup>2</sup> The First Amended Counter-Complaint deleted a claim asserted on behalf of Ace Museum, a separate legal entity owned by Chrismas. Also, the plan agent's Fifth Amended Consolidated Complaint has been superseded by a Sixth Amended Consolidated Complaint.

3

4

5

6

7 8

9 10

11

12 13

14

15

16

17 18

19

20

21

22 23

24

26

25

27

28

jurisdiction of the bankruptcy court to enter a final judgment.

- 5. The United States Bankruptcy Court does not find that Chrismas impliedly consented to bankruptcy court jurisdiction to enter a final judgment by filing permissive counterclaims as argued by Pettibon as none of the cases cited by Pettibon actually held that filing a permissive counterclaim is implied consent to the jurisdiction of the bankruptcy court. Pettibon's argument is contradicted by Stern v. Marshall, 564 U.S. 462 (2011), in which the Supreme Court noted that the bankruptcy court lacked jurisdiction over Vickie Marshall's counterclaim, which the bankruptcy court had determined to be compulsory, but the Supreme Court found to be permissive, and that the permissive/compulsory distinction did not affect its analysis that the bankruptcy court did not have jurisdiction to enter a final judgment on the counterclaim. Stern v. Marshall, 564 U.S. at 498-500. Absent consent of all of the parties to Pettibon's claims in his complaint in intervention and Chrismas's counterclaims relating to the Pettibon Drawings, this United States Bankruptcy Court lacks jurisdiction to enter a final judgment on these claims.
- 6. The United States Bankruptcy Court, however, does have jurisdiction to hear Pettibon's complaint in intervention and Chrismas's counterclaims relating to the Pettibon Drawings, which are noncore claims under its "related to" jurisdiction pursuant to 28 U.S.C. § 1334(b) and issue proposed findings of fact and conclusions of law for *de novo* review by the United States District Court. 28 U.S.C. § 157 (c)(1); Executive Benefits Insurance Agency v. Arkison, 573 U.S. 25, 39-40 (2014). Accordingly, the United States Bankruptcy Court determines that it may issue proposed findings of fact and conclusions of law pursuant to Federal Rule of Bankruptcy Procedure 9033 in submitting its ruling on the motion as a report and recommendation to the United States District Court for the Central District of California for *de novo* review.
- 7. Venue for this proceeding is proper in this federal judicial district pursuant to 28 U.S.C. § 1409.
- 8. There are no genuine disputes of material facts. The uncontroverted facts establish that Pettibon consigned the Pettibon Drawings to Ace Gallery, that ownership of the Pettibon Drawings remained with Pettibon at all times, and that Pettibon is the owner of the Pettibon

Drawings today.

9. *First*, the "Schedules of Assets and Liabilities and Statement of Financial Affairs" signed by Chrismas for the Debtor and filed under penalty of perjury in this bankruptcy case on March 5, 2013 constitute an uncontroverted evidentiary, if not judicial, admission that Chrismas does not own the Pettibon Drawings in that Debtor's schedules did not list the Pettibon Drawings as assets held by Debtor for others, such as Chrismas on his personal behalf. *See In re Rolland*, 317 B.R. 402, 421-422 (Bankr. C.D. Cal. 2004) ("Statements in bankruptcy schedules are executed under penalty of perjury and, when offered against a debtor, are eligible for treatment as judicial admissions."). <sup>3</sup>

- 10. Second, Chrismas is judicially estopped from asserting ownership of the Pettibon Drawings by the absence of the drawings from the Debtor's "Schedules of Assets and Liabilities and Statement of Financial Affairs" filed under penalty of perjury in this bankruptcy case on March 5, 2013. Hamilton v. State Farm Fire & Casualty Co., 270 F.3d 778, 785 (9th Cir. 2001).
- 11. *Third*, the absence of the Pettibon Drawings from the list of assets Chrismas included on "Schedule B," filed under penalty of perjury on December 22, 2004 in a personal bankruptcy case before the Honorable Barry Russell in Case No. 2:04-bk-35276-BR (Bankr. C.D. Cal.) constitutes an uncontroverted evidentiary admission that Chrismas does not own the Pettibon Drawings in that he failed to list the Pettibon Drawings as his assets. <sup>4</sup>
  - 12. Fourth, Chrismas has produced no evidence to dispute the material facts.

<sup>3</sup> The judicial admissions that Chrismas made in signing the bankruptcy schedules of the Debtor in the main bankruptcy case are binding on him since he signed them and at the time, he was the president and sole owner of the Debtor, thus he was in privity with the Debtor. Russell, *Bankruptcy Evidence Manual*, §801.16 (online edition October 2020 update), *citing inter alia*, Federal Rule of Evidence 807 ("At common law, statements by a person in privity with a party were receivable in evidence as an admission of the party.").

<sup>26 | 1</sup> 27 | 6

<sup>&</sup>lt;sup>4</sup> The court disagrees with Pettibon's contention that Chrismas's admissions in his 2004 personal bankruptcy case constitute judicial admissions since judicial admissions are limited to those in the case at bar, and such admissions were made in a different case, though such admissions may be considered as evidentiary admissions. Russell, *Bankruptcy Evidence Manual*, § 801.22, *citing, In re Webster Place Athletic Club, LLC*, 599 B.R. 20, 27-28 (Bankr. N.D. Ill. 2019); *see also, Higgins v. Mississippi*, 217 F.3d 951, 954 (7th Cir. 2000) (citations omitted).

1	17. IT IS THEREFORE RECOMMENDED by the United States Bankruptcy Court		
2	that for the foregoing reasons, the United States District Court accept this Report and		
3	Recommendation, adopt the above-stated statement of uncontroverted facts and conclusions of		
4	law, and grant the motion for summary judgment.		
5	IT IS SO ORDERED. ###		
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22   23	$\left( \bigcap_{i} \bigcap_{i} \bigcap_{j} \bigcap$		
24	Date: July 21, 2021		
25	Robert Kwan United States Bankruptcy Judge		
26			
27			