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JEFFER MANGELS & MITCHELL LLP
BENNETT G. YOUNG (Bar No. 106504)
byoung@jeffer.com
CHRISTOPHER K. WHANG (Bar No. 316916)
cwhang@jeffer.com
333 Bush Street, 11th Floor
San Francisco, CA 94104
Telephone: (415) 398-8080
Facsimile: (415) 398-5584

Proposed Attorneys for Debtors and Debtors in Possession

UNITED STATES BANKRUPTCY COURT

NORTHERN DISTRICT OF CALIFORNIA, SANTA ROSA DIVISION

In re: Pacific Capital Funding Group Inc., Debtor.	Case No. 26-30538 Chapter 11
In re: Pacific Private Money Group LLC Debtor.	Case No. 26-30535 Chapter 11
In re: Private Money Management Group LLC Debtor.	Case No. 26-30544 Chapter 11
In re: Private Mortgage Capital, LLC Debtor.	Case No. 26-30539 Chapter 11
In re: Pacific Note Fund Management Group LLC Debtor.	Case No. 26-30540 Chapter 11
In re: Pacific Private Money, Inc. Debtor.	Case No. 26-30533 Chapter 11

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In re: Pacific Private Money Partners LLC Debtor.	Case No. 26-30536 Chapter 11
In re: Arrival Home Loans LLC Debtor.	Case No. 26-30543 Chapter 11
In re: Pacific Private Money Fund 1 LLC Debtor.	Case No. 26-30534 Chapter 11
In re: Pacific Southwest Note Fund LLC Debtor.	Case No. 26-30541 Chapter 11
In re: Pacific Freedom Fund LLC Debtor.	Case No. 26-30532 Chapter 11
In re: Pacific Opportunity Fund LLC Debtor.	Case No. 26-30537 Chapter 11
In re: Arrival Fund I, LLC Debtor.	Case No. 26-30542 Chapter 11

DECLARATION OF WILLIAM R. BRINKMAN IN SUPPORT OF CHAPTER 11 PETITIONS AND FIRST DAY MOTIONS

Hearing Date: June 26, 2026
Time: 8:00 a.m.
Place: Courtroom 220
Judge: Hon. William J. Lafferty

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I, William R. Brinkman, hereby declare under penalty of perjury:

1. I am the Chief Restructuring Officer for Pacific Capital Funding Group, Inc., Pacific Private Money, Inc., Private Money Management Group LLC, Pacific Southwest Note Fund LLC, Pacific Private Money Partners LLC, Pacific Private Money Group LLC, Pacific Private Money Fund I LLC, Pacific Opportunity Fund LLC, Pacific Note Fund Management Group LLC, Pacific Freedom Fund LLC, Pacific Mortgage Capital LLC, Arrival Home Loans LLC, and Arrival Fund I LLC, the debtors and debtors-in-possession (collectively the "**Debtors**"). I make this declaration based upon my personal knowledge, upon documents maintained by the Debtors in the ordinary course of business, and my discussions with the Debtors' officers and employees. If called a witness, I could and would testify as set forth herein.

2. I am the founder and Partner of Jigsaw Advisors LLC ("**Jigsaw**"), a financial advisory and turnaround consulting firm headquartered in the San Francisco Bay Area. Jigsaw provides interim management, crisis management, restructuring, and financial advisory services to companies, lenders, and investors in distressed and special situations. I have more than 25 years of experience in restructuring, turnaround management, distressed mortgage and real estate finance, and financial advisory services. I have served as a Chief Restructuring Officer, Chief Executive Officer, board member, and financial advisor in numerous in-court and out-of-court restructurings, with extensive experience advising companies operating in real estate and lending industries.

3. Except as otherwise indicated, all facts set forth in this declaration are based upon my personal knowledge, information obtained from the Debtors' former management team and advisors, my review of relevant documents and information concerning the Debtors' operations, financial affairs, and restructuring initiatives, and my opinions based upon my experience and knowledge. If called as a witness, I could and would testify competently to the statements set forth in this declaration. I am authorized by the Debtors to submit this Declaration.

4. I was originally engaged by Pacific Private Money Group LLC and its affiliates in late December 2025 to advise the Debtors on liquidity, operations, and strategic alternatives and to serve as the Chief Restructuring Officer. Following the resignations of certain prior officers and directors described below, I was appointed Chief Restructuring Officer of all Debtors. Subject to

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Court approval, I will continue to serve as Chief Restructuring Officer of the Debtors following the Petition Date.

5. I submit this declaration to assist the United States Bankruptcy Court for the Northern District of California (the "**Court**") and parties in interest in understanding: (a) the Debtors, their history, operations, and capital structure; (b) the circumstances related to the commencement of this case, which was filed on June 16, 2026 (the "**Petition Date**"), under Chapter 11 of the United States Code (the "**Bankruptcy Code**"); and (c) the relief requested by the Debtors pursuant to the motions and applications described herein (collectively, the "**First Day Motions**"). My financial understanding of the Debtors, and my first-hand knowledge of the Debtors' issues and challenges equip me to navigate the Debtors through the bankruptcy process.

I. BACKGROUND AND EVENTS LEADING UP TO CHAPTER 11

A. Overview of the Debtors and Their Corporate Structure.

6. Pacific Private Money Group LLC ("**PPMG**") is a California limited liability company that owns and operates a series of subsidiaries which, in turn, manage investment funds (the "Funds"). The organizational chart the Debtors' management provided to me is attached hereto as **Exhibit A**.

7. PPMI was founded in 2010 by Mark Hanf and is the original operating entity of the Pacific Private Money group of entities. PPMI, in turn, held California Department of Real Estate ("**DRE**") and California Department of Financial Protection and Innovation ("**DFPI**") lending licenses and was the licensed originator of substantially all of the mortgage loans held or funded by the Debtors. The Debtors were engaged in the business of originating and servicing "hard money" mortgage loans. The Debtors raised capital from private investors and lent those funds to developers and other parties with those loans secured by liens against real estate.

8. On information and belief, the Debtors include the following principal entities:

a. Pacific Capital Funding Group, Inc. ("**PCFG**"), the parent holding company, formed in 2020;

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b. Pacific Private Money Group LLC ("**PPMG**"), subsidiary of the parent holding company and direct or indirect parent of all entities described below;

c. Pacific Private Money, Inc. (**PPMI**"), the licensed broker-entity and primary operating company, which serves as the entity for payroll and loan origination, formed in approximately 2010;

d. Pacific Private Money Partners LLC ("**PPMP**"), an entity formed in approximately 2022, to manage PPMF;

e. Pacific Private Money Fund I LLC ("**PPMF**"), the first investment fund, formed in approximately 2013;

f. Private Money Management Group LLC ("**PMMG**"), an entity formed in approximately 2013, to manage investment funds;

g. Pacific Note Fund Management Group LLC ("**PNFMG**"), an investment fund formed in approximately 2024;

h. Pacific Freedom Fund LLC ("**PFF**" or the "**Freedom Fund**"), an investment fund formed in approximately 2020;

i. Pacific Southwest Note Fund LLC ("**PSWNF**" or "**PSWF**"), an investment fund formed in approximately 2020;

j. Pacific Opportunity Fund LLC ("**POF**"), an investment fund formed in approximately 2022;

k. Arrival Home Loans LLC ("**Arrival**" or "**AHL**"), a consumer bridge loan subsidiary formed in approximately 2022; and

l. Arrival Fund I LLC ("**AFI**"), an investment fund formed in approximately 2024.

B. <u>Business Activities</u>

9. The Debtors operated through an "opco/fundco" structure. PPMI served as the main operating company, holding the real estate and lending licenses and employing the personnel who

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originate and service loans. AHL also employed a small number of employees. In addition to PPMI there are a several limited liability companies that serve as managers of the investment funds discussed below.

10. The Debtors raised capital through a series of investment funds, each organized as a limited liability company. The Funds are open-ended, meaning investors contribute capital on an ongoing basis. When investors initially invested, they received a Private Placement Memorandum and executed an Operating Agreement and Subscription Agreement. All investors attested to be accredited investors, and the Funds filed Regulation D exemption notices.

11. PPMI originated mortgage loans using capital from several sources, including: (a) the Funds; (b) private individual investors ("**Trustee Investors**"); and (c) debt facilities.

12. The operating companies ("**OpCos**"), managed the Funds. The OpCos and their corresponding Funds are as follows:

a. PMMG managed PPMF;

b. PNFMG managed PSWNF;

c. PPMI managed PFF;

d. PPMP managed POF;

e. AHL managed AFI;

13. The Funds and their approximate investor bases and capital are as follows:

a. PPMF: approximately 191 investors and approximately $47 million in invested capital.

b. PFF: approximately 140 investors and approximately $75 million in invested capital.

c. PSWNF: approximately 60 investors and approximately $12 million in invested capital.

d. POF: approximately $2.2 million from approximately 12 investors.

e. Arrival Fund I: approximately 20 investors and approximately $3.8 million in invested capital.

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14. In the aggregate, the Debtors' Funds had approximately 400 investors holding approximately 475 accounts, with total invested capital of approximately $140 million.

15. Not shown on the corporate organization chart are several entities, including Pacific Opportunity Fund REIT I and North Star entities. In addition, PPMG holds approximately a 20% minority interest in North Star Capital Fund, an independent entity managed by third parties not otherwise affiliated with the Debtors.

C. Prior Management

16. Prior to the changes in management described below, the Debtors' key principals were Mark Hanf, Chief Executive Officer of PPMI and PPMG, and Nam Phan, Chief Operating Officer of PPMI.

17. Mr. Hanf also owns several non-Debtor entities, including Hanf Capital LLC ("**Hanf Capital**") and Pacific Realty Development LLC ("**PRD**"), which engaged in transactions with the Debtors as more fully described below.

D. Assets

18. As of the Petition Date, the Debtors' principal assets consist of: (a) a portfolio of approximately 45 mortgage and note assets held by the Funds; (b) approximately ten real estate-owned ("**REO**") properties acquired through foreclosure; (c) cash; (d) intercompany receivables; and (e) certain equity interests in affiliated and non-Debtor entities. A schedule of the principal real estate and mortgage assets, including the holding entity and current status of each, is attached hereto as **Exhibit B.**

E. Non-Performing Borrowers and Portfolio Impairment

19. A significant portion of the Funds' loan portfolios is non-performing. The impairment of the Funds' assets is attributable in part to defaults and non-payment by numerous borrowers, including several major ones, as described below.

20. Chris Deluzak. On information and belief, Mr. Deluzak was one of the largest single borrowers from PPMF, with approximately 12 loans totaling approximately $10 million. The loans were construction loans intended to finance the development of real estate, secured by the underlying properties. Mr. Deluzak died in approximately 2021. Following his death, the Debtors

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learned that Mr. Deluzak misappropriated loan draws and that the collateral consisted primarily of undeveloped land or partially completed construction.

21. Desmond Gumbs. Mr. Gumbs is the principal of three to four limited liability companies that are borrowers from the Funds. Mr. Gumbs' loans are non-performing. As of the Petition Date, the outstanding balance, including accrued interest and fees, on Mr. Gumbs' loans is believed to be in excess of $20 million. On May 19, 2026, PPMI demanded repayment of all of Mr. Gumbs' loans.

22. Bob West / West Coast Land and Development. On information and belief, Mr. West and his affiliated entity, West Coast Land and Development, borrowed approximately $12 million from the Funds. These loans are substantially non-performing, and in October 2025 Mr. West and PPMI entered into a settlement agreement.

23. In addition to the foregoing, the Funds' portfolios include other non-performing or impaired loans. The portfolio of available loans to foreclose on has been shrinking over time. A number of the remaining loans are under-secured or unsecured because the underlying property was sold or lost by the borrower through foreclosure by the holder of a senior lien.

24. PFF also made a $5 million equity investment in Scottsdale REI, a non-Debtor entity. On information and belief, Scottsdale REI may itself be facing insolvency proceedings. The recoverability of this investment is uncertain.

F. Intercompany Claims and Related-Party Transactions

25. The Debtors' books and records reflect substantial intercompany balances among the Funds, PPMI, PPMG, and the various fund managers, as well as the non-Debtor affiliates owned by Mr. Hanf. A forensic examination has not yet been conducted to verify the information contained in the Debtors' books and records or to determine the extent of the intercompany transactions.

26. These intercompany obligations were distinct from the mortgage or construction loans that PPMI originated and provided to individual borrowers.

27. The principal categories of intercompany claims are summarized in **Exhibit C**. Exhibit C is based solely on a review of the Debtors' books and records. Without limiting that exhibit, and subject to the limitations of not yet having completed a forensic examination, below is

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a description of some of the categories of intercompany obligations:

a. Loans by PFF to PPMI that were used to fund operations, finance the acquisition and development of real estate, and, in certain instances, fund redemptions in other Funds.

b. Loans by PPMI to AHL to provide seed and growth capital.

c. Loans to Hanf-affiliated entities (including PRD and Hanf Capital) which I have been told were used in connection with foreclosed real estate, in particular regarding loans to Mr. Deluzak to finish construction on Deluzak projects.

d. Many of the intercompany balances were recorded as journal entries on the Debtors' general ledger and do not correspond to documented promissory notes or cash transfers.

G. Secured and Unsecured Debt

28. As of the Petition Date, the Debtors' creditor obligations, exclusive of investor equity, include the following principal categories:

a. Institutional Claims. Saluda Grade holds an unsecured claim of approximately $6.2 million arising from a warehouse lending facility used for loan origination. In addition, Saluda Grade holds a $500,000 unsecured claim as part of a share buy-back transaction whereby PCFG, the ultimate parent company of the PPM entities, purchased the approximate 22% interest that Saluda Grade previously held in PCFG.

b. Secured Creditor Claims. The Debtors are aware that Edward Brown holds a claim in the approximate amount of $600,000 purportedly secured by a security interest in a promissory note held by PPMI. Mr. Brown filed a UCC-1 to perfect his security interest on June 8, 2026, mere days before the filing of these bankruptcy cases. As a result, the Debtors believe that any security interest held by Mr. Brown likely is avoidable.

b. Unsecured Creditor Claims. The Debtors are aware of additional unsecured claims, including a promissory note held by Mikhail Brodsky in the approximate amount of $520,000. In addition, Kevin Albert and Thomas Kolassa possess convertible note claims of $300,000 and $125,000, respectively.

c. Trade and General Unsecured Claims. The Debtors estimate that there are between 75 and 100 general unsecured creditors (exclusive of investors), with aggregate claims

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estimated at between $500,000 and $750,000. These include trade vendors, utility providers, and similar obligations incurred in the ordinary course of business.

d. Employment-Related Claims. The Debtors are aware of a limited number of potential employment-related claims from former employees, including potential severance or deferred compensation claims.

29. The Debtors intend to evaluate creditor claims in the ordinary course of these Chapter 11 Cases.

H. Engagement of the CRO and Counsel, and Management Changes

30. The Debtors have experienced liquidity challenges for several years. Many factors contributed to the challenges, including defaults from major borrowers described above and the sharp increase in market interest rates. PFF was originally designed to fund mortgage loans and sell them on the secondary market shortly thereafter, which was intended to provide rapid liquidity to investors. When market interest rates rose sharply, the secondary market for these loans contracted. By 2023, redemption requests across the Funds, and particularly in PFF and PPMF, exceeded available cash.

31. In 2025, the Debtors' cash position became extremely stressed. The Debtors undertook cost-reduction measures, including staff reductions, salary reductions, and elimination of discretionary expenses such as subscriptions, software, and memberships.

32. In late 2025, the Debtors ceased making distributions and redemptions. For the Arrival Fund, the last distributions were made in December, 2025. For all other Funds, distributions were paid in October 2025, for September 2025 earnings, but were not made thereafter.

33. In December 2025, the Debtors engaged me to advise the Debtors on their liquidity situation, evaluate their options to restructure, and assist in identifying strategic alternatives.

34. On December 24, 2025, the Debtors emailed investors in PPMF, PFF, and PSWNF stating that they were experiencing challenges that were impacting their ability to operate as a going-concern. They also informed investors that they were in the process of engaging a restructuring professional.

35. On January 9, 2026, I sent a communication to investors informing them that my

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immediate focus had been on improving and extending cash liquidity, evaluating assets and liabilities, and assessing potential paths forward. I stated that the situation was extremely distressed. I subsequently sent several more communications to investors with updates on my assessment and the wind-down of operations.

36. In or around January 2026, the Debtors retained Jeffer Mangels & Mitchell LLP as restructuring counsel. Following an initial diagnostic phase, the Debtors and their advisors determined that a managed wind-down through Chapter 11 represented the most viable path to maximize value and ensure fair and orderly treatment of investors and other stakeholders.

37. PPMG terminated all remaining employees on or about February 4, 2026. Around the same time, it wound down operations.

38. On or around January 22, 2026, Nam Phan resigned as Chief Operating Officer of PPMI, and he resigned from all board and manager roles on or around May 29, 2026. Mark Hanf ceased the operational management of the Debtors and effected a management transition. As noted previously, I was named Chief Restructuring Officer of the Debtors with powers and duties of the Chief Executive Officer. Subject to Court approval, I will serve as Chief Restructuring Officer of each of the Debtors.

I. Ad Hoc Investor Committee and Investor Engagement

39. Following the pause of distributions and redemptions, investors began contacting the Debtors with increasing frequency and urgency, including through phone calls, emails, certified letters, and in-person visits to the Debtors' offices.

40. An informal ad hoc investor committee formed, which assisted in communication between the Debtors and their investor base. Beginning in early 2026, the Debtors and their advisors held a series of meetings with this committee. These discussions addressed, among other things, the Debtors' financial condition, the status of the Funds' loan portfolios, the status of the regulatory and governmental investigations described above, the contemplated Chapter 11 process, and potential treatment of investor claims.

41. The Debtors established a secure electronic data room, populated with corporate, financial, and operational information relating to the Debtors, the Funds, and the loan portfolio

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detail. This data room was made available to investors and to other qualifying parties subject to customary confidentiality protections.

J. Civil Litigation; Regulatory and Criminal Investigations

42. The Debtors and certain of their current and former officers and directors are defendants in several civil actions filed by investors and counterparties, including: *Brodsky v. Pacific Private Management, Inc., et al.*, Superior Court of California, County of Marin, Case No. CV0009292; *Descalso v. Edward Brown, et al.*, Superior Court of California, County of Marin, Case No. CV0009270; *Santa Cruz Imports v. Mark Hanf, et al.*, Superior Court of California, County of Marin, Case No. CV0008931; *WE Alliance v. Mark Hanf, et al.*, United States District Court for the Northern District of California, Case No. 3:26-cv-03029 JCS; *Kevin Albert, et. al. v. Mark Hanf, et. al.,* Superior Court of California, County of Marin, Case No. CV0010075; and *Ronald Lachman, as Trustee of the Ronald Lachman Living Trust v. Own Marin Real Estate, et. al.,* Superior Court of California, County of Marin, Case No. TC26-154.

43. The California Department of Financial Protection and Innovation initiated an investigation of PPMI and its affiliates in late 2025. On March 16, 2026, the DFPI suspended PPMI's California Financial Lending license. On May 4, 2026, the DFPI issued a Desist and Refrain Order pursuant to Section 25532 of the Corporate Securities Law of 1968, ordering PPMI, Mr. Hanf, and Mr. Phan to desist and refrain from offering or selling or buying or offering to buy any security in the State of California by means of any written or oral communication which includes an untrue statement of a material fact or omits to state a fact necessary in order to make the statements made, in the light of the circumstances under which they were made, not misleading.

44. There are ongoing investigations by the U.S. Securities and Exchange Commission, the U.S. Department of Justice and Federal Bureau of Investigation, the Internal Revenue Service, and the California Department of Financial Protection and Innovation into PPM's practices. Subject to applicable confidentiality obligations, the Debtors intend to keep the Court and parties in interest informed of material developments in these matters.

K. First Day Motions

45. The Debtors plan to file certain First Day Motions, including: (1) a Motion for Joint

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Administration; (2) a Motion to Extend the Time for the Debtors to File Schedules and Statement of Financial Affairs; (3) Emergency Motion of Debtors for Authorization to File a Redacted Mailing Matrix to Redact Certain Personal Identification Information for Individual Creditors; and (4) *Ex Parte* Motion of Debtors Pursuant to B.L.R. 9006-1 Requesting Order Shortening Time for Hearing on First Day Motions. The Debtors also plan to file in the coming days a motion to approve debtor-in-possession financing.

1. Motion for Joint Administration

46. Given the sheer number of Debtors, as well as the large number of investors, Debtors plan to file a Motion for Joint Administration to handle this matter effectively and efficiently.

2. Motion to Extend Time to File Schedules and Statements

47. The Debtors have limited staff available to prepare schedules and statements. All of the Debtors' employees were terminated in February. Certain of those former employees have assisted me on a part-time consulting basis. Due to the 13 Debtors, over 500 investors, and the limited staff, the Debtors require additional time to file schedules and statements.

3. Emergency Motion of Debtors for Authorization to File a Redacted Mailing Matrix to Redact Certain Personal Identification Information for Individual Creditors.

48. Given the several elderly investors and creditors, the Debtors seek Court Order for approval to file a redacted mailing matrix that implement narrowly tailored redactions to protect the vulnerable investors and creditors. Furthermore, as discussed above, there are ongoing investigations by the U.S. Securities and Exchange Commission, the U.S. Department of Justice and Federal Bureau of Investigation, the Internal Revenue Service, and the California Department of Financial Protection and Innovation into PPM's practices.

4. *Ex Parte* Motion of Debtors Pursuant to B.L.R. 9006-1 Requesting Order Shortening Time for Hearing on First Day Motions.

49. The Debtors intend to file an *ex parte* motion for order shortening time for hearing on the First Day Motions to avoid the disruption of operations and to promote the Debtors' smooth

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transition into Chapter 11 for the benefit of all parties in interest.

L. Application to Retain Claims and Noticing Agent.

50. Given the number of Debtors, the over 600 investors and creditors, the anticipated volume of notices and claims-related inquiries, and the Debtors' limited remaining staff, the Debtors require the assistance of a claims and noticing agent to facilitate the efficient administration of these Chapter 11 cases. A claims and noticing agent will assist with providing notices to parties in interest, maintaining and processing proofs of claim, supporting creditor communications, and reducing the administrative burden on the Court and the Debtors while promoting orderly access to case information.

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

DATED: June 19, 2026

Signed by:
765A57D8FB8A4E5...

By: _____
WILLIAM R. BRINKMAN

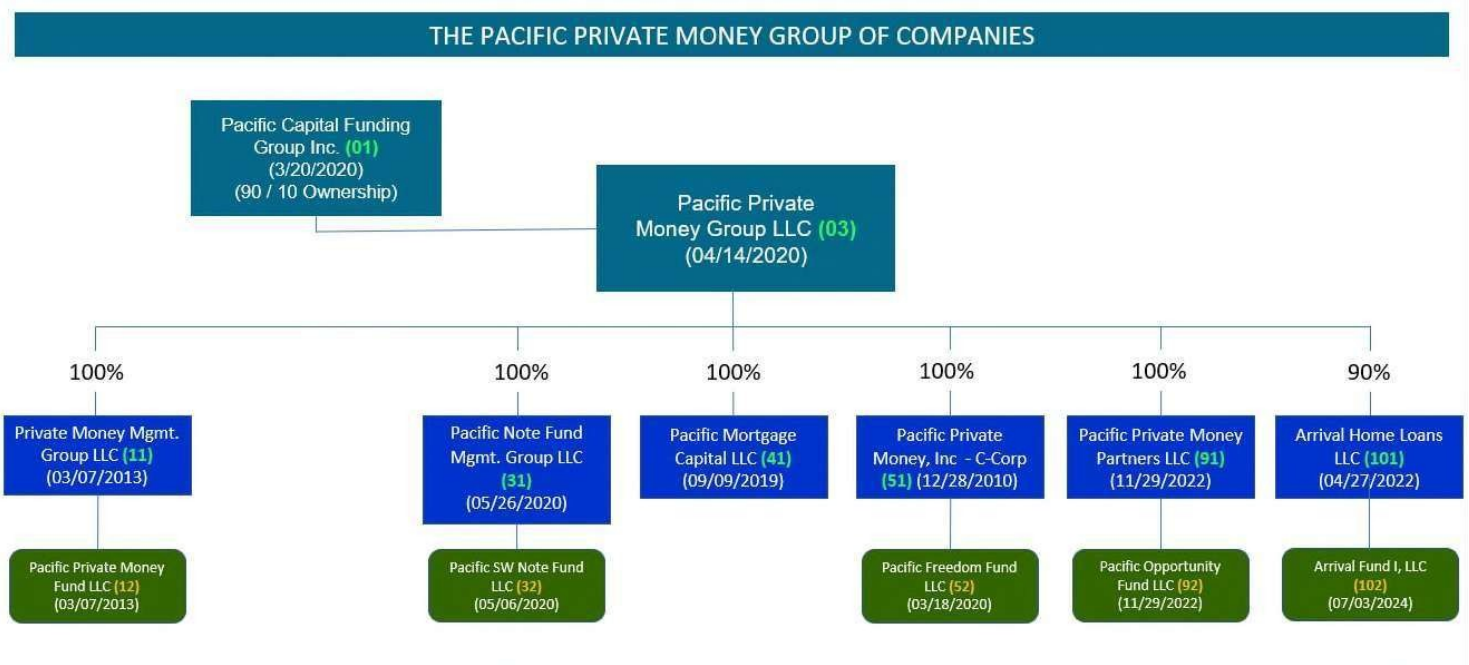
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EXHIBIT A

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EXHIBIT B

EXHIBIT A

PACIFIC PRIVATE MONEY ENTITIES - DEBTOR-IN-POSSESSION

ASSET COLLATERAL MATRIX: MORTGAGE NOTES

Collateral Detail:

	Lender	Loan Number	UPB	Property Type	Street Address	City	State	Zip	Lien	APN
1	PFF	2022-0920	$189,677	Single Family Home	26600 Ten Mile Road	Point Arena	CA	95445	1st	027-381-03
2	PMC	399511758	$368,733	Single Family Home	6585 Lucerne Court	Redding	CA	96001	1st	050-560-013
3	PMC/POF	399511755	$1,395,923	Single Family Home	818 Newhall Road	Burlingame	CA	94010	1st	028-133-210
4	PPMF	2014-1020	$340,000	Single Family Home	1740 Timber Hill Road	Santa Rosa	CA	95401	1st	130-450-019
5	PPMF	2015-0410	$335,000	Single Family Home	1740 Timber Hill Road	Santa Rosa	CA	95401	2nd	130-450-019
6	PPMF	2014-1119	$162,534	Single Family Home	28 Sandy Beach Road	Vallejo	CA	94590	1st	0062-030-260
7	PPMF	2020-0126	$335,000	Land	2839 Hoffman Boulevard	Richmond	CA	94804	1st	549-201-018
8	PPMF	2019-0228	$4,023,000	Land	8021 Twin Oaks Avenue	Roseville	CA	95661	1st	470-200-001
9	PPMF	2019-0615	$1,210,063	Land	Lots 1-6 and Lot A Subdivision 8871	Pleasant Hill	CA	94520	1st	154-680-008 (thru 014)
10	PPMF	2018-1211	$460,000	Single Family Home	4431 Driftwood Court	Discovery Bay	CA	94505	2nd	008-120-019
11	PPMI	2021-0613	$450,000	Land	98B Windhover Way	Martinez	CA	94553	1st	380-220-011
12	PPMI	399435795	$1,423,792	Multi-Family Home	37 Covert St	Brooklyn	NY	11207	1st	610100-03414-0051
13	PPMI	399435792	$1,371,660	Multi-Family Home	37 Covert Street	Brooklyn	NY	11207	2nd	610100-03414-0051
14	PSWNF	0002007400	$27,722	Single Family Home	1026 E 24th St	San Angelo	TX	76903	1st	38-05735-0023
15	PSWNF	9160082722	$15,735	Single Family Home	106 Old Waco Road	Gatesville	TX	76528	1st	151156
16	PSWNF	0002007402	$2,322	Single Family Home	110 Towe St	Seneca	SC	29678	1st	520-30-11-010
17	PSWNF	9160081902	$36,065	Single Family Home	133 Teresa Street	San Antonio	TX	78214	1st	06564-002-0030
18	PSWNF	9160080658	$198,134	Single Family Home	137 Woodbridge Avenue	Highland Park	NJ	08904	1st	07-03809-000-00028
19	PSWNF	9160076078	$29,481	Single Family Home	140 Richard St	Jesup	GA	31545	1st	J1-30
20	PSWNF	9160077570	$108,133	Single Family Home	1401 Vernon Ave	Joliet	IL	60435	1st	30-07-05-318-014-0000
21	PSWNF	0002008091	$106,493	Single Family Home	1456 Red Cedar Trail	Stone Mountain	GA	30083	1st	15-194-14-090
22	PSWNF	0002007535	$28,437	Single Family Home	16901 Palda Dr	Cleveland	OH	44128	1st	143-07-054
23	PSWNF	0002007403	$94,243	Single Family Home	1850 Mooresville Pk	Culleoka	TN	38451	1st	146-027.02
24	PSWNF	9160076080	$65,054	Single Family Home	2349 North Fork Rd	North Fork	WV	255508	1st	03-08-12-0019.0002
25	PSWNF	9160080664	$345,952	Single Family Home	3002 Tinker Dr	Oceanside	NY	11572	1st	282089 54.-221-2
26	PSWNF	9160075414	$26,194	Single Family Home	407 Rosemont St	Duck Hill	MS	38925	1st	532-060600-0000012605
27	PSWNF	9160082670	$100,574	Single Family Home	4432 Vientos Rd	Laredo	TX	78046	1st	619456
28	PSWNF	9160080686	$292,743	Single Family Home	4516 Lewis St	North Myrtle Beach	SC	29582	1st	15606-12-009
29	PSWNF	0002007537	$67,201	Single Family Home	505 Sedgefield Dr	Greenville	NC	27834	1st	32575
30	PSWNF	0002007469	$82,528	Single Family Home	6 Gilman St	Holyoke	MA	01040	1st	HOLY M:0114 B:0000 L:38
31	PSWNF	9160081930	$61,942	Single Family Home	802 S 8th Ave.	Edinburg	TX	78539	1st	H3500-00-002-0024-00
32	PSWNF	9160083108	$24,423	Single Family Home	910 Oakbrook Dr	Montgomery	AL	36110	1st	04-09-29-2-007-004.005
33	PSWNF	9160082652	$38,141	Single Family Home	349 Red Bud Circle	Bullard	TX	75757	1st	530784150
34	PSWNF	9160082696	$46,120	Single Family Home	520 Saddle Ridge Ct	Springtown	TX	76082	1st	R2701.0230.00
35	PSWNF	9160082674	$36,773	Single Family Home	135 Phelan Rd	Bastrop	TX	78602	1st	R34375
36	PSWNF	9160082692	$142,685	Single Family Home	507 Martin Luther King Place South	Conroe	TX	77301	1st	6950-00-02720
37	PSWNF	9160091660	$83,368	Single Family Home	980 Tunnel Hill St	Gallitzin	PA	16641		25.00-02A.-007.00-000
38	PSWNF	71180	$50,950	Single Family Home	1502 Pheasant Dr	Venus	TX	76084	1st	126-4490-01140
39	PSWNF	9160076102	$75,702	Single Family Home	10411 Castlerock Dr	Dallas	TX	75217	1st	00-00062-777-500-0000
40	PSWNF	9160075388	$46,139	Single Family Home	275 Guest Rd	Pelham	NC	27311	1st	0031.00.00.0191.0000
41	PSWNF	9160081928	$168,760	Single Family Home	319 E. Walnut	Winnie	TX	77665	1st	BK 43 LTS 16^17 WINNIE T/S
42	PSWNF	0002007404	$95,410	Single Family Home	506 Sunview Dr	Athens	TN	37303	1st	054065F C 06200
43	PSWNF	0002007401	$88,864	Single Family Home	712 S Fair Ave	Yakima	WA	98901	1st	191319-44482

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EXHIBIT A

PACIFIC PRIVATE MONEY ENTITIES - DEBTOR-IN-POSSESSION

ASSET COLLATERAL MATRIX: REAL ESTATE OWNED PROPERTIES

	Owner Entity	Property Type	Street Address	City	State	Zip	APN
1	PFF	Multi-Family Home	321-323 Aspen Avenue	South San Francisco	CA	94080	012-142-140
2	PPMF	Land	3881 Martin Luther King Jr Way	Oakland	CA	94609	12-963-1
3	PPMF	Single Family Home	52 Fremont Road	San Rafael	CA	94901	012-043-12
4	PSWNF	Single Family Home	1005 E Lons	Brownfield	TX	79316	R6360
5	PSWNF	Single Family Home	87-288 D Saint Johns Road	Waianae	HI	96792	1-8-7-004-026-0000
6	PSWNF	Multi-Family Home	404 West Ruscomb Street	Philadelphia	PA	19120	42-2156100
7	PPMF I	Land	7621 Healdsburg Ave	Sebastopol	CA	95472	004-291-019
8	PPMF I	Single Family Home	65 Lasker Lane	Cotati	CA	94931	144-470-007
9	PPMI	Single Family Home	4626 Ewing Rd	Castro Valley	CA	94546	84D-1255-9-1
10	PFF	Commercial	1595 Grant Ave	Novato	CA	94945	141-271-27
11	PFF	Single Family Home	45460 Indian Shoals Rd	Mendocino	CA	95460	118-180-55-00

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EXHIBIT C

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EXHIBIT C

PPM Entities

Intercompany: Due To/Due From
As of December 31, 2025

	Borrower Entities: [2]												
	PPMG (03)	PMMG (11)	PPMF (12)	PNFMG (31)	PSWNF (32)	PMC (41)	PPMI (51)	PFF (52)	PPMP (91)	AHL (101)	PRD	Hanf Cap	Total
Lender Entity: Funds													
PPMF (12)	$0	$23,106	$0	$0	$0	$0	$0	$0	$0	$0	$7,352,234	$3,655,470	$11,030,810
PSWNF (32)	0		1,794,126	764,118	0	0	770,000	0	0	0	134,569	182,556	3,645,368
PFF (52)	0	0	13,747,638	0	0	727,577	38,861,179	0	0	0	4,107,125	18,420,724	75,864,244
POF (92)	0	0	110,576	0	0	0	0	1,182,090	58,744	0			1,351,410
AFI (102) [1]	0	0	0	0	0	0	1,612,419	0	0	0			1,612,419
Total	**$0**	**$23,106**	**$15,652,340**	**$764,118**	**$0**	**$727,577**	**$41,243,598**	**$1,182,090**	**$58,744**	**$0**	**$11,593,928**	**$22,258,749**	**$93,504,251**
Lender Entity: Op Cos													
PPMG (03)	$0	$0	$251,182	$0	$0	$0	$0	$0	$0	$0	$22,714	$0	$273,896
PNFMG (31)	0	0	0	0	0	0	0	0	0	0	0	5,387	5,387
PMC (41)	0	0	0	0	0	0	0	0	0	0	4,849	0	4,849
PPMI (51)	1,740,552	323	18,753,766	344,126	3,264	2,595,878	0	0	729	7,503,303	2,373,474	522,581	33,837,997
AFI (101)	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	**$1,740,552**	**$323**	**$19,004,948**	**$344,126**	**$3,264**	**$2,595,878**	**$0**	**$0**	**$729**	**$7,503,303**	**$2,401,036**	**$527,968**	**$34,122,128**
Total Funds & Op Cos	**1,740,552**	**23,429**	**34,657,288**	**1,108,244**	**3,264**	**3,323,456**	**41,243,598**	**1,182,090**	**59,473**	**$7,503,303**	**13,994,965**	**22,786,717**	**127,626,379**

[1] As of December 31, 2025, Pacific Private Money, Inc. ("PPMI") owed Arrival Fund ("AFI") approximately $1.6 million related to amounts involving loans made by AFI to PPMI. During the month of February 2026, all obligations due to AFI from PPMI appear to have been repaid. As of the petition date, PPMI does not appear to owe any amount to AFI.

[2] Note that some amounts shown in the intercompany due to/due from records appear to have been accounting entries only and did not entail the transfer of cash.

Entity Acronym Key:

PACIFIC PRIVATE MONEY GROUP LLC	PPMG	PACIFIC FREEDOM FUND LLC	PFF
PRIVATE MONEY MANAGEMENT GROUP LLC	PMMG	PACIFIC PRIVATE MONEY PARTNERS LLC	PPMP
PACIFIC PRIVATE MONEY FUND LLC	PPMF	PACIFIC OPPORTUNITY FUND LLC	POF
PACIFIC NOTE FUND MANAGEMENT GROUP LLC	PNFMG	ARRIVAL HOME LOANS LLC	AHL
PACIFIC SOUTHWEST NOTE FUND LLC	PSWNF	ARRIVAL FUND I LLC	AFI
PACIFIC MORTGAGE CAPITAL, LLC	PMC	PACIFIC REALTY DEVELOPMENT (non-debtor)	PRD
PACIFIC PRIVATE MONEY, INC.	PPMI	HANF CAPITAL (non-debtor)	HANF CAP

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