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21 KRISTA FREITAG

22 UNITED STATES DISTRICT COURT
23 SOUTHERN DISTRICT OF CALIFORNIA

24 SECURITIES AND EXCHANGE
25 COMMISSION,

26 Plaintiff,

27 v.

28 GINA CHAMPION-CAIN and ANI
DEVELOPMENT, LLC,

AMERICAN NATIONAL
INVESTMENTS, INC.,

Relief Defendant.

Case No. 3:19-cv-01628-TWR-AHG

**RECEIVER'S TWENTY-SIXTH
INTERIM REPORT AND
RECOMMENDATIONS**

Ctrm: 14A
Judge: Hon. Todd W. Robinson

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1 Krista Freitag (“Receiver”), the Court-appointed permanent receiver for
2 Defendant ANI Development, LLC, Relief Defendant American National
3 Investments, Inc., and their subsidiaries and affiliates (“Receivership Entities”),
4 hereby submits her Twenty-Sixth Interim Report and Recommendations (“Twenty-
5 Sixth Report”).

6 **A. BACKGROUND**

7 This equity receivership involved a large, complex, and wide-ranging group of
8 enterprises and assets which are the subject of the Complaint filed by the Securities
9 and Exchange Commission. This quarterly report covers the Receiver’s activities
10 during the fourth quarter of 2025 and reflects the status of certain activities as of the
11 date of this report, if material action has occurred between December 31, 2025, and
12 the date of this report.

13 **B. EXECUTIVE SUMMARY**

14 As reported, the receivership estate assets were primarily comprised of cash,
15 33 commercial and residential properties, 27 restaurant and retail operations, not
16 including commissary kitchen operations (both owned and leased properties),
17 voluminous personal property (including restaurant equipment, product inventory,
18 retail merchandise, liquor licenses and intellectual property associated with the
19 operations of the enterprise), various notes receivable or equity investments made by
20 the Receivership Entities, and potential causes of action. During the fourth quarter
21 of 2025, the Receiver continued to make steady progress in moving towards
22 resolution of ongoing litigation matters and otherwise discharging her duties.

23 As of the date of this report, all owned real property and nearly all personal
24 property assets have been monetized or otherwise resolved. The remaining assets
25 consist of a few items of personal property/office equipment and some investments
26 summarized as “Other Investments/Loans” in the attached Exhibit A asset chart.
27 The remaining recovery from these assets remains in flux; however, further recovery
28 is expected to be immaterial in relation to the scope of the overall receivership.

1 Since her appointment, the Receiver closed sales of real properties and
2 leasehold interests (including associated liquor licenses) with an aggregate gross sale
3 price of over \$40 million, while paying off nearly \$24 million in secured debt
4 through escrow, resolving those secured claims against the receivership estate. The
5 remaining work consists of the sale/disposition of a few remaining investment
6 assets, resolution of one remaining clawback claim, and completing the Court-
7 approved distribution process.

8 **C. SUMMARY OF RECEIVER'S ACTIVITIES**

9 **Fourth Quarter 2025 Funds Recovered**

10 The recovery highlight for the fourth quarter of 2025 includes:

11 • \$39,636 of interest income resulting from the receivership estate's
12 participation in an insured cash sweep program, which not only earns
13 interest, but also fully protects the funds in FDIC-insured accounts.

14 Additional recovery and expense detail through the fourth quarter of 2025 is
15 included on the receipts and disbursements schedule attached hereto as Exhibit B.

16 **Status of Real and Personal Property Assets**

17 Throughout this case, the Receiver took significant steps to implement the
18 Appointment Order, including previously managing all assets controlled, operated,
19 leased, or owned by the Receivership Entities. Exhibit A is a schedule of all known
20 real property, businesses/operations, third-party investments/loans, and liquor
21 license assets of the Receivership Entities and their disposition.

22 The Receiver recovered over \$16 million from the assets reflected on
23 Exhibit A. In addition, the Bandini Street Property, which was owned by Defendant
24 Champion-Cain and her husband Steven Cain, was refinanced with Court approval,
25 resulting in a \$1.3 million recovery for the receivership estate. The Receiver
26 continues to work on recovery for the assets listed as "Other Investments/Loans" on
27 Exhibit A.

28

1 It is important to note that the \$16 million recovered does not and has never
2 included any amounts associated with recoveries from clawback claims, causes of
3 action or third-party recoveries not reflected specifically on Exhibit A. Those efforts
4 are discussed in further detail below. Exhibit A is also reflective of actual net sales
5 proceeds and does not reflect revenue or expenses associated with the listed assets
6 leading up to the sale thereof.

7 Loans and Other Investments

8 Through her investigation, meetings, and document review, the Receiver
9 identified numerous loans and investments made by Champion-Cain and the
10 Receivership Entities, as well as associated business interests and assets. Based
11 upon interviews with Champion-Cain and records reviewed by the Receiver, it
12 appears that millions of dollars were spent in connection with investments in various
13 enterprises and loans to third parties. The Receiver has recovered certain of these
14 items to date (see Exhibit A) and will continue efforts to do so in a cost-effective
15 manner. However, it is important to note that many of these investments or loans
16 were highly speculative with few cost-effective alternatives for recovery.

17 The Court previously approved the Receiver's settlement with Illa Designs,
18 LLC ("Illa") a company that had received a startup investment from the
19 Receivership Entities. Pursuant to that settlement, Illa's principals recorded a deed
20 of trust in favor of the receivership estate on their property and placed their home for
21 sale. The receivership estate was expected to recover approximately \$265,000 and
22 modest interim payments were made toward that amount. In late 2023, Illa
23 requested permission to cease marketing their property for sale and instead refinance
24 it to satisfy the debt. Ultimately, the refinance efforts failed. On December 18,
25 2024, the Receiver entered into an amended settlement agreement with Illa that
26 required the property to be re-listed for sale by March 15, 2025. This amended
27 settlement allowed the Receiver some additional control over the terms of the
28 property listing and sale process, but, depending on the ultimate sale price, could

1 result in a reduced recovery. These efforts have not yet produced a sale. During the
2 period, the Receiver coordinated with Illa to interview and hire a new listing agent
3 and has agreed on a plan for marketing the property starting in the first quarter of
4 2026.

5 As previously discussed other loans/investments appear unlikely to lead to a
6 recovery either due to the specifics of the investment or they would not be cost
7 effective to attempt recovery. If circumstances related to these investments
8 materially changes, the Receiver will provide an update on them in future reports.

9 Third-Party Claims

10 The receivership estate made significant claims against third parties for the
11 substantial losses suffered by the Receivership Entities and the amounts owed to
12 investors and creditors of the Receivership Entities. The Receiver identified certain
13 third parties who directly or indirectly aided and abetted the principals of the
14 receivership entities in wrongful conduct resulting in tens of millions of dollars of
15 losses.

16 All funds associated with two settlements with third-party professionals -
17 William Adams and Randolph Houts – have been collected as approved by this
18 Court. Dkt. 682 and 925.

19 In December 2021, the Court conditionally approved the Receiver’s request to
20 pursue claims against Chicago Title Company (“CTC”). Dkt. 737. Following a
21 settlement between the Receiver, CTC, and related parties, the Court entered an
22 order on November 22, 2022, (Dkt. 927) 1) approving the global settlement and 2)
23 issuing a bar order in favor of CTC. Three parties – Ovation Management, Kim
24 Peterson and his funding entities, and CalPrivate Bank (“CalPrivate”) – appealed the
25 CTC bar order and a related bar order concerning Nossaman, LLP. The Receiver
26 later reached a settlement with CalPrivate to resolve both its appeal and its disputed
27 claim in the receivership. A joint motion for approval was filed (Dkt. 956), and the
28 Court approved the settlement on April 24, 2023 (Dkt. 995). Under the approved

1 settlement, CalPrivate assigned its claims against Kim Peterson and his entities to
2 the receivership estate. In return, CalPrivate received its share of the CTC
3 settlement, an additional \$500,000 and a portion of any future recovery from
4 Peterson and his affiliates. CalPrivate dismissed its appeal. Although Peterson and
5 his entities initially appealed the CalPrivate settlement approval, they later withdrew
6 their appeal.

7 With respect to the appeals of the settlement approval and bar orders filed by
8 the Peterson Parties and Ovation Management, the Ninth Circuit Court of Appeals
9 issued its decision affirming the Court's orders. Dkt. 1064. Ovation Management
10 and Kim Peterson filed petitions for certiorari to the U.S. Supreme Court, which
11 petitions were denied. Dkt. 1094, 1095.

12 Clawback Claims

13 The Court authorized the Receiver to proceed with claims to recover profits,
14 referral fees, commissions and other amounts paid to profiting investors and other
15 third parties (“Clawback Claims”). Dkt. 551. The Receiver has since settled 89
16 Clawback Claims representing approximately \$9.73 million of payments recovered
17 for the benefit of investors. The Clawback Claims that have resulted in lawsuits
18 have been assigned to this Court as related actions. In each of these cases, an ENE
19 with Magistrate Judge Goddard was held (in some cases, multiple ENE sessions
20 were held), or a default has been entered against the Clawback Defendants. All but
21 one of the Clawback cases have now been resolved through settlement, default
22 judgment, or in one instance, a bankruptcy filed by the clawback defendant. Only
23 one active Clawback case remains.

24 The sole remaining Clawback Claim is against Kim Peterson and his entities.
25 The Court granted authority to the Receiver to expand the claims in her complaint
26 and the First Amended Complaint was filed on May 18, 2022. The Defendants'
27 answer was filed on June 27, 2022. Following the Court-approved settlement with
28 CalPrivate, CalPrivate assigned its claims against Peterson and his entities and trusts

1 to the receivership. The Receiver filed her Second Amended Complaint against
2 Peterson on May 5, 2023, adding contract-based claims against one of Peterson's
3 entities (ANI License Fund) and his irrevocable trust.

4 The Receiver filed a motion for summary judgment, and on January 9, 2024,
5 the Court issued an order granting in part and denying in part the Receiver's motion
6 for summary judgment. The order allowed for further briefing on certain discrete
7 issues. The Receiver filed her supplemental brief on January 30, 2025, and Peterson
8 filed his on February 20, 2025. On October 20, 2025, the District Court granted the
9 Receiver's motion for summary judgment on the Clawback Claim, and on
10 November 4, 2025, issued a final judgment on the Clawback Claim against Peterson
11 and his entities and trusts jointly in the amount of \$8,463,845.76, and on the breach
12 of contracts claims against ANI License and the 1992 Peterson Family Trust jointly
13 in the amount of \$6,063,573.89.

14 On July 11, 2025, summary judgment was granted in favor of the Receiver in
15 the state court case. The judgment was for nearly \$6,000,000 against Peterson
16 personally on the claim for breach of his personal guaranty for the loan obtained
17 from CalPrivate Bank. The Receiver is taking steps to enforce the federal and state
18 court judgments, including as further discussed below.

19 Around this same time, the Receiver discovered that Peterson's home, which
20 had been owned by the 1992 Peterson Family Trust, had been transferred twice in
21 2025, first to his daughters and then to a third party (Del Mar Capital Investors, LLC
22 or "DMCI") that provided capital to ensure that the house was not lost to
23 foreclosure. Peterson had apparently stopped paying his mortgage and real property
24 taxes on the home and had listed it for sale. The Receiver filed a new fraudulent
25 transfer lawsuit against Peterson's daughters and DMCI. The Receiver and DMCI
26 have been working on terms of a potential settlement (subject to Court approval) that
27 would include a sale of the property. This sale should provide a meaningful
28

1 recovery of net sale proceeds for the receivership estate, but there are many steps
2 before the amount of that recovery is known.

3 The Receiver has also issued post-judgment discovery requests to Peterson
4 and his entities and trusts, and is taking steps to schedule and conduct judgment
5 debtor examinations for Peterson and his entities and trusts as well.

6 A summary of third-party settlement collections through December 31, 2025
7 is below:

Chicago Title Settlement	\$23,805,295
William Adams Settlement	\$703,200
Randolph Houts Settlement	\$290,000
Approximately 89 Clawback settlements	\$9,728,702
Total collected through 12/31/2025	\$34,527,197

14 Receivership Estate Operations

15 The remaining operations of the Receivership Entities are very limited at this
16 stage. AMA Networks continues to monitor the corporate network for a minimal
17 monthly charge and responds to requests on an as-needed basis. The remaining
18 general operational work is completed by the Receiver's staff, as needed. Company
19 servers, remaining personal property and records are held in storage at the
20 Receiver's San Diego office or in Iron Mountain document storage.

21 Claims Process & Taxes

22 The Receiver filed a Motion to approve claims administration procedures, set
23 a Claims Bar Date, and approve related notices and forms (Dkt. 681), which the
24 Court granted on October 14, 2021 (Dkt. 716). The deadline for investors and
25 creditors to submit claims was December 31, 2021. Following the claims review
26 process, the Receiver filed a motion on May 31, 2022, to approve claim treatments,
27 distribution methodology, and a proposed distribution plan (Dkt. 807). In
28 compliance with the Court's directive, the Receiver submitted a proposed notice

1 plan and briefing schedule on May 26, 2022 (Dkt. 797), which the Court approved
2 on August 31, 2022 (Dkt. 812). The Court issued its final Order approving the
3 claims treatment, distribution methodology, and plan on February 24, 2023 (Dkt.
4 958).

5 On March 13, 2023, Kim Peterson, Kim Funding, LLC and ABC Funding
6 Strategies, LLC (“Peterson Parties”) filed a notice of appeal of the denial of their
7 claims in the receivership and a motion seeking to stay distributions to investors and
8 creditors from the receivership estate while they pursue their appeal. Dkt. 972, 973.
9 On April 10, 2023, the stay motion was denied, however a temporary stay was
10 granted until April 24, 2023, so the Peterson Parties could seek a further stay from
11 the Ninth Circuit Court of Appeals. Dkt. 987. The Peterson Parties filed an
12 emergency motion with the Ninth Circuit on April 17, 2023. The Receiver opposed
13 the emergency motion, and it was denied by the Ninth Circuit on April 24, 2023.
14 Despite the Peterson Parties’ appeal and stay motions, the Receiver proceeded with
15 the approved Distribution Plan, filing a Notice of Allowed Claim Adjustments on
16 April 6, 2023 (Dkt. 986) and a Notice of Interim Distribution on April 11, 2023
17 (Dkt. 988). Both notices were posted online and sent to investors. In May 2023, the
18 Court-approved first interim distribution of \$21 million was issued, bringing total
19 investor recovery to 90.92% of MIMO net losses, with some receiving full recovery
20 through Chicago Title settlements. Trade and tax creditors with allowed claims also
21 recovered 90.92%.

22 On April 28, 2025, the Ninth Circuit affirmed this Court’s order denying the
23 Peterson Parties’ claims against the receivership estate. The Receiver anticipates
24 seeking authority to make a final distribution of receivership estate funds once the
25 outstanding Clawback claim and related litigation and collection matters against the
26 Peterson Parties are fully resolved.

27 Regarding the Receivership Entities’ tax returns, the Receiver continues to
28 make progress on the tax returns for 70 separate entities. A significant number of

1 prior year returns (2016, 2017 & 2018) had not been completed at the time of the
2 Receiver's appointment. The Receiver will continue to file Receivership Entity tax
3 returns, as necessary, in the most cost-effective and efficient manner possible.

4 Receipts and Disbursements

5 The following is a summary of the cash activity in the receivership estate
6 from the inception of the receivership on September 3, 2019 through December 31,
7 2025.

8	Bank Balance at 09/03/2019 ¹ (accounts listed in 9 Appointment Order)	\$368,614
10	Additional Bank Account Recoveries post- takeover	\$1,447,947
11	Chicago Title Funds Received	\$11,311,344
12	Total Receipts	\$61,227,700
13	Total Disbursements	(\$22,181,315)
14	Total Distributions	(\$43,253,603) ²
	Ending Bank Balance at 12/31/2025	\$8,920,687

15 A more detailed summary of the receipts and disbursements is attached hereto
16 as Exhibit B. As noted above, approximately \$43 million has been distributed to
17 investors and creditors with allowed claims, as approved by the Court, bringing total
18 investor recovery up to 90.92% of MIMO net losses (with some investors having
19 received 100% or more of their MIMO net losses pursuant to Chicago Title
20 settlements).

21 Investor/Creditor Communications

22 The Receiver continues to maintain a dedicated website which is being used
23 to provide case information, regular updates, and answers to frequently asked
24 questions to investors and creditors. The website is not intended to duplicate the
25

26 ¹ While September 3, 2019 is the date of the Appointment Order, the order was
27 entered late in the afternoon, and the takeover occurred on September 4, 2019, so
certain bank activity occurred (including certain September rents and debt
service payments) on September 3rd, prior to the freeze order taking effect.
28 ² See the Chicago Title Settlement Distributions and Receivership Estate First
Interim Distribution line items in Exhibit B.

1 Court's electronic case filing system for this case, but it is intended to provide
2 investors with important information about the receivership. The Internet address
3 for the website is: www.anireceivership.com. In addition, the Receiver maintains a
4 dedicated e-mail address (ani@ethreeadvisors.com) and telephone line for investor
5 and creditor inquiries. The Receiver has had her staff attempt to respond to investor
6 and creditor correspondence to acknowledge receipt of their correspondence (via
7 email and/or phone).

8 The Receiver has provided communications directing all investors and
9 creditors to the receivership website for further notices, information, and updates,
10 and notifies them of the opportunity to subscribe to receive automatic periodic e-
11 mail updates with links to reports and other relevant documents filed with the Court.
12 Investors and creditors are reminded of the importance of maintaining current
13 contact information with the Receiver's office to ensure receipt of important
14 information relating to the claims approval process, distributions, and other
15 important updates.

16 **D. CONCLUSION**

17 The Receiver's efforts to monetize remaining assets and complete remaining
18 litigation matters are ongoing. The Receiver and her professionals recommend that
19 the receivership continue pursuant to the Appointment Order and supplemental
20 orders issued by the Court until such time as remaining litigation matters have been
21 resolved and a final distribution of receivership estate funds has been made.

22
23 Dated: January 30, 2026

ALLEN MATKINS LECK GAMBLE
MALLORY & NATSIS LLP

24
25 By: *s/Edward G. Fates*
26 EDWARD G. FATES
27 Attorneys for Receiver
28 KRISTÄ FREITAG

EXHIBIT INDEX

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EXHIBIT A

EXHIBIT A

Updated Asset Schedule (not including FF&E)

All values and commentary, unless a transaction has occurred, are preliminary based on the best information available to the Receiver at this time. Nothing contained herein shall be construed as an admission of any values or balances or a waiver of any rights.

Properties Sold:

	Address	Asset Type or Name	Asset Status & Commentary		Net Sale Proceeds
1	4205 Lamont Street, #12, San Diego, CA 92109	Rental Condo	Closed 12/26/19 - Sale Price \$409,000. Payment to Lender \$374,752. Loan cross collateralized with Valle Vista and certain Surf Rider personal property. No net sales proceeds realized in this sale, but are realized in later transactions.		0
2	132 Keller Street, Petaluma, CA 94952	Closed Restaurant (prior to receivership appt)	Closed 12/26/19 - Sale price \$1,800,000. Payment to lender \$1,698,556. Loan cross collateralized with 140 Keller. No net sales proceeds realized in this sale, but are realized in later transactions.		0
3	805 Brighton Court, San Diego, CA 92109	Vacation Rental	Closed 01/31/2020 - sale price \$1,275,000. Payment to lender \$1,223,906 (includes \$67,760.45 of net sale proceeds). Loan cross collateralized with various other properties; excess net sale proceeds was used to pay down overall debt per sale Order.		0
4	1617 Thomas Street Pacific Beach, CA 92109	Vacation Rental	Closed 2/18/2020 - sale price \$985,000. Payment to lender \$675,542. Net sale proceeds were \$224,740.		224,740
5	83 Royal Saint Georges Way, Rancho Mirage, CA 92103	Vacation Rental	Closed 2/10/2020 - sale price \$2,999,000. Payment to lender \$1,588,561. Net sale proceeds were \$1,271,093.		1,271,093
6	SE Corner of Casanova St & Palou Ave Carmel by the Sea 93921	Vacation Rental	Closed 4/1/2020 - sale price \$1,550,000. Net payment to lender \$917,622. Net sale proceeds were \$534,153.		534,153
7	724 Zanzibar Ct., San Diego, CA 92109	Vacation Rental	Closed 5/22/2020 - sale price \$1,875,000. Net payment to lender \$1,524,704. Net sales proceeds were \$258,776.		258,776
8	3833 Mission Blvd., San Diego, CA 92109	Commercial Property Restaurant	Closed 6/4/2020 - sale price \$825,000. Net payment to lender \$610,630. Net sales proceeds were \$129,306 after the July 2020 payment of the \$60,000 UCC.		129,306
9	3735 Mission Blvd., San Diego, CA 92109	Quick Service Restaurant -- Bao Beach	Closed 6/5/2020 - sale price \$28,000. Net sales proceeds were \$19,592.		19,592
10	3768 Mission Blvd, San Diego, CA 92109	Restaurant operation	Closed 6/25/2020 - sale price \$2,300,000. Net payment to lender \$2,044,306. Net sales proceeds were \$54,393. The liquor license escrow closed on August 11, 2020 resulting in \$79,398 of additional net sale proceeds (which is not reflected in this number).		54,393
11	3814 Mission Blvd. San Diego, CA 92109	Redondo Parking Lot Next to Surf Rider Pizza - Mission Beach	Closed 6/25/2020 - sale price \$1,011,000. Lender paid off with sale of Saska's (3768 Mission Blvd). Net sales proceeds were \$965,481.		965,481
12	3445 Ingraham Street, San Diego, CA 92109	Commercial Property Restaurant	Closed 7/21/2020 - sale price \$695,000. Net payment to lender \$272,201. Net sales proceeds were \$400,618.		400,618
13	3415 Mission Blvd., San Diego, CA 92109	Retail store and 3 apartments	Closed 8/19/2020 - sale price \$1,550,000. Net payment to lender \$1,212,627. Net sales proceeds were \$273,811.		273,811
14	3548 Tennyson Street, San Diego, CA	Long term rental - Just purchased 8/20/19	Closed 8/21/2020 - sale price \$885,000. Net payment to lender \$551,269. Net sales proceeds were \$263,184. Also recovered prev. transaction for which buyer did not perform - \$8,450.		271,948
15	809 San Rafael Pl., San Diego, CA 92109	Vacation Rental	Closed 9/14/2020 - sale price \$1,630,000. Net payment to lender \$1,313,047. Net sales proceeds were \$252,962.		252,962
16	7569-7571/7565 University Avenue, La Mesa, CA 91942	ANI, Inc. planned condo Units	Property was pending foreclosure. Closed 10/30/2020 - sale price \$1,400,000. Net payment to lender \$1,047,394. Net sales proceeds were \$261,418.		261,418
17	4829 Bella Pacific #215, San Diego, CA 92109	Rental Condo	Closed 10/30/2020 - sale price \$490,000. Net payment to lender \$414,153. Net sales proceeds were \$41,161.		41,161
18	737 Windemere Ct., San Diego, CA 92109	Vacation Rental	Closed 11/02/2020 - sale price \$1,515,000. Net payment to lender \$142,729 (after \$158.45 refund). Net sales proceeds were \$1,349,216 (after \$158.45 refund).		1,349,216

19	8381 La Mesa Blvd., La Mesa CA	Commercial Property Restaurant	Closed 11/13/2020 - sale price \$2,425,000 (for all assets). Net payment to lender \$2,264,386. Net sales proceeds were \$26,366. The liquor license escrow closed on November 20, 2020 resulting in \$49,193 of additional net sale proceeds (which is not reflected in this number).		26,366
20	4030-4034 Randolph Street, San Diego, CA 92103	Rentals Apt - 5 Units; House - 4 Units	Closed 11/18/2020 - sale price \$1,650,000. Net payment to lender \$1,087,150. Net sales proceeds were \$467,303.		467,303
21	7940 University Avenue #9, La Mesa, CA 91941	Rental Condo	Closed 11/25/2020 - sale price \$351,000. Net payment to lender \$303,332. Net sales proceeds were \$25,450.		25,450
22	812 San Rafael Pl., San Diego, CA 92109	Vacation Rental	Closed 12/08/2020 - sale price \$1,622,000. No payment to lender (paid off with Windemere closing). Net sales proceeds were \$1,552,795.		1,552,795
23	4364 Valle Vista, San Diego, CA 92103	SFR - Long Term Rental	Closed 12/17/2020 - sale price \$1,150,000. Net payment to two lenders \$978,272. Net sales proceeds were \$105,898. Payoff of the second loan frees up 3770 Mission Blvd. net sales proceeds for the receivership estate.		106,736
24	750 Yarmouth Ct., San Diego, CA 92109	Vacation Rental	Closed 12/17/2020 - sale price \$1,350,000. No payment to lender (paid off with Windemere closing). Net sales proceeds \$1,292,325.		1,292,325
25	7243 Camino Degrazia, Unit 59, San Diego, CA 92111	Rental Condo	Closed 12/28/2020 - sale price \$450,000. Lender paid \$381,545. Net sales proceeds \$41,323.		41,323
26	901, 903, 904 W. Washington St., San Diego, CA	Commercial Property 1 Commercial Tenants	Closed 1/22/2021 - sale price \$1,910,000. Lender paid \$1,441,856. Net sales proceeds \$367,551.		367,551
27	3792 Mission Blvd. (Suite A), San Diego, CA 92109	Office space	Closed 1/08/2021 - sale price \$399,000. Lender paid \$15,755. Net sales proceeds \$364,014.		364,014
28	2163 Abbott Street, Ocean Beach, CA 92107	Surf Rider Pizza Cafe	Closed 2/18/21 - sale price \$85,000. A payment was made to a secured vendor for \$27,500. Net sales proceeds \$50,504 (received in Q221).		50,504
29	140 Keller Street, Petaluma, CA 94952	CoWorking Office Business	Closed 5/3/21 - sale price \$2,600,000. Lender paid \$1,121,423 and secured creditor paid \$82,587. Net sales proceeds \$1,272,380 (includes a \$271.22 lender escrow refund received after reporting net proceeds to the Court). An additional \$2,565.08 was received in a post sale true-up in July 2021.		1,274,945
30	3770 Mission Blvd., San Diego, CA 92109	Quick Service Restaurant -- Surf Rider Pizza Mission Beach	Closed 5/7/21 - sale price \$402,500. No payment to lender (paid with sale of various other transactions). Net sale proceeds \$381,618.		381,618
31	3816 Mission Blvd./733 Salem Court, San Diego, CA 92109	Mixed Use - Surf Shop Ground Floor Apartment Loft Rented	Closed 6/3/21 - sale price \$1,360,000. Net sale proceeds are \$826,924.73. Lender paid \$485,616.77. Additionally, the receiver collected \$105,000 in forfeited deposits from two prior approved buyers who failed to close.		931,925
32	1775 Diamond Street, #301, San Diego, CA 92111	Condo	Closed 11/15/2021 - sale price \$425,000. Receiver previously collected \$12,570 in deposit forfeit from the previous buyer.		410,178
Total Net Sales Proceeds (Plus reduction of loans payable of \$3.188 million for Items 1-3)					13,601,701

Properties Foreclosed/Relief from Injunction Granted:

	Address	Asset Type or Name	Asset Status & Commentary		Value to be Realized
1	3515 Hancock Street San Diego, CA 92110	Commercial Use - Main Office and Parking Lot	Former HQ office space. Foreclosure was completed in December 2020.		0
2	4437-4445 Lamont Street, San Diego, CA 92109	Commercial Use - Restaurant (4439 is 2-story building used as storage and office for Lamont operations)	Former Patio on Lamont Restaurant; operations closed as a result of COVID. Foreclosure was completed in November 2020.		0
3	369 10th Avenue, San Diego, CA 92101	Real Estate Condo Envelope	Former Himmelberg's restaurant/bar. Foreclosure was completed in December 2020.		0
4	301-317 D Street, Sacramento, CA 95605	Partially constructed 40 unit apartment building.	Partially developed apartment building. Construction ceased just prior to Receiver's appointment. Project secured, insured (insurance transitioning to lender force placed) and weatherized. Project encumbered by a construction loan, mechanic's liens and a stop notice, all of which must be addressed. After significant effort to effectuate a deal, Receiver has agreed to limited relief to allow the lienholders to exercise their limited rights/remedies.		0

Other Investments/Loans - Recovery to Date:

1	Tourmaline Equity, LLC		\$300K Investment in real estate development in Bentonville, Arkansas.		347,040
2	Dan Champion		\$275K Loan on single family residence with estimated value of \$686,020 based on online market data only. Additional \$79,338 payment made with no value received in return. To prevent legal costs associated with fraudulent transfer claim, Receiver negotiated settlement of \$330K (93% recovery on payments); the Court approved this transaction and it funded on May 12, 2020.		330,000
3	Pullman Lofts I		Investment in membership interest which was intended to develop a 72 unit apartment complex in Santa Rosa. Invested \$758,273 per company records. Negotiated buyout of nearly \$471K. Transaction closed in third quarter.		470,888
4	JB Resources		Funds advanced pre-Receiver with no value received. Buyout of Pullman Lofts I includes assignment of the rights to collect on this transfer. Transaction closed in third quarter.		25,000
5	Endeavor Bank (CBB Venture Group)		CD, MM Recovered December 2020		234,669
6	Endeavor Bank		Gina Champion Cain's shares sold		271,963
7	Baymedica	Convertible Note	Note converted to equity after sale to a public company. Stock and cash have been recovered. Previous estimated recovery has been reduced due to continued drop in stock valuation. \$10,600 recovered to date with nominal, if any, additional funds anticipated upon sale of stock.		10,600
8	3241 Borrego Road Borrego Springs, CA 92004	La Casa Del Zorro	An interest in a desert-area hotel. The receiver accepted a purchase offer from one of the co-owners of the asset; funds received in Q325.		220,000

Total Other Investments/Loans - Recovery To Date

1,910,160

Other Investments/Loans - General Information and Status:

	Address/Name	Asset Type or Name	Asset Status & Commentary	Total Invested or Loaned	Current Estimated Recovery
1	Pullman Lofts II	Membership Interest	Investment not expected to proceed.	31,200	0
2	2 Budz Holding	Membership Interest	Purported investment through private placement offering - membership interest owned (6.3025%). The Court has accepted the Receiver's recommendation to resolve this investment as part of the claims process.	0	0
3	Wedge Water	Loan Receivable		25,000	unknown
4	M. Ferguson	Loan Receivable		48,013	unknown
5	H. Misirliogou	Loan Receivable		102,324	unknown

6	Dash Wagon	Convertible Note	Fitness accessory for car seat with minimal sales. The Court approved a settlement that was expected to recover \$265,000. That settlement has been re-negotiated to allow the Receiver to reduce their recovery in exchange for control over the sale of the asset. Estimated recovery has been reduced from previous estimates to account for potential reduced recovery.	200,000	200,000
7	Boermeester	Loan Receivable	Borrower deceased, estate closed.	60,000	0
8	Employee Loan	Loan Receivable		123,000	unknown
9	nGAP	Loan Receivable		5,000	unknown
10	BSV Group, LLC	Membership Interest	Membership interest in member LLC. Underlying product is a New Zealand based vodka distillery. Discussions with managing member indicate that the investment was dissolved with funds going towards startup.	60,000	0
11	Wonderlust Events, LLC	Membership Interest	Membership interest in member LLC - Music and Arts festival. Festival required significant investment from others after entities initial formation. After dilution of the interest, due to additional capital raises, the cash value is negligible and worth less than the recovery efforts.	50,000	0
12	Trek Partners	Investment	Oil/gas related investment, operating a minimal capacity. Recovery unlikely due to various legal challenges.	90,632	0
###	Menon Renewable Energy	Investment	Investment in renewable agricultural feed source. There doesn't appear to be any near term exit strategy for this investment. Recovery is unlikely.	105,000	0
Total Estimated Recovery Remaining for Other Investments/Loans					200,000

Liquor License Closed Transactions:

	Address	Asset Type or Name	Asset Status (for sale, for lease, operating, closed, etc.)		Net Sales Proceeds
1	4020 Goldfinch St.	On-Sale General Eating Place	Sale to landlord approved by the Court on January 24, 2020. Sale closed August 2020.		142,990
2	3768 Mission Blvd.	On-Sale General Eating Place	Included with sale of real property. Sale closed August 2020.		79,398
3	345 S. Coast Highway 101	On-Sale General Eating Place	Sale to landlord approved by the Court on January 24, 2020. Sale closed June 2020; funds received in Q320.		117,145
4	Petaluma	On-Sale General Eating Place.	Included with sale of real property. Sale closed August 2020.		150,000
5	8381 La Mesa Blvd.	On-Sale General Eating Place	Included in the sale of the real property. Sale closed November 2020.		49,193
6	2163 Abbott St.	On-Sale Beer & Wine - Eating Place	Included in the sale of the leasehold interest. Sale closed February 2021		0
7	2163 Abbott St.	Caterer	Included in the sale of the leasehold interest. Sale closed February 2021		0
8	3770 Mission Blvd.	On-Sale General Eating Place	Included in the sale of the leasehold interest. Sale closed May 2021		0
9	369 10th Ave.	On-Sale General Eating Place	Sold in July 2021		52,343
10	2855 Perry Rd.	On-Sale General Eating Place	Sold in August 2021		52,500
11	4445 Lamont St.	On-Sale General Eating Place	Sold in December 2021		156,114
Total Liquor License Closed Transactions Net Sales Proceeds					799,683

Other Liquor License Status:

	Address	Asset Type or Name	Asset Status (for sale, for lease, operating, closed, etc.)		Estimated Market Value
9	4535 Towne Centre Ct.	On-Sale Beer & Wine - Eating Place	To be transferred to new operator or building owner, who previously paid for same.		0
10	8910 University Center Ln.	On-Sale Beer & Wine - Eating Place	To be transferred to new operator or building owner, who previously paid for same.		0
11	400 Spectrum Center Dr.	On-Sale Beer & Wine - Eating Place	Transferred to new operator or building owner, who previously paid for same.		0
12	17877 Von Karman Ave.	On-Sale General Eating Place	Transferred to new operator or building owner, who previously paid for same.		0
11	928 Fort Stockton Dr.	Off-Sale Beer & Wine	Deemed no value.		0
Total Estimated Market Value					0

Leased Locations Closed/Transitioned:

	Address	Asset Type or Name	Asset Status (for sale, for lease, operating, closed, etc.)		
1	2855 Perry Road Building 8, San Diego, CA 92106	Full Service Restaurant -- Fireside by the Patio	Closed - Valued FF&E with appraiser and turned over to lender.		
2	345 S Coast Hwy 101 Encinitas, CA 92024	Full Service Restaurant -- Patio 101	Closed prior to Receiver's appointment but remained in possession. Valued FF&E with appraisal. Transaction for liquor license and FF&E received Court approval on January 24, 2020.		
3	4020 Goldfinch Street, San Diego, CA 92103	Full Service Restaurant -- Patio on Goldfinch	Closed. Valued FF&E with appraisal. Transaction for liquor license and FF&E Court approval received on January 24, 2020.		
4	2670 Via De La Valle, Del Mar, CA 92014	Coffee Shop -- Swell Coffee	Closed. Turned over to Landlord. Removed FF&E.		
5	928 Fort Stockton Dr., San Diego, CA 92103	Coffee Shop and Retail -- Patio Express Mission Hills	Closed. Turned over to Landlord. Removed FF&E.		
6	3232 Mission Blvd., San Diego, CA 92109	Retail Store -- Surf Life Mission Beach	Closed. Turned over to Landlord. Removed FF&E.		
7	3731 Mission Blvd., San Diego, CA 92109	Retail Store -- Mission Beach Surf Co.	Closed. Turned over to Landlord. Removed FF&E.		
8	4535 Towne Centre St., San Diego	Patio Marketplace Restaurant	Closed. Turned over to building owner.		
9	8910 University Center Ln., San Diego	Patio Marketplace Restaurant	Closed. Turned over to building owner.		
10	400 Spectrum Center Dr., Irvine CA	Patio Marketplace Restaurant	Transitioned to replacement restaurant operator effective February 1, 2020.		
11	17877 Von Karman Ave.	Patio Marketplace Restaurant	Transitioned to building owner effective February 1, 2020.		
12	3779 Mission Blvd. San Diego, CA 92109	San Jose Parking Lot Across from Saska's Steakhouse	No offers materialized and property transitioned to landlord at the end of the lease term on 12/31/2020		

SUMMARY OF EXHIBIT A

Real Property	Total Net Proceeds from Sale of Real Property	13,601,701
Other Investments/Loans	Total Recovery To Date	1,910,160
Liquor Licenses	Total Liquor License Transactions Closings Net Sales Proceeds To Date	799,683
	Total Recovery To Date	16,311,544
Real Property	Total Est Net Sales Proceeds for Properties Pending Sale Closings	0
Total Estimated Net Sales Proceeds for Transactions Pending Completion		0
Real Property	Total Estimated Market Value/Contract Sale Price of Unsold Real Property	0
Other Investments/Loans	Total Other Investments/Loans Unresolved (@ least 2 expected to produce recovery)	200,000
Other Liquor Licenses	Total Estimated Market Value	0
	Total Recovery Pending Resolution or Sale	200,000
	Grand Total (SEE NOTE BELOW)	16,511,544

NOTE: The numbers reflected are as noted and are being provided as a courtesy for the reader's reference purposes only. All, except one, of the real properties were encumbered with a mortgage. After taking into consideration brokerage fees, costs of sale, mortgage payoffs and fees, property taxes, potential recovery of other investments/loans, etc., the net sales proceeds from the portfolio reflected on this schedule are (at this time) approximately \$16 million. Notably, other Investments/Loans were highly speculative and recovery is expected to be nominal relative to the overall recovery numbers; nonetheless, at least one potential, expected recovery remains.

EXHIBIT B

EXHIBIT B

Beginning Balance at 09/03/2019 (accounts listed in Appointment Order)	\$368,614
Additional Bank Account Recoveries post-takeover	\$1,447,947
Line of Credit Withdrawal – 9/3 pre-Receiver	\$80,000
Chicago Title Settlement Recovery Receiver December 2022	\$23,805,295
Chicago Title Funds Received November 19, 2019	\$11,311,344
Rancho Mirage Property Recovery	\$1,271,093
Thomas Avenue Property Recovery	\$224,740
Carmel Property Recovery	\$534,153
Zanzibar Property Recovery	\$258,776
Former Swell Property Recovery [1]	\$129,306
Saska's and Parking Lot Recoveries	\$1,099,272
Bao Recovery	\$19,592
Ingraham Property Recovery	\$400,618
3415 Mission Property Recovery	\$273,811
Tennyson Property Recovery	\$271,948
7569-7571 University Property Recovery	\$261,418
Bella Pacific Property Recovery	\$41,236
809 San Rafael Property Recovery	\$252,962
Former Patio 101 Liquor License, Personal Property Recovery	\$117,145
Former Chicken Pharm Liquor License Recovery	\$150,000
Former Goldfinch Liquor License, Personal Property Recovery	\$142,990
Windemere Property Recovery	\$1,349,216
8381 La Mesa Blvd (SRLM) Property Recovery	\$75,558
University Condo #9 Property Recovery	\$25,450
Randolph Property Recovery	\$467,303
W. Washington Property Recovery	\$367,551
812 San Rafael Property Recovery	\$1,552,795
Valle Vista Property Recovery	\$106,736
Camino Degrazia Property Recovery	\$41,323
Yarmouth Property Recovery	\$1,292,325
3792 Mission Blvd Property Recovery	\$364,014
3816 Mission Blvd Property Recovery	\$931,925
Bandini Property Recovery	\$1,300,000
140 Keller Street Property Recovery	\$1,274,945
Former Mission Beach Surf Rider Recovery	\$381,618
Former Ocean Beach Surf Rider Recovery	\$50,504
Diamond Street Property Recovery (Forfeited Earnest Money plus Net Sale Proceeds)	\$410,178
Former Himmelberg's Liquor License Recovery	\$52,343
Former Fireside Liquor License Recovery	\$52,500
Former Patio on Lamont Liquor License Recovery	\$156,114
Endeavor CD Recovery	\$234,669
Endeavor Bank Share Sale Recovery	\$271,963
Legal Retainer Recovery	\$183,204
Tourmaline Investment Recovery	\$347,040

City National Bank CD Recovery	\$76,296
D. Champion Settlement Recovery	\$330,000
Pullman Lofts Earnest Money Deposit Recovery	\$495,888
Personal Property Recovery	\$377,362
Adams Settlement Recovery	\$703,201
Houts Settlement Recovery	\$290,000
Dash Wagon Settlement Recovery	\$12,000
Casa del Zorro Recovery	\$220,000
Clawback Recovery	\$9,728,704
Restaurant Receipts (includes Patio Marketplace pre-opening expense receivables collection)	\$5,305,037
Real Estate Rental Receipts	\$805,739
Keller Street Co-Work Receipts	\$404,118
Retail Receipts (includes post-closing product sales (pre-auction))	\$111,487
ANI Miscellaneous Contract Refunds/Recoveries/Receipts	\$251,317
Settlements	\$216,667
Interest Income	\$1,256,513
D Street Escrow Recovery	\$19,746
Pre-Receiver Expenses (detail in Initial Verified Report)	(\$87,930)
Tax Settlement - Pre-Receiver (paid post)	(\$13,054)
Restaurant Expenses:	
Payroll and Payroll Related Expense	(\$2,217,260)
Operating Expenses	(\$1,243,840)
Cost of Goods Sold	(\$1,255,981)
Management Fees	(\$336,666)
BOE – Sales Tax	(\$341,169)
Rent Expense	(\$191,016)
Merchant and Bank Fees	(\$37,185)
Real Property Related Expenses:	
Debt Service	(\$1,678,780)
Property Tax Expense	(\$419,956)
Operating Expenses	(\$316,044)
Keller Street Co-Work Expenses:	
Payroll and Payroll Related Expense	(\$127,597)
Operating Expense	(\$162,549)
Retail Expenses:	
Payroll and Payroll Related Expense	(\$18,087)
Operating Expense	(\$20,837)
Cost of Goods Sold	(\$1,463)
General & Administrative Expense	(\$2,175)
Corporate Expenses:	
Payroll and Payroll Related Expense (includes real property related operations)	(\$1,983,808)
Payroll - PTO	(\$217,426)
Insurance (includes real property and operations coverages)	(\$378,526)
General & Administrative Expenses	(\$1,000,508)
IT Expense	(\$561,120)

Rent Expense	(\$104,567)
Operating Expenses	(\$90,443)
Franchise Tax Board Expenses (approximately 40 entities)	(\$163,736)
Holders of Allowed Claim Distributions:	
Chicago Title Settlement Distributions [2]	(\$22,253,874)
Receivership Estate First Interim Distribution [3]	(\$20,999,730)
Suntrust Expense	(\$57,405)
Grant Deed Court-Approved Settlement Payment	(\$100,000)
Vacation Rental Court-Approved Settlement Payment	(\$150,000)
Receiver Fees & Expenses [4]	(\$3,137,328)
Receiver Legal Fees & Expenses [5]	(\$5,764,859)
Ending Book Balance at 12/31/2025	\$8,920,687

[1] In July 2020, a UCC payment was made in the amount of \$60,000, which ultimately offsets this recovery.

[2] Represents \$21,753,873.64 of funds allocated to pay 100% of certain investors' MIMO net loss claims under the Court approved Global Settlement with CTC, plus \$500,000 of funds allocated for payment under the Court-approved settlement with CalPrivate.

[3] Represents the receivership estate's \$21,000,000 First Interim Distribution less one check in the amount of \$270.39 which was not negotiated by a creditor.

[4] Includes credit for Rancho Mirage Property buyer's request for supplemental Court approval (\$4,990) as well as a credit for forensic computer imaging (\$22,260). Total reflects interim fee applications approved through 6/30/2025.

[5] Includes credit for Rancho Mirage Property buyer's request for supplemental Court approval (\$4,990) as well as the \$31,042.99 recovered from Kim Peterson per the Court's sanctions order re: same . Total reflects interim fee applications approved through 6/30/2025.