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**UNITED STATES BANKRUPTCY COURT**

**NORTHERN DISTRICT OF CALIFORNIA, OAKLAND DIVISION**

| | |
|---|---|
| In re: | Case No. 26-30538 |
| Pacific Capital Funding Group Inc., | Chapter 11 |
| Debtor. | |
| In re: | Jointly Administered with: |
| Pacific Capital Funding Group Inc. | Case No. 26-30538 (WJL) |
| Pacific Private Money Group LLC | Case No. 26-30535 (WJL) |
| Private Money Management Group LLC | Case No. 26-30544 (WJL) |
| Pacific Mortgage Capital, LLC | Case No. 26-30539 (WJL) |
| Pacific Note Fund Management Group LLC | Case No. 26-30540 (WJL) |
| Pacific Private Money, Inc. | Case No. 26-30533 (WJL) |
| Pacific Private Money Partners LLC | Case No. 26-30536 (WJL) |
| Arrival Home Loans LLC | Case No. 26-30543 (WJL) |
| Pacific Private Money Fund 1 LLC | Case No. 26-30534 (WJL) |
| Pacific Southwest Note Fund LLC | Case No. 26-30541 (WJL) |
| Pacific Freedom Fund LLC | Case No. 26-30532 (WJL) |
| Pacific Opportunity Fund LLC | Case No. 26-30537 (WJL) |
| Arrival Fund I, LLC | Case No. 26-30542 (WJL) |
| Affects: | |
| ☐ Pacific Capital Funding Group Inc. | |
| ☐ Pacific Private Money Group LLC | |
| ☐ Private Money Management Group LLC | |
| ☒ Pacific Mortgage Capital, LLC | |
| ☐ Pacific Note Fund Management Group LLC | |



GLOBAL NOTES AND STATEMENTS OF LIMITATIONS, METHODOLOGY AND
DEBTOR'S SCHEDULES OF ASSETS, ET AL.

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☐ Pacific Private Money, Inc.

☐ Pacific Private Money Partners LLC

☐ Arrival Home Loans LLC

☐ Pacific Private Money Fund 1 LLC

☐ Pacific Southwest Note Fund LLC

☐ Pacific Freedom Fund LLC

☐ Pacific Opportunity Fund LLC

☐ Arrival Fund I, LLC

☐ All Debtors

**GLOBAL NOTES AND STATEMENT OF LIMITATIONS, METHODOLOGY, AND DISCLAIMERS REGARDING THE DEBTOR'S SCHEDULES OF ASSETS AND LIABILITIES AND STATEMENT OF FINANCIAL AFFAIRS**

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On June 16, 2026 (the "**Petition Date**"), 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 LLC, Pacific Opportunity Fund LLC, Pacific Note Fund Management Group LLC, Pacific Freedom Fund LLC, Arrival Home Loans, LLC, and Arrival Fund I, LLC, the debtors and debtors-in-possession (collectively the "**Debtors**") commenced the above-captioned chapter 11 case by filing a voluntary petition for relief under chapter 11 of title 11 of the United States Code (the "**Bankruptcy Code**") with the United States Bankruptcy Court for the Northern District of California (the "**Bankruptcy Court**"). The Debtors are authorized to operate their business as debtors-in-possession pursuant to sections 1107(a) and 1108 of the Bankruptcy Code.

The Debtors have filed their Schedules of Assets and Liabilities (collectively, the "**Schedules**") and Statement of Financial Affairs (the "**Statement**" and, together with the Schedules, the "**Schedules and Statement**") with the Bankruptcy Court. The Debtors, with the assistance of their advisors, prepared the Schedules and Statement in accordance with section 521 of the Bankruptcy Code, rule 1007 of the Federal Rules of Bankruptcy Procedure, and rule 1007–1 of the *Local Rules of the United States Bankruptcy Court for the District of Delaware*.

Each Debtor's Schedules and Statement was prepared under the direction of the Debtors' Chief Restructuring Officer ("CRO") based upon the information contained in all the Debtors'



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books and records. The CRO was not involved in preparing or maintaining the Debtors' books and records and therefore does not know whether the information contained therein is complete or accurate. Further, the Debtors ceased operations and terminated all their employees, including the accounting staff, in February 2026. Thus, the Debtors have relied upon an outsourced accounting to update the books and records. Subject to these limitations, the CRO has used his best efforts to gather the information in the Debtors' books and records and prepare the Schedules and Statement of Financial Affairs.

The Schedules and Statement are unaudited. While the Debtors' CRO and the Debtors' advisors have made a reasonable effort to ensure that the Schedules and Statement are accurate and complete based on information known to them at the time of preparation after reasonable inquiries, inadvertent errors or omissions may exist and/or the subsequent receipt of information may result in material changes in financial and other data contained in the Schedules and Statement. Further, the Debtors anticipate that additional reserves or write-downs in the value of their assets will be recorded as adjusting journal entries when the 2025 tax return preparation work is completed. Accordingly, the Debtors reserve the right to amend and/or supplement the Schedules and Statement from time to time as may be necessary or appropriate.

The Debtors and their agents and attorneys do not guarantee or warrant the accuracy or completeness of the data that is provided herein and shall not be liable for any loss or injury arising out of or caused in whole or in part by the acts, errors, or omissions, whether negligent or otherwise, in procuring, compiling, collecting, interpreting, reporting, communicating or delivering the information contained therein. Except as required by the Bankruptcy Code, the Debtors and their attorneys expressly do not undertake any obligation to update, modify, revise, or re-categorize the information provided in the Schedules and Statement, or to notify any third party should the information be updated, modified, revised, or re-categorized. In no event shall the Debtors or their attorneys be liable to any third party for any direct, indirect, incidental, consequential, or special damages (including, but not limited to, damages arising from the disallowance of a potential claim against the Debtors or damages to business reputation, lost business or lost profits), whether foreseeable or not and however caused, even if the Debtors or





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their agents and attorneys are advised of the possibility of such damages.

William Brinkman, the Debtors' CRO in these Chapter 11 Cases, has signed the Schedules and Statement. In reviewing and signing the Schedules and Statement, Mr. Brinkman has necessarily relied upon the information contained in the Debtors' books and records. Mr. Brinkman has not (and could not have) personally verified the accuracy of each such statement and representation contained in the Schedules and Statement, including statements and representations concerning amounts owed to creditors.

These *Global Notes and Statements of Limitations, Methodology and Disclaimers Regarding the Debtor's Schedules of Assets and Liabilities and Statement of Financial Affairs* (these "**Global Notes**") are incorporated by reference in, and comprise an integral part of, the Schedules and Statement. The Global Notes should be referred to and reviewed in connection with any review of the Schedules and Statement.

## GLOBAL NOTES AND OVERVIEW OF METHODOLOGY

***Reservation of Rights.*** The Debtors reserve the right to dispute, or to assert setoff or other defenses to, any claim reflected in the Schedules and Statement as to amount, liability, and classification. The Debtors also reserve all rights with respect to the values, amounts, and characterizations of the assets and liabilities listed in the Schedules and Statement.

***Basis of Presentation.*** The Schedules and Statement do not purport to represent financial statements prepared in accordance with Generally Accepted Accounting Principles ("**GAAP**").

***Date of Valuations.*** Except as otherwise noted in the Schedules and Statement, all liabilities, as well as cash, inventory and vendor debit balances, are valued as of the Petition Date. The Schedules and Statement reflect the Debtors' best effort to allocate the assets, liabilities, receipts, and expenses "as of" such date. In certain instances, the Debtors used estimates or pro-rated amounts where actual data as of the aforementioned dates was not available. The Debtors made a reasonable effort to allocate liabilities between the pre- and post-petition periods based on the information and research that was conducted in connection with the preparation of the Schedules and Statement. As additional information becomes available and further research is conducted, the Debtors may modify the allocation of liabilities between the pre- and post-petition



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periods and amend the Schedules and Statement accordingly.

Unless otherwise indicated herein or in the Schedules and Statement, all financial information for the Debtors in the Schedules and Statement and these Global Notes is provided as of the Petition Date or as close thereto as reasonably practicable under the circumstances.

***Currency***. All amounts are reflected in United States Dollars. For the sole purpose of the Schedules and Statement, foreign currency amounts have been converted to U.S. Dollars, generally as of the Petition Date, using published exchange rates.

***Book Value*.** Generally, each asset and liability of the Debtors is shown on the basis of net book value of the asset or liability in accordance with the Debtors' accounting books and records. In certain circumstances, such as the value of real estate owned properties, the values in the Schedules and Statement are based upon the fair market estimate of the current market values of the Debtors' assets, which may not correspond to book values. Note that it would be cost prohibitive and unduly burdensome to obtain current fair market valuations of all of the Debtors' property interests. As such, the detail may include error corrections and value adjustments (shown as negative values or multiple line items for an individual asset). The Debtors believe that certain of its assets may have been significantly impaired by, among other things, the events leading to, and the commencement of, the Debtors' chapter 11 case. The Debtors have not yet formally evaluated the appropriateness of the carrying values ascribed to its assets prior to the Petition Date.

***Re-characterizatio*n**. Notwithstanding the Debtors' reasonable efforts to properly characterize, classify, categorize or designate certain claims, assets, executory contracts, unexpired leases and other items reported in the Schedules and Statement, the Debtors may, nevertheless, have improperly characterized, classified, categorized, designated, or omitted certain items due to the complexity of the Debtors' business and the large volume of documents and records. Accordingly, the Debtors reserve all of their rights to re-characterize, reclassify, re-categorize, re-designate, add or delete items reported in the Schedules and Statement at a later time as is necessary or appropriate as additional information becomes available, including, without limitation, whether contracts or leases listed herein were deemed executory or unexpired as of the Petition Date and executory and unexpired post-petition.


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***Causes of Action.*** The Debtors have made their best efforts to set forth known causes of action against third parties as assets in its Schedules and Statement. The Debtors reserve all of their rights with respect to any and all causes of action or avoidance actions it may have, whether disclosed or not disclosed, and neither these Global Notes nor the Schedules and Statement shall be deemed a waiver of any such rights or claims.

Furthermore, a forensic investigation of the Debtors' affairs is underway. That investigation may reveal additional claims against officers, directors, and third parties.

***Litigation.*** While the Debtors have made reasonable efforts to accurately record any known litigation actions (collectively, the "**Litigation Actions**") in the Schedules and Statement, the inclusion of any such action does not constitute the admission of liability by the Debtors, the validity of any claim, or the amount of any potential claim that may arise from such actions in the future. The Debtors reserve all rights to contest, defend, or otherwise object to the validity or amount of any claims resulting from any Litigation Actions currently pending or that may arise in the future.

***Claims.*** The Schedules lists creditors and set forth the Debtors' estimate of the claims of creditors as of the Petition Date.

The Debtors intentionally have not included "non-cash" accruals (*i.e.*, accruals to recognize expense or liability over multiple periods where no specific obligation to perform is established), in the Schedules and Statement.

Any failure to designate a claim listed on the Debtors' Schedules as "disputed," "contingent," "or "unliquidated" does not constitute an admission by the Debtors that the claim is not "disputed," "contingent," or "unliquidated." The Debtors expressly reserve the right to (i) object to or otherwise dispute or assert setoff rights, crossclaims, counterclaims or defenses to, any claim reflected on the Schedules as to amount, liability or classification or (ii) otherwise to designate subsequently any claim as "disputed," "contingent" or "unliquidated."

The claims listed in the Schedules do not reflect any analysis of claims under section 503(b)(9) of the Bankruptcy Code. Accordingly, the Debtors reserve all rights to dispute or challenge the validity of any asserted claims under section 503(b)(9) of the Bankruptcy Code or



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the characterization of the structure of any such transaction or any document or instrument related to any creditor's claim.

The Debtors have excluded potential rejection damage claims of counterparties to executory contracts and unexpired nonresidential real property leases that may or may not be rejected, to the extent such damage claims exist.

***Reporting Policies***. The description of an amount as "unknown," "TBD" or "undetermined" is not intended to reflect upon the materiality of such amount. All totals that are included in the Schedules and Statement represent totals of all known amounts. To the extent that there are unknown or undetermined amounts, the actual total may be different than the listed total.

The Debtors note the following:

- In Schedule A/B, item 55 the Debtors acquired the properties listed via foreclosure actions or by assignment of properties from entities controlled by Mark Hanf. Thus, the cost basis is not listed. The current value represents the CRO's best estimate of fair market value for each property owned based on broker opinions and market research.
- In Schedule A/B, item 71, the Debtors list each note at the value that represents the total outstanding balance estimated as of the June 16, 2026 Petition Date.
- In Schedule A/B, item 77, the current value shown represents the amount recorded on each Debtor's books as related balances owed to each Debtor by the other Debtors.
- In Schedule D, the Debtors utilized their best efforts to estimate the current fair market value of the collateral securing a claim utilizing broker opinion of value reports, broker market feedback, and input from management.
- In Schedule E/F, the amount shown for an unsecured claim represents the Debtors' best estimate of each investor's capital account as of the Petition Date. The Debtors anticipate that additional impairment reserves will be recorded as of December 31, 2025 as part of the tax return preparation process, and as a result anticipate that the investor capital accounts will decrease in value.





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- In Statement of Financial Affairs items 1 and 2, the Debtors anticipate that the 2025 and stub-period 2026 revenue amounts will change when the final 2025 adjusting journal entries are booked under the guidance of the accounting and tax professionals. Certain assumptions have been made during the 2026 reporting period as operations ceased in January/February.

DATED: September 9, 2026

JEFFER MANGELS & MITCHELL LLP
BENNETT G. YOUNG
CHRISTOPHER WHANG

By: */s/ Bennett G. Young*
BENNETT G. YOUNG
Attorneys for Debtors and Debtors-in-Possession

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| Fill in this information to identify the case: |
|---|
| Debtor Name: In re : Pacific Mortgage Capital LLC |
| United States Bankruptcy Court for the: Northern District of California |
| Case number (if known): 26-30539 (WJL) |

☐ Check if this is an amended filing

Official Form 206A/B

# Schedule A/B: Assets - Real and Personal Property 12/15

**Disclose all property, real and personal, which the debtor owns or in which the debtor has any other legal, equitable, or future interest. Include all property in which the debtor holds rights and powers exercisable for the debtor's own benefit. Also include assets and properties which have no book value, such as fully depreciated assets or assets that were not capitalized. In Schedule A/B, list any executory contracts or unexpired leases. Also list them on Schedule G: Executory Contracts and Unexpired Leases (Official Form 206G).**

**Be as complete and accurate as possible. If more space is needed, attach a separate sheet to this form. At the top of any pages added, write the debtor's name and case number (if known). Also identify the form and line number to which the additional information applies. If an additional sheet is attached, include the amounts from the attachment in the total for the pertinent part.**

**For Part 1 through Part 11, list each asset under the appropriate category or attach separate supporting schedules, such as a fixed asset schedule or depreciation schedule, that gives the details for each asset in a particular category. List each asset only once. In valuing the debtor's interest, do not deduct the value of secured claims. See the instructions to understand the terms used in this form.**

## Part 1: Cash and cash equivalents

1. **Does the debtor have any cash or cash equivalents?**

☐ No. Go to Part 2.

☑ Yes. Fill in the information below.

| All cash or cash equivalents owned or controlled by the debtor | Current value of debtor's interest |
|---|---|

2. **Cash on hand**

2.1 None — $

3. **Checking, savings, money market, or financial brokerage accounts** *(Identify all)*

| | Name of institution (bank or brokerage firm) | Type of account | Last 4 digits of account number | | |
|---|---|---|---|---|---|
| 3.1 | Axos Bank (DIP accounts) | Checking (Debtor in Possession) | 1088 | $ | 0.00 |
| 3.2 | Wells Fargo Bank, N.A. | Checking | 2242 | $ | 18,366.55 |

4. **Other cash equivalents** *(Identify all)*

4.1 None — $

5. **Total of Part 1**

Add lines 2 through 4 (including amounts on any additional sheets). Copy the total to line 80. $ 18,366.55



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## Part 2: Deposits and prepayments

6. **Does the debtor have any deposits or prepayments?**

☑ No. Go to Part 3.

☐ Yes. Fill in the information below.

**Current value of debtor's interest**

7. **Deposits, including security deposits and utility deposits**

Description, including name of holder of deposit

$

8. **Prepayments, including prepayments on executory contracts, leases, insurance, taxes, and rent**

Description, including name of holder of prepayment

$

9. **Total of Part 2.**

Add lines 7 through 8. Copy the total to line 81.

$ 0.00



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## Part 3: Accounts receivable

10. **Does the debtor have any accounts receivable?**

☑ No. Go to Part 4.

☐ Yes. Fill in the information below.

| | | | | | | | **Current value of debtor's interest** |
|---|---|---|---|---|---|---|---|
| 11. **Accounts receivable** | | | | | | | |
| | Description | face amount | | doubtful or uncollectible accounts | | | |
| 11a. 90 days old or less: | | $ | | - $ | | =..... ➔ | $ |
| 11b. Over 90 days old: | | $ | | - $ | | =..... ➔ | $ |

12. **Total of Part 3.**
Current value on lines 11a + 11b = line 12. Copy the total to line 82. $ 0.00


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## Part 4: Investments

13. **Does the debtor own any investments?**

☐ No. Go to Part 5.

☑ Yes. Fill in the information below.

| | | Valuation method used for current value | Current value of debtor's interest |
|---|---|---|---|
| 14. **Mutual funds or publicly traded stocks not included in Part 1** | | | |
| Name of fund or stock: | | | |
| 14.1 | None | | $ |
| 15. **Non-publicly traded stock and interests in incorporated and unincorporated businesses, including any interest in an LLC, partnership, or joint venture** | | | |
| Name of entity: | % of ownership: | | |
| 15.1 | PMC Fund One LLC | 100% | $ Undetermined |
| 16. **Government bonds, corporate bonds, and other negotiable and non-negotiable instruments not included in Part 1** | | | |
| Describe: | | | |
| 16.1 | None | | $ |

17. **Total of Part 4.**
Add lines 14 through 16. Copy the total to line 83. $ 0.00


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## Part 5: Inventory, excluding agriculture assets

18. **Does the debtor own any inventory (excluding agriculture assets)?**
- ☑ No. Go to Part 6.
- ☐ Yes. Fill in the information below.

| General description | Date of the last physical inventory | Net book value of debtor's interest (Where available) | Valuation method used for current value | Current value of debtor's interest |
|---|---|---|---|---|
| 19. **Raw materials** | | $ | | $ |
| 20. **Work in progress** | | $ | | $ |
| 21. **Finished goods, including goods held for resale** | | $ | | $ |
| 22. **Other inventory or supplies** | | $ | | $ |

23. **Total of Part 5.**
Add lines 19 through 22. Copy the total to line 84. $ 0.00

24. **Is any of the property listed in Part 5 perishable?**
- ☐ No
- ☐ Yes

25. **Has any of the property listed in Part 5 been purchased within 20 days before the bankruptcy was filed?**
- ☐ No
- ☐ Yes. Description _____ Book value $ _____ Valuation method _____ Current value $ _____

26. **Has any of the property listed in Part 5 been appraised by a professional within the last year?**
- ☐ No
- ☐ Yes


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## Part 6: Farming and fishing-related assets (other than titled motor vehicles and land)

27. **Does the debtor own or lease any farming and fishing-related assets (other than titled motor vehicles and land)?**

- [x] No. Go to Part 7.
- [ ] Yes. Fill in the information below.

| General description | Net book value of debtor's interest (Where available) | Valuation method used for current value | Current value of debtor's interest |
|---|---|---|---|
| 28. **Crops—either planted or harvested** | $ | | $ |
| 29. **Farm animals** *Examples:* Livestock, poultry, farm-raised fish | $ | | $ |
| 30. **Farm machinery and equipment** (Other than titled motor vehicles) | $ | | $ |
| 31. **Farm and fishing supplies, chemicals, and feed** | $ | | $ |
| 32. **Other farming and fishing-related property not already listed in Part 6** | $ | | $ |

33. **Total of Part 6.**
Add lines 28 through 32. Copy the total to line 85. $ 0.00

34. **Is the debtor a member of an agricultural cooperative?**

- [ ] No
- [ ] Yes. Is any of the debtor's property stored at the cooperative?
  - [ ] No
  - [ ] Yes

35. **Has any of the property listed in Part 6 been purchased within 20 days before the bankruptcy was filed?**

- [ ] No
- [ ] Yes. Description_____ Book value $_____ Valuation method_____ Current value $_____

36. **Is a depreciation schedule available for any of the property listed in Part 6?**

- [ ] No
- [ ] Yes

37. **Has any of the property listed in Part 6 been appraised by a professional within the last year?**

- [ ] No
- [ ] Yes

## Part 7: Office furniture, fixtures, and equipment; and collectibles

38. **Does the debtor own or lease any office furniture, fixtures, equipment, or collectibles?**

☑ No. Go to Part 8.

☐ Yes. Fill in the information below.

| | General description | Net book value of debtor's interest (Where available) | Valuation method used for current value | Current value of debtor's interest |
|---|---|---|---|---|
| 39. | **Office furniture** | $ | | $ |
| 40. | **Office fixtures** | $ | | $ |
| 41. | **Office equipment, including all computer equipment and communication systems equipment and software** | $ | | $ |
| 42. | **Collectibles** *Examples:* Antiques and figurines; paintings,prints, or other artwork; books, pictures, or other art objects; china and crystal; stamp, coin, or baseball card collections; other collections, memorabilia, or collectibles | $ | | $ |

43. **Total of Part 7.**
Add lines 39 through 42. Copy the total to line 86.

$ 0.00

44. **Is a depreciation schedule available for any of the property listed in Part 7?**

☐ No

☐ Yes

45. **Has any of the property listed in Part 7 been appraised by a professional within the last year?**

☐ No

☐ Yes


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## Part 8: Machinery, equipment, and vehicles

46. **Does the debtor own or lease any machinery, equipment, or vehicles?**

- [x] No. Go to Part 9.
- [ ] Yes. Fill in the information below.

| | **General description**<br>Include year, make, model, and identification numbers (i.e., VIN, HIN, or N-number) | **Net book value of debtor's interest**<br>(Where available) | **Valuation method used for current value** | **Current value of debtor's interest** |
|---|---|---|---|---|
| 47. | **Automobiles, vans, trucks, motorcycles, trailers, and titled farm vehicles** | $ | | $ |
| 48. | **Watercraft, trailers, motors, and related accessories** Examples: Boats, trailers, motors, floating homes, personal watercraft, and fishing vessels | $ | | $ |
| 49. | **Aircraft and accessories** | $ | | $ |
| 50. | **Other machinery, fixtures, and equipment (excluding farm machinery and equipment)** | $ | | $ |

51. **Total of Part 8.**
Add lines 47 through 50. Copy the total to line 87. $ 0.00

52. **Is a depreciation schedule available for any of the property listed in Part 8?**

- [ ] No
- [ ] Yes

53. **Has any of the property listed in Part 8 been appraised by a professional within the last year?**

- [ ] No
- [ ] Yes


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## Part 9: Real property

54. **Does the debtor own or lease any real property?**

☑ No. Go to Part 10.

☐ Yes. Fill in the information below.

55. **Any building, other improved real estate, or land which the debtor owns or in which the debtor has an interest**

| **Description and location of property**<br><br>Include street address or other description such as Assessor Parcel Number (APN), and type of property (for example, acreage, factory, warehouse, apartment or office building), if available. | **Nature and extent of debtor's interest in property** | **Net book value of debtor's interest**<br><br>(Where available) | **Valuation method used for current value** | **Current value of debtor's interest** |
|---|---|---|---|---|
| 55.1 | | $ | | $ |

56. **Total of Part 9.**

Add the current value on lines 55.1 through 55.6 and entries from any additional sheets. Copy the total to line 88.

$ 0.00

57. **Is a depreciation schedule available for any of the property listed in Part 9?`**

☐ No

☐ Yes

58. **Has any of the property listed in Part 9 been appraised by a professional within the last year?**

☐ No

☐ Yes



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## Part 10: Intangibles and intellectual property

59. **Does the debtor have any interests in intangibles or intellectual property?**

☑ No. Go to Part 11.

☐ Yes. Fill in the information below.

| General description | Net book value of debtor's interest (Where available) | Valuation method used for current value | Current value of debtor's interest |
|---|---|---|---|
| 60. **Patents, copyrights, trademarks, and trade secrets** | $ | | $ |
| 61. **Internet domain names and websites** | $ | | $ |
| 62. **Licenses, franchises, and royalties** | $ | | $ |
| 63. **Customer lists, mailing lists, or other compilations** | $ | | $ |
| 64. **Other intangibles, or intellectual property** | $ | | $ |
| 65. **Goodwill** | $ | | $ |

66. **Total of Part 10.**
Add lines 60 through 65. Copy the total to line 89. $ 0.00

67. **Do your lists or records include personally identifiable information of customers** (as defined in 11 U.S.C. §§ 101(41A) and 107)**?**

☐ No

☐ Yes

68. **Is there an amortization or other similar schedule available for any of the property listed in Part 10?**

☐ No

☐ Yes

69. **Has any of the property listed in Part 10 been appraised by a professional within the last year?**

☐ No

☐ Yes

## Part 11: All other assets

70. **Does the debtor own any other assets that have not yet been reported on this form?**
Include all interests in executory contracts and unexpired leases not previously reported on this form.

☐ No. Go to Part 12.

☑ Yes. Fill in the information below.

| | | | | | | | **Current value of debtor's interest** |
|---|---|---|---|---|---|---|---|
| 71. **Notes receivable** | | | | | | | |
| | Description (include name of obligor) | | Total face amount | | doubtful or uncollectible accounts | | |
| 71.1 | Mortgage Note, Twin Cypress & Orange Blossom LLC James A Cassin Karen C Cassin | $ | 368,181.76 | - $ | Unknown | =..... → $ | 368,181.76 |
| 72. **Tax refunds and unused net operating losses (NOLs)** | | | | | | | |
| | Description (for example, federal, state, local) | | | | | | |
| 72.1 | None | | Tax year | | | $ | |
| 73. **Interests in insurance policies or annuities** | | | | | | | |
| 73.1 | None | | | | | $ | |
| 74. **Causes of action against third parties (whether or not a lawsuit has been filed)** | | | | | | | |
| 74.1 | See A/B 74 Attachment | | | | | $ | Undetermined |
| | **Nature of claim** | Unknown | | | | | |
| | **Amount requested** | $ | Undetermined | | | | |
| 75. **Other contingent and unliquidated claims or causes of action of every nature, including counterclaims of the debtor and rights to set off claims** | | | | | | | |
| 75.1 | A forensic investigation of the Debtors' affairs is underway. That investigation may reveal claims against officers, directors, and third parties. Value unknown. | | | | | $ | Undetermined |
| | **Nature of claim** | Unknown | | | | | |
| | **Amount requested** | $ | Undetermined | | | | |
| 76. **Trusts, equitable or future interests in property** | | | | | | | |
| 76.1 | None | | | | | $ | |
| 77. **Other property of any kind not already listed** *Examples*: Season tickets, country club membership | | | | | | | |
| 77.1 | Interco S-T Loan To: Pacific Realty Development | | | | | $ | 4,848.73 |
| 78. **Total of Part 11.** Add lines 71 through 77. Copy the total to line 90. | | | | | | $ | 373,030.49 |

79. **Has any of the property listed in Part 11 been appraised by a professional within the last year?**

☑ No

☐ Yes



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## Part 12: Summary

In Part 12 copy all of the totals from the earlier parts of the form.

| | Type of property | Current value of personal property | Current value of real property |
|---|---|---|---|
| 80. | **Cash, cash equivalents, and financial assets.** *Copy line 5, Part 1.* | $ 18,366.55 | |
| 81. | **Deposits and prepayments.** *Copy line 9, Part 2.* | $ 0.00 | |
| 82. | **Accounts receivable.** *Copy line 12, Part 3.* | $ 0.00 | |
| 83. | **Investments.** *Copy line 17, Part 4.* | $ 0.00 | |
| 84. | **Inventory.** *Copy line 23, Part 5.* | $ 0.00 | |
| 85. | **Farming and fishing-related assets.** *Copy line 33, Part 6.* | $ 0.00 | |
| 86. | **Office furniture, fixtures, and equipment; and collectibles.** *Copy line 43, Part 7.* | $ 0.00 | |
| 87. | **Machinery, equipment, and vehicles.** *Copy line 51, Part 8.* | $ 0.00 | |
| 88. | **Real property.** *Copy line 56, Part 9.* ➔ | | $ 0.00 |
| 89. | **Intangibles and intellectual property.** *Copy line 66, Part 10.* | $ 0.00 | |
| 90. | **All other assets.** *Copy line 78, Part 11.* | $ 373,030.49 | |
| 91. | **Total.** Add lines 80 through 90 for each column 91a. | $ 391,397.04 + 91b. | $ 0.00 |
| 92. | **Total of all property on Schedule A/B.** Lines 91a + 91b = 92. | | $ 391,397.04 |

**Fill in this information to identify the case:**

Debtor Name: In re : Pacific Mortgage Capital LLC

United States Bankruptcy Court for the: Northern District of California

Case number (if known): 26-30539 (WJL)

☐ Check if this is an amended filing

Official Form 206D

# Schedule D: Creditors Who Have Claims Secured by Property

12/15

**Be as complete and accurate as possible.**

1. **Do any creditors have claims secured by debtor's property?**
   - ☑ No. Check this box and submit page 1 of this form to the court with debtor's other schedules. Debtor has nothing else to report on this form.
   - ☐ Yes. Fill in all of the information below.

## Part 1: List Creditors Who Have Secured Claims

2. **List in alphabetical order all creditors who have secured claims.** If a creditor has more than one secured claim, list the creditor separately for each claim.

| | *Column A* **Amount of claim** Do not deduct the value of collateral. | *Column B* **Value of collateral that supports this claim** |
|---|---|---|

2.1 **Creditor's name** | **Describe debtor's property that is subject to a lien**

Creditor's Name

**Creditor's mailing address**

Notice Name

Street

City State ZIP Code

Country

**Creditor's email address, if known**

**Date debt was incurred**

**Last 4 digits of account number**

**Do multiple creditors have an interest in the same property?**

- ☐ No
- ☐ Yes. Have you already specified the relative priority?
  - ☐ No. Specify each creditor, including this creditor, and its relative priority.
  - ☐ Yes. The relative priority of creditors is specified on lines

**Describe the lien**

**Is the creditor an insider or related party?**

- ☐ No
- ☐ Yes

**Is anyone else liable on this claim?**

- ☐ No
- ☐ Yes. Fill out *Schedule H: Codebtors(Official Form 206H).*

**As of the petition filing date, the claim is:** Check all that apply.

- ☐ Contingent
- ☐ Unliquidated
- ☐ Disputed

| | | |
|---|---|---|
| | $ | $ |

3. **Total of the dollar amounts from Part 1, Column A, including the amounts from the Additional Page, if any.** $



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## Part 2: List Others to Be Notified for a Debt Already Listed in Part 1

**List in alphabetical order any others who must be notified for a debt already listed in Part 1. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for secured creditors.**

**If no others need to be notified for the debts listed in Part 1, do not fill out or submit this page. If additional pages are needed, copy this page.**

| Name and address | On which line in Part 1 did you enter the related creditor? | Last 4 digits of account number for this entity |
|---|---|---|
| Name<br>Notice Name<br>Street<br>City State ZIP Code<br>Country | Line _____ | |


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**Fill in this information to identify the case:**

Debtor Name: In re : Pacific Mortgage Capital LLC

United States Bankruptcy Court for the: Northern District of California

Case number (if known): 26-30539 (WJL)

☐ Check if this is an amended filing

# Official Form 206E/F

## Schedule E/F: Creditors Who Have Unsecured Claims 12/15

**Be as complete and accurate as possible. Use Part 1 for creditors with PRIORITY unsecured claims and Part 2 for creditors with NONPRIORITY unsecured claims. List the other party to any executory contracts or unexpired leases that could result in a claim. Also list executory contracts on Schedule A/B: Assets - Real and Personal Property (Official Form 206A/B) and on Schedule G: Executory Contracts and Unexpired Leases (Official Form 206G). Number the entries in Parts 1 and 2 in the boxes on the left. If more space is needed for Part 1 or Part 2, fill out and attach the Additional Page of that Part included in this form.**

### Part 1: List All Creditors with PRIORITY Unsecured Claims

1. **Do any creditors have priority unsecured claims? (See 11 U.S.C. § 507).**

☑ No. Go to Part 2.

☐ Yes. Go to Line 2.

2. **List in alphabetical order all creditors who have unsecured claims that are entitled to priority in whole or in part.** If the debtor has more than 3 creditors with priority unsecured claims, fill out and attach the Additional Page of Part 1.

| | | Total claim | Priority amount |
|---|---|---|---|
| 2.1 **Priority creditor's name and mailing address** | **As of the petition filing date, the claim is:** *Check all that apply.* | $ | $ |

Creditor Name

Creditor's Notice name

Address

City State ZIP Code

Country

☐ Contingent

☐ Unliquidated

☐ Disputed

**Basis for the claim:**

**Date or dates debt was incurred**

**Last 4 digits of account number**

**Is the claim subject to offset?**

☐ No

☐ Yes

**Specify Code subsection of PRIORITY unsecured claim:** 11 U.S.C. § 507(a) ()



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## Part 2: List All Creditors with NONPRIORITY Unsecured Claims

3. **List in alphabetical order all of the creditors with nonpriority unsecured claims.** If the debtor has more than 6 creditors with nonpriority unsecured claims, fill out and attach the Additional Page of Part 2.

| | | Amount of claim |
|---|---|---|
| 3.1 | **Nonpriority creditor's name and mailing address**<br>See Schedule E/F, Part 2 Attachment<br>Creditor Name<br><br>Creditor's Notice name<br><br>Address<br><br><br>City State ZIP Code<br><br>Country<br><br>**Date or dates debt was incurred**<br><br>**Last 4 digits of account number** | **As of the petition filing date, the claim is:**<br>*Check all that apply.*<br>☐ Contingent<br>☐ Unliquidated<br>☐ Disputed<br>**Basis for the claim:**<br><br>**Is the claim subject to offset?**<br>☐ No<br>☐ Yes | $ 4,775,428.28 |


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## Part 3: List Others to Be Notified About Unsecured Claims

4. **List in alphabetical order any others who must be notified for claims listed in Parts 1 and 2. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for unsecured creditors.**
**If no others need to be notified for the debts listed in Parts 1 and 2, do not fill out or submit this page. If additional pages are needed, copy the next page.**

| Name and mailing address | On which line in Part 1 or Part 2 is the related creditor (if any) listed? | Last 4 digits of account number, if any |
|---|---|---|
| Name<br>Notice Name<br>Street<br><br>City State ZIP Code<br>Country | Line<br>☐ Not Listed.Explain | |


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## Part 4: Total Amounts of the Priority and Nonpriority Unsecured Claims

5. **Add the amounts of priority and nonpriority unsecured claims.**

| | | | Total of claim amounts |
|---|---|---|---|
| 5a. | **Total claims from Part 1** | 5a. | $ 0.00 |
| 5b. | **Total claims from Part 2** | 5b. + | $ 4,775,428.28 |
| 5c. | **Total of Parts 1 and 2**<br>Lines 5a + 5b = 5c. | 5c. | $ 4,775,428.28 |


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**Fill in this information to identify the case:**

Debtor Name: In re : Pacific Mortgage Capital LLC

United States Bankruptcy Court for the: Northern District of California

Case number (if known): 26-30539 (WJL)

☐ Check if this is an amended filing

Official Form 206G

# Schedule G: Executory Contracts and Unexpired Leases

12/15

**Be as complete and accurate as possible. If more space is needed, copy and attach the additional page, numbering the entries consecutively.**

1. **Does the debtor have any executory contracts or unexpired leases?**
   - ☑ No. Check this box and file this form with the court with the debtor's other schedules. There is nothing else to report on this form.
   - ☐ Yes. Fill in all of the information below even if the contracts or leases are listed on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B).

| 2. **List all contracts and unexpired leases** | **State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease** |
|---|---|
| **State what the contract or lease is for and the nature of the debtor's interest** | Name<br>Notice Name<br>Address<br>City State ZIP Code<br>Country |
| **State the term remaining** | |
| **List the contract number of any government contract** | |



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**Fill in this information to identify the case:**

Debtor Name: In re : Pacific Mortgage Capital LLC

United States Bankruptcy Court for the: Northern District of California

Case number (if known): 26-30539 (WJL)

☐ Check if this is an amended filing

# Official Form 206H

## Schedule H: Codebtors

**12/15**

**Be as complete and accurate as possible. If more space is needed, copy the Additional Page, numbering the entries consecutively. Attach the Additional Page to this page.**

1. **Does the debtor have any codebtors?**

   ☑ No. Check this box and submit this form to the court with the debtor's other schedules. Nothing else needs to be reported on this form.

   ☐ Yes

2. **In Column 1, list as codebtors all of the people or entities who are also liable for any debts listed by the debtor in the schedules of creditors, *Schedules D-G*.** Include all guarantors and co-obligors. In Column 2, identify the creditor to whom the debt is owed and each schedule on which the creditor is listed. If the codebtor is liable on a debt to more than one creditor, list each creditor separately in Column 2.

| | *Column 1:* **Codebtor** | | *Column 2:* **Creditor** | |
|---|---|---|---|---|
| | **Name** | **Mailing address** | **Name** | *Check all schedules that apply:* |
| 2.1 | | Street<br><br><br>City State ZIP Code<br><br>Country | | ☐ D<br>☐ E/F<br>☐ G |



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**Fill in this information to identify the case:**

Debtor Name: In re : Pacific Mortgage Capital LLC

United States Bankruptcy Court for the: Northern District of California

Case number (if known): 26-30539 (WJL)

☐ Check if this is an amended filing

# Official Form 206Sum

## Summary of Assets and Liabilities for Non-Individuals 12/15

### Part 1: Summary of Assets

1. ***Schedule A/B: Assets–Real and Personal Property*** (Official Form 206A/B)

1a. **Real property:**

Copy line 88 from *Schedule A/B* ..... $ 0.00

1b. **Total personal property:**

Copy line 91A from *Schedule A/B* ..... $ 391,397.04

1c. **Total of all property:**

Copy line 92 from *Schedule A/B* ..... $ 391,397.04

### Part 2: Summary of Liabilities

2. ***Schedule D: Creditors Who Have Claims Secured by Property*** (Official Form 206D)

Copy the total dollar amount listed in Column A, *Amount of claim*,from line 3 of *Schedule D* ..... $ 0.00

3. ***Schedule E/F: Creditors Who Have Unsecured Claims*** (Official Form 206E/F)

3a. **Total claim amounts of priority unsecured claims:**

Copy the total claims from Part 1 from line 5a of *Schedule E/F* ..... $ 0.00

3b. **Total amount of claims of nonpriority amount of unsecured claims:**

Copy the total of the amount of claims from Part 2 from line 5b of *Schedule E/F* ..... + $ 4,775,428.28

4. **Total liabilities**

Lines 2 + 3a + 3b ..... $ 4,775,428.28



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Insert for SOAL 74:

The Debtors and the Official Committee of Unsecured Creditors are conducting a forensic investigation into the Debtors' affairs to determine, among other things, the claims and causes of actions against third parties the Debtors might hold. That investigation might reveal additional claims against additional parties. The below listing of the potential claims and causes of action held by the Debtors is qualified in its entirety by what the investigation into the Debtors' affairs might reveal.

Subject to the foregoing, the Debtors potentially hold claims of unknown value against the following, among others:

- Desmond Gumbs and his affiliates, including, without limitation, Marichan Addi LLC; Silver MCA LLC; Earl Freddy Invest C LLC; and BLK Prime
- Chandler Gumbs
- Robert West and his affiliates including, without limitation, West Coast Land and Development and Fair Drive Partners
- Domingo Pierantoni and his affiliates, including, without limitation, Ark Technology Holdings, LLC; Seven Sisters, LLC; 969 Builders, LLC; and Seven Sisters Alpha, LLC.
- Edward Brown and his affiliates
- Saluda Grade Alternative Lending & Fintech Growth Fund I LP
- Timothy Carr
- Ryan Craft
- Chris Dluzak and his affiliates and successors, including, without limitation, Zak Enterprises
- Mark Hanf and his affiliates, including, without limitation, Hanf Capital LLC and Pacific Realty Development LLC
- Hoai-Nam Chu Phan, aka Nam Phan, and his affiliates

**In re: Pacific Mortgage Capital LLC**
**Case No. 26-30539**
Schedule E/F, Part 2
Creditors Who Have NONPRIORITY Unsecured Claims

| Line | Nonpriority Creditor's Name | Creditor Notice Name | Address 1 | City | State | Zip | Date incurred | Account number (last 4 digits) | Basis for claim | Subject to offset (Y/N) | Contingent | Unliquidated | Disputed | Amount of claim |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3.1 | LoanNEX | | 16 N Central Avenue | Saint Louis | MO | 63105 | | | Vendor | N | | | | $1,600.00 |
| 3.2 | Pacific Freedom Fund LLC | | 1555 Grant Avenue | Novato | CA | 94945 | | | Interco S-T loan | N | | | | $727,577.00 |
| 3.2 | Pacific Opportunity Fund LLC | | 1555 Grant Avenue | Novato | CA | 94945 | | | Participation Certificate - loan 399511755 Garrett | N | | | | $1,438,873.89 |
| 3.3 | Pacific Private Money, Inc. | | 1555 Grant Avenue | Novato | CA | 94945 | | | Interco S-T loan | N | | | | $2,595,878.00 |
| 3.4 | U.S. Department of Justice | Christiaan H Highsmith | 450 Golden Gate Ave, Fl 11 | San Francisco | CA | 94102 | | | Legal | N | X | X | X | Undetermined |
| 3.5 | U.S. Securities and Exchange Commission | Attn Bankruptcy Counsel | 444 South Flower Street, Suite 900 | Los Angeles | CA | 90071-9591 | | | Legal | N | X | X | X | Undetermined |
| 3.6 | Wells Fargo Card Services | | P.O. Box 51193 | Los Angeles | CA | 90051-5493 | | | Credit Card Payable | N | | | | $11,499.39 |
| | | | | | | | | | | | | TOTAL: | | **$4,775,428.28** |



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**Fill in this information to identify the case:**

Debtor Name: In re : Pacific Mortgage Capital LLC

United States Bankruptcy Court for the: Northern District Of California

Case number (if known): 26-30539 (WJL)

☐ Check if this is an amended filing

Official Form 207

# Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy 04/25

**The debtor must answer every question. If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known).**

## Part 1: Income

### 1. Gross revenue from business

☐ None

| Identify the beginning and ending dates of the debtor's fiscal year, which may be a calendar year | | | | Sources of revenue Check all that apply | Gross revenue (before deductions and exclusions) |
|---|---|---|---|---|---|
| **From the beginning of the fiscal year to filing date:** | From 1/1/2026 MM / DD / YYYY | to | Filing date | ☑ Operating a business<br>☐ Other | $ None |
| **For prior year:** | From 1/1/2025 MM / DD / YYYY | to | 12/31/2025 MM / DD / YYYY | ☑ Operating a business<br>☐ Other | $ 17,487.77 |
| **For the year before that:** | From 1/1/2024 MM / DD / YYYY | to | 12/31/2024 MM / DD / YYYY | ☑ Operating a business<br>☐ Other | $ 440,916.49 |



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**2. Non-business revenue**

Include revenue regardless of whether that revenue is taxable. Non-business income may include interest, dividends, money collected from lawsuits, and royalties. List each source and the gross revenue for each separately. Do not include revenue listed in line 1.

☐ None

| | | | | | Description of sources of revenue | Gross revenue from each source (before deductions and exclusions) |
|---|---|---|---|---|---|---|
| **From the beginning of the fiscal year to filing date:** | From | 1/1/2025<br>MM / DD / YYYY | to | Filing date | Interest income | $ 8,994.91 |
| **For prior year:** | From | 1/1/2025<br>MM / DD / YYYY | to | 12/31/2025<br>MM / DD / YYYY | Interest income | $ 97,258.65 |
| **For the year before that:** | From | 1/1/2024<br>MM / DD / YYYY | to | 12/31/2024<br>MM / DD / YYYY | Interest income | $ 148,672.00 |


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## Part 2: List Certain Transfers Made Before Filing for Bankruptcy

**3. Certain payments or transfers to creditors within 90 days before filing this case**

List payments or transfers-including expense reimbursements-to any creditor, other than regular employee compensation, within 90 days before filing this case unless the aggregate value of all property transferred to that creditor is less than $8,575 . (This amount may be adjusted on 4/01/28 and every 3 years after that with respect to cases filed on or after the date of adjustment.)

☑ None

| | Creditor's name and address | Dates | Total amount or value | Reasons for payment or transfer Check all that apply |
|---|---|---|---|---|
| 3.1 | Creditor's Name<br>Street<br>City State ZIP Code<br>Country | | $ | ☐ Secured debt<br>☐ Unsecured loan repayments<br>☐ Suppliers or vendors<br>☐ Services<br>☐ Other |

**4. Payments or other transfers of property made within 1 year before filing this case that benefited any insider**

List payments or transfers, including expense reimbursements, made within 1 year before filing this case on debts owed to an insider or guaranteed or cosigned by an insider unless the aggregate value of all property transferred to or for the benefit of the insider is less than $8,575. (This amount may be adjusted on 4/01/28 and every 3 years after that with respect to cases filed on or after the date of adjustment.) Do not include any payments listed in line 3. Insiders include officers, directors, and anyone in control of a corporate debtor and their relatives; general partners of a partnership debtor and their relatives; affiliates of the debtor and insiders of such affiliates; and any managing agent of the debtor. 11 U.S.C. § 101(31).

☐ None

| | Insider's Name and Address | Dates | Total amount or value | Reason for payment or transfer |
|---|---|---|---|---|
| 4.1 | See SOFA 4 Attachment<br>Insider's Name<br>Street<br>City State ZIP Code<br>Country<br>**Relationship to Debtor** | | $ | |


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**5. Repossessions, foreclosures, and returns**

List all property of the debtor that was obtained by a creditor within 1 year before filing this case, including property repossessed by a creditor, sold at a foreclosure sale, transferred by a deed in lieu of foreclosure, or returned to the seller. Do not include property listed in line 6.

☑ None

| Creditor's Name and Address | Description of the Property | Date | Value of property |
|---|---|---|---|
| 5.1 Creditor's Name<br>Street<br>City State ZIP Code<br>Country | | | $ |

**6. Setoffs**

List any creditor, including a bank or financial institution, that within 90 days before filing this case set off or otherwise took anything from an account of the debtor without permission or refused to make a payment at the debtor's direction from an account of the debtor because the debtor owed a debt.

☑ None

| Creditor's Name and Address | Description of the action creditor took | Date action was taken | Amount |
|---|---|---|---|
| 6.1 Creditor's Name<br>Street<br>City State ZIP Code<br>Country | Last 4 digits of account number: XXXX– | | $ |


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## Part 3: Legal Actions or Assignments

### 7. Legal actions, administrative proceedings, court actions, executions, attachments, or governmental audits

List the legal actions, proceedings, investigations, arbitrations, mediations, and audits by federal or state agencies in which the debtor was involved in any capacity—within 1 year before filing this case.

☐ None

| | Case title | Nature of case | Court or agency's name and address | Status of case |
|---|---|---|---|---|
| 7.1 | See SOFA 7 Attachment | | Name<br>Street<br>City State ZIP Code<br>Country | ☐ Pending<br>☐ On appeal<br>☐ Concluded |

Case number

### 8. Assignments and receivership

List any property in the hands of an assignee for the benefit of creditors during the 120 days before filing this case and any property in the hands of a receiver, custodian, or other court-appointed officer within 1 year before filing this case.

☑ None

| | Custodian's name and address | Description of the Property | Value |
|---|---|---|---|
| 8.1 | Custodian's name<br>Street<br>City State ZIP Code<br>Country | Case title<br>Case number<br>Date of order or assignment | $<br>Court name and address<br>Name<br>Street<br>City State ZIP Code<br>Country |


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## Part 4: Certain Gifts and Charitable Contributions

**9. List all gifts or charitable contributions the debtor gave to a recipient within 2 years before filing this case unless the aggregate value of the gifts to that recipient is less than $1,000**

☑ None

| | Recipient's name and address | Description of the gifts or contributions | Dates given | Value |
|---|---|---|---|---|
| 9.1 | Creditor's Name<br>Street<br>City State ZIP Code<br>Country<br>**Recipient's relationship to debtor** | | | $ |


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## Part 5: Certain Losses

**10. All losses from fire, theft, or other casualty within 1 year before filing this case.**

☑ None

| | Description of the property lost and how the loss occurred | Amount of payments received for the loss<br>If you have received payments to cover the loss, for example, from insurance, government compensation, or tort liability, list the total received.<br>List unpaid claims on Official Form 106A/B (*Schedule A/B: Assets – Real and Personal Property*). | Date of loss | Value of property lost |
|---|---|---|---|---|
| 10.1 | | | | $ |


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## Part 6: Certain Payments or Transfers

### 11. Payments related to bankruptcy

List any payments of money or other transfers of property made by the debtor or person acting on behalf of the debtor within 1 year before the filing of this case to another person or entity, including attorneys, that the debtor consulted about debt consolidation or restructuring, seeking bankruptcy relief, or filing a bankruptcy case.

☑ None

| | Who was paid or who received the transfer? | If not money, describe any property transferred | Dates | Total amount or value |
|---|---|---|---|---|
| 11.1 | | | | $ |

**Address**

Street

City State ZIP Code

Country

**Email or website address**

**Who made the payment, if not debtor?**

### 12. Self-settled trusts of which the debtor is a beneficiary

List any payments or transfers of property made by the debtor or a person acting on behalf of the debtor within 10 years before the filing of this case to a self-settled trust or similar device.
Do not include transfers already listed on this statement.

☑ None

| | Name of trust or device | Describe any property transferred | Dates transfers were made | Total amount or value |
|---|---|---|---|---|
| 12.1 | | | | $ |

**Trustee**


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**13. Transfers not already listed on this statement**

List any transfers of money or other property - by sale, trade, or any other means - made by the debtor or a person acting on behalf of the debtor within 2 years before the filing of this case to another person, other than property transferred in the ordinary course of business or financial affairs. Include both outright transfers and transfers made as security. Do not include gifts or transfers previously listed on this statement.

☑ None

| | Who received transfer? | Description of property transferred or payments received or debts paid in exchange | Date transfer was made | Total amount or value |
|---|---|---|---|---|
| 13.1 | | | | $ |

**Address**

Street

City State ZIP Code

Country

**Relationship to Debtor**


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## Part 7: Previous Locations

### 14. Previous addresses

List all previous addresses used by the debtor within 3 years before filing this case and the dates the addresses were used.

☐ Does not apply

| | Address | Dates of occupancy |
|---|---|---|
| 14.1 | Pacific Private Money, 1555 Grant Avenue<br>Street<br><br>Novato / CA / 94945<br>City / State / ZIP Code<br><br>Country | From 1/1/2016 To 3/31/2026 |


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## Part 8: Health Care Bankruptcies

**15. Health Care bankruptcies**

Is the debtor primarily engaged in offering services and facilities for:
— diagnosing or treating injury, deformity, or disease, or
— providing any surgical, psychiatric, drug treatment, or obstetric care?

☑ No. Go to Part 9.

☐ Yes. Fill in the information below.

| | Facility Name and Address | Nature of the business operation, including type of services the debtor provides | If debtor provides meals and housing, number of patients in debtor's care |
|---|---|---|---|
| 15.1 | Facility Name<br>Street<br>City State ZIP Code<br>Country | **Location where patient records are maintained** (if different from facility address). If electronic, identify any service provider. | How are records kept?<br>Check all that apply:<br>☐ Electronically<br>☐ Paper |


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## Part 9: Personally Identifiable Information

**16. Does the debtor collect and retain personally identifiable information of customers?**

☐ No.

☑ Yes. State the nature of the information collected and retained. Customer and investor information

Does the debtor have a privacy policy about that information?

☐ No

☑ Yes

**17. Within 6 years before filing this case, have any employees of the debtor been participants in any ERISA, 401(k), 403(b), or other pension or profit-sharing plan made available by the debtor as an employee benefit?**

☑ No. Go to Part 10.

☐ Yes. Does the debtor serve as plan administrator?

☐ No. Go to Part 10.

☐ Yes. Fill in below:

| | Name of plan | Employer identification number of the plan |
|---|---|---|
| 17.1 | | EIN: |

Has the plan been terminated?

☐ No

☐ Yes


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## Part 10: Certain Financial Accounts, Safe Deposit Boxes, and Storage Units

### 18. Closed financial accounts

Within 1 year before filing this case, were any financial accounts or instruments held in the debtor's name, or for the debtor's benefit, closed, sold, moved, or transferred?
Include checking, savings, money market, or other financial accounts; certificates of deposit; and shares in banks, credit unions, brokerage houses, cooperatives, associations, and other financial institutions.

☑ None

| | Financial institution name and address | Last 4 digits of account number | Type of account | Date account was closed, sold, moved, or transferred | Last balance before closing or transfer |
|---|---|---|---|---|---|
| 18.1 | Name<br>Street<br>City State ZIP Code<br>Country | XXXX- | ☐ Checking<br>☐ Savings<br>☐ Money market<br>☐ Brokerage<br>☐ Other | | $ |

### 19. Safe deposit boxes

List any safe deposit box or other depository for securities, cash, or other valuables the debtor now has or did have within 1 year before filing this case.

☑ None

| | Depository institution name and address | Names of anyone with access to it | Description of the contents | Does debtor still have it? |
|---|---|---|---|---|
| 19.1 | Name<br>Street<br>City State ZIP Code<br>Country | Address | | ☐ No<br>☐ Yes |


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**20. Off-premises storage**

List any property kept in storage units or warehouses within 1 year before filing this case. Do not include facilities that are in a part of a building in which the debtor does business.

☑ None

| | Facility name and address | Names of anyone with access to it | Description of the contents | Does debtor still have it? |
|---|---|---|---|---|
| 20.1 | Name<br>Street<br><br>City State ZIP Code<br>Country | Address | | ☐ No<br>☐ Yes |


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## Part 11: Property the Debtor Holds or Controls That the Debtor Does Not Own

### 21. Property held for another

List any property that the debtor holds or controls that another entity owns. Include any property borrowed from, being stored for, or held in trust. Do not list leased or rented property.

☑ None

| | Owner's name and address | Location of the property | Description of the property | Value |
|---|---|---|---|---|
| 21.1 | Name<br>Street<br>City State ZIP Code<br>Country | | | $ |


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## Part 12: Details About Environmental Information

For the purpose of Part 12, the following definitions apply:

- *Environmental law* means any statute or governmental regulation that concerns pollution, contamination, or hazardous material, regardless of the medium affected (air, land, water, or any other medium).
- *Site* means any location, facility, or property, including disposal sites, that the debtor now owns, operates, or utilizes or that the debtor formerly owned, operated, or utilized.
- *Hazardous material* means anything that an environmental law defines as hazardous or toxic, or describes as a pollutant, contaminant, or a similarly harmful substance.

**Report all notices, releases, and proceedings known, regardless of when they occurred.**

**22. Has the debtor been a party in any judicial or administrative proceeding under any environmental law?** Include settlements and orders.

☑ No

☐ Yes. Provide details below.

| | Case title | Court or agency name and address | Nature of the case | Status of case |
|---|---|---|---|---|
| 22.1 | | Name<br>Street<br>City State ZIP Code<br>Country | | ☐ Pending<br>☐ On appeal<br>☐ Concluded |

Case Number

**23. Has any governmental unit otherwise notified the debtor that the debtor may be liable or potentially liable under or in violation of an environmental law?**

☑ No

☐ Yes. Provide details below.

| | Site name and address | Governmental unit name and address | Environmental law, if known | Date of notice |
|---|---|---|---|---|
| 23.1 | Name<br>Street<br>City State ZIP Code<br>Country | Name<br>Street<br>City State ZIP Code<br>Country | | |


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**24. Has the debtor notified any governmental unit of any release of hazardous material?**

☑ No

☐ Yes. Provide details below.

| | Site name and address | Governmental unit name and address | Environmental law, if known | Date of notice |
|---|---|---|---|---|
| 24.1 | Name<br>Street<br>City State ZIP Code<br>Country | Name<br>Street<br>City State ZIP Code<br>Country | | |


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## Part 13: Details About the Debtor's Business or Connections to Any Business

### 25. Other businesses in which the debtor has or has had an interest

List any business for which the debtor was an owner, partner, member, or otherwise a person in control within 6 years before filing this case.Include this information even if already listed in the Schedules.

☐ None

| | Business name and address | Describe the nature of the business | Employer Identification number<br>Do not include Social Security number or ITIN. |
|---|---|---|---|
| 25.1 | PMC Fund One LLC<br>Name<br>1299 Fourth Street<br>Street<br>San Rafael CA 94901<br>City State ZIP Code<br>Country | Mortgage Lending | EIN: Unknown<br>**Dates business existed**<br>From 4/2023 To 3/2025 |

### 26. Books, records, and financial statements

26a. List all accountants and bookkeepers who maintained the debtor's books and records within 2 years before filing this case.

☐ None

| | Name and Address | Dates of service |
|---|---|---|
| 26a.1 | See SOFA 26a Attachment<br>Name<br>Street<br>City State ZIP Code<br>Country | From To |

26b. List all firms or individuals who have audited, compiled, or reviewed debtor's books of account and records or prepared a financial statement within 2 years before filing this case.

☐ None

| | Name and Address | Dates of service |
|---|---|---|
| 26b.1 | Cathedral CPAs & Advisors (formerly Spiegel Accountancy Corp)<br>Name<br>Outsourced bookkeeping and tax preparation<br>Street<br>2300 Contra Costa Blvd., #425<br>Pleasant Hill CA 94523<br>City State ZIP Code<br>Country | From 1/2015 To Present |


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Name

26b.2 REIL Fund Services From 10/2022 To Present

Name

Outsourced bookkeeping and tax preparation

Street

2872 Ygnacio Valley Blvd., #609

| Walnut Creek | CA | 94598 |
|---|---|---|
| City | State | ZIP Code |

Country

26c. List all firms or individuals who were in possession of the debtor's books of account and records when this case is filed.

☐ None

| Name and address | If any books of account and records are unavailable, explain why |
|---|---|
| 26c.1 William R. Brinkman, Chief Restructuring Officer<br>Name<br>3581 Mt. Diablo Blvd. Suite 215<br>Street<br>Lafayette CA 94549<br>City State ZIP Code<br>Country | |

26d. List all financial institutions, creditors, and other parties, including mercantile and trade agencies, to whom the debtor issued a financial statement within 2 years before filing this case.

☑ None

| Name and address |
|---|
| 26d.1<br>Name<br>Street<br>City State ZIP Code<br>Country |



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**27. Inventories**

Have any inventories of the debtor's property been taken within 2 years before filing this case?

☑ No

☐ Yes. Give the details about the two most recent inventories.

| Name of the person who supervised the taking of the inventory | Date of Inventory | The dollar amount and basis (cost, market, or other basis) of each inventory |
|---|---|---|
| | | $ |

| | Name and address of the person who has possession of inventory records |
|---|---|
| 27.1 | Name<br>Street<br>City State ZIP Code<br>Country |

**28. List the debtor's officers, directors, managing members, general partners, members in control, controlling shareholders, or other people in control of the debtor at the time of the filing of this case.**

| | Name | Address | Position and Nature of any interest | % of interest, if any |
|---|---|---|---|---|
| 28.1 | Pacific Private Money Group LLC | 1555 Grant Avenue, Novato, CA 94945 | Sole Member | 100.00% |
| 28.2 | William R. Brinkman | 3581 Mt. Diablo Blvd. Suite 215, Lafayette, CA 94549 | Chief Restructuring Officer | 0.0% |

**29. Within 1 year before the filing of this case, did the debtor have officers, directors, managing members, general partners, members in control of the debtor, or shareholders in control of the debtor who no longer hold these positions?**

☐ No

☑ Yes. Identify below.

| | Name | Address | Position and Nature of any interest | Period during which position or interest was held |
|---|---|---|---|---|
| 29.1 | Mark Hanf | Address on file | Chief Executive Officer | From Inception To 6/2026 |
| 29.2 | Nam Phan | Address on file | Chief Operation Officer | From 8/2020 To 6/2026 |


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**30. Payments, distributions, or withdrawals credited or given to insiders**

Within 1 year before filing this case, did the debtor provide an insider with value in any form, including salary, other compensation, draws, bonuses, loans,credits on loans, stock redemptions, and options exercised?

☐ No

☑ Yes. Identify below.

| | Name and address of recipient | Amount of money or description and value of property | Dates | Reason for providing the value |
|---|---|---|---|---|
| 30.1 | See SOFA Question 4<br>Name<br>Street<br>City State ZIP Code<br>Country<br>**Relationship to debtor** | | | |

**31. Within 6 years before filing this case, has the debtor been a member of any consolidated group for tax purposes?**

☑ No

☐ Yes. Identify below.

| | Name of the parent corporation | Employer Identification number of the parent corporation |
|---|---|---|
| 31.1 | | EIN: |

**32. Within 6 years before filing this case, has the debtor as an employer been responsible for contributing to a pension fund?**

☑ No

☐ Yes. Identify below.

| | Name of the pension fund | Employer Identification number of the pension fund |
|---|---|---|
| 32.1 | | EIN: |


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## Part 14: Signature and Declaration

**WARNING --** Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to $500,000 or imprisonment for up to 20 years, or both.

18 U.S.C.§§ 152, 1341, 1519, and 3571.

I have examined the information in this *Statement of Financial Affairs* and any attachments and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 09/08/2026
MM / DD / YYYY

DocuSigned by:
✕ _____ Printed name William R. Brinkman
765A57D8FB8A4E5...

Signature of individual signing on behalf of the debtor

Position or relationship to debtor Chief Restructuring Officer

**Are additional pages to *Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy* (Official Form 207) attached?**

☐ No

☑ Yes

**In re: Pacific Mortgage Capital LLC**
**Case No. 26-30539**
SOFA 4 Attachment
Payments or other transfers of property made within 1 year before filing this case that benefited any insider

| Creditor Name & Address | Payment Date | Reason for Payment | Relationship to Debtor | Amount Paid |
|---|---|---|---|---|
| Pacific Freedom Fund LLC (52)<br>1555 Grant Ave<br>Novato, CA 94945 | 8/13/2025 | S-T Loan: Inter-debtor | Affiliate | $440,000.00 |
| | | | **SUBTOTAL** | **$440,000.00** |
| Pacific Private Money Inc. LLC (51)<br>1555 Grant Ave<br>Novato, CA 94945 | 11/3/2025 | S-T Loan: Inter-debtor | Affiliate | $11,000.00 |
| | | | **SUBTOTAL** | **$11,000.00** |
| Pacific Realty Development (071)<br>1555 Grant Ave<br>Novato, CA 94945 | 6/30/2025 | Undetermined | Affiliate - Common Ownership with Debtor | $4,848.73 |
| | | | **SUBTOTAL** | **$4,848.73** |

**In re: Pacific Mortgage Capital LLC**
**Case No. 26-30539**
SOFA 7 Attachment
Legal actions, administrative proceedings, court actions, executions, attachments, or governmental audits

| Caption of suit | Case number | Nature of proceeding | Court | Location of court | **Status of case** (e.g. Pending, On appeal, Concluded) |
|---|---|---|---|---|---|
| Department of Justice Investigation | unknown | Investigation | | | Pending |
| Securities and Exchange Commission Investigation - In re Pacific Private Money Group | SF-04735 | Investigation | | | Pending |



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**In re: Pacific Mortgage Capital LLC**
**Case No. 26-30539**
SOFA 26a Attachment
Books, records and financial statements - Accountants and bookkeepers

| Name | Address 1 | Address 2 | City | State | Zip | Title | Dates of service |
|---|---|---|---|---|---|---|---|
| Andrew Walker | Address on file | | | | | Senior Accountant | 6/2021 - 2/2026 |
| Bill Farrant | Address on file | | | | | Director of Finance | 8/2022 - 1/2026 |
| Cathedral CPAs & Advisors (formerly Spiegel Accountancy Corp) | 2300 Contra Costa Blvd. | #425 | Pleasant Hill | CA | 94523 | Outsourced bookkeeping and tax preparation | 1/2025 - Present |
| Jan R Sandell | Address on file | | | | | Chief Financial Officer | 1/2022 - 12/2024 |
| REIL Fund Services | 2872 Ygnacio Valley Blvd. | #609 | Walnut Creek | CA | 94598 | Outsourced bookkeeping and tax preparation | 10/2022 - Present |
| Wilson Cruz | Address on file | | | | | Treasurer | 9/2021 - 7/2025 |



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**Fill in this information to identify the case and this filing:**

Debtor Name Pacific Mortgage Capital LLC

United States Bankruptcy Court for the: Northern District of California (State)

Case number (*If known*): 26-30539

# Official Form 202

# Declaration Under Penalty of Perjury for Non-Individual Debtors

12/15

**An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.**

**WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to $500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.**

## Declaration and signature

I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct:

- ☒ *Schedule A/B: Assets–Real and Personal Property* (Official Form 206A/B)
- ☒ *Schedule D: Creditors Who Have Claims Secured by Property* (Official Form 206D)
- ☒ *Schedule E/F: Creditors Who Have Unsecured Claims* (Official Form 206E/F)
- ☒ *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G)
- ☒ *Schedule H: Codebtors* (Official Form 206H)
- ☒ *Summary of Assets and Liabilities for Non-Individuals* (Official Form 206Sum)
- ☐ Amended *Schedule* ____
- ☐ *Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders* (Official Form 204)
- ☐ Other document that requires a declaration_____

I declare under penalty of perjury that the foregoing is true and correct.

Executed on _09/08/2026_
MM / DD / YYYY

✘ DocuSigned by: _____
765A57D8FB8A4E5...
Signature of individual signing on behalf of debtor

William R. Brinkman
Printed name

Chief Restructuring Officer
Position or relationship to debtor