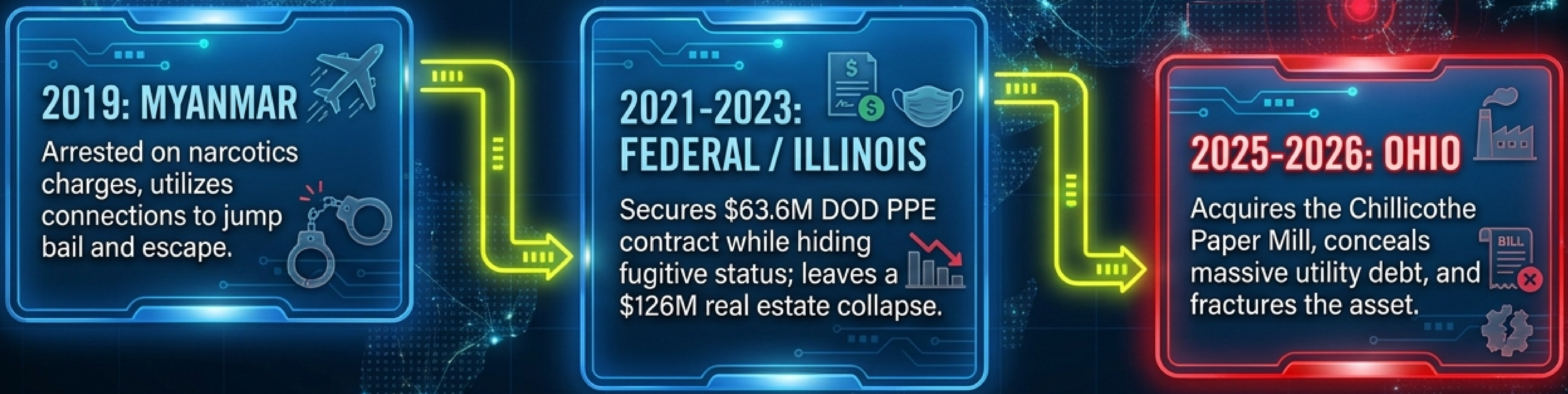
FILE REF: OH-2026-TDRK

# THE TODOROKI DOSSIER

Tracing a multi-state pattern of fractured assets, federal fraud allegations, and the battle for Chillicothe's industrial future.

# Three disparate events connected by a single operator

John Todoroki has operated across international borders and multiple U.S. states, utilizing a complex web of LLCs and trusts. By mapping his historical operations, a distinct **behavioral playbook** emerges—one that is currently executing in Chillicothe, Ohio.



# 2019: Evading international narcotics charges.

**APRIL 2019**
Arrested in Myanmar under the Anti-Narcotics Law (possession, sale, and trafficking of marijuana via III M Global Nutraceuticals).

**JULY 2019**
Granted medical bail by the Myingyan Prison court.

**OCTOBER 2019**
Flees Myanmar via Thailand using U.S. government connections.

**FEBRUARY 2020**
Arrest warrant issued; remains an international fugitive.

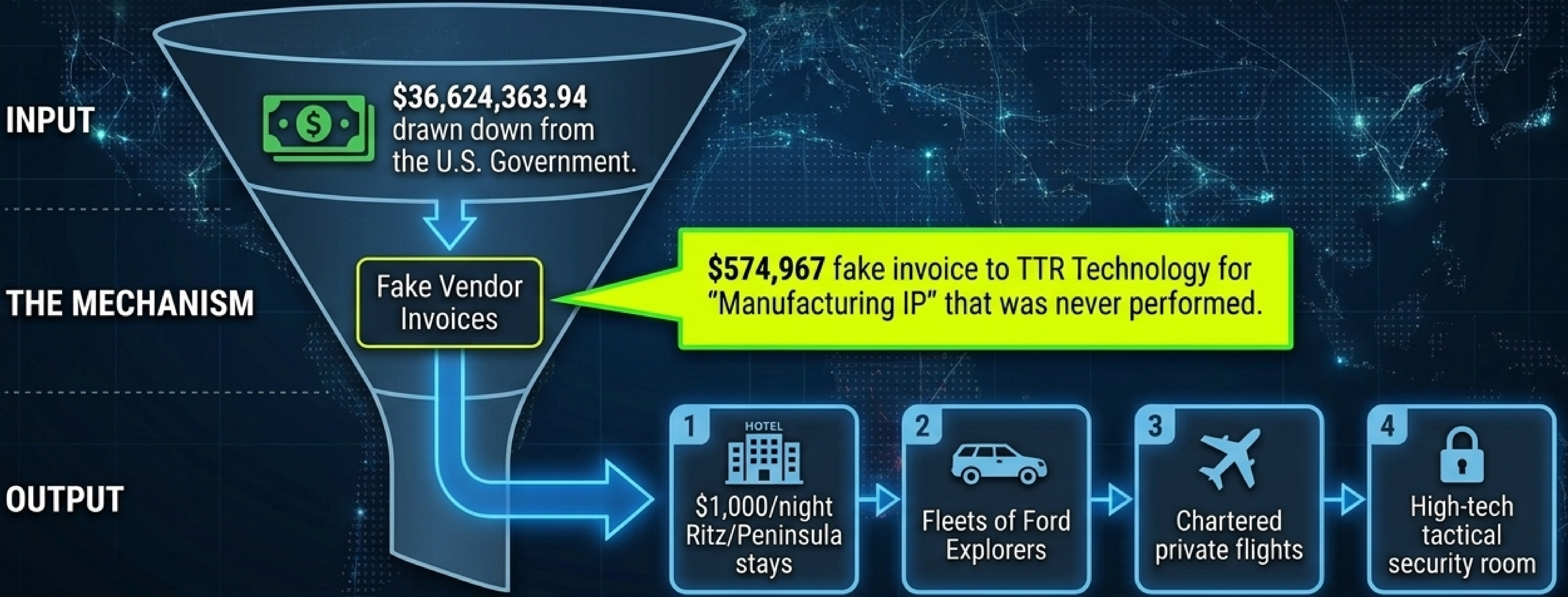
Before entering the U.S. industrial real estate market, Todoroki operated a controversial hemp business in Myanmar. Following his arrest and a brief stint in a Myingyan prison, he utilized his connections to jump medical medical bail and flee the country.

# 2021: Hiding fugitive status to secure $63.6M in federal relief.

To capitalize on pandemic PPE shortages, USMGC secured a $63.6M DOD contract to produce nitrile gloves. Because of his Myanmar arrest, Todoroki directed his CEO to falsely register USMGC as a “**single member disregarded entity**” in the federal SAM system, concealing his control and ownership to ensure the funds would flow.

# 2021-2022: Fabricating invoices to siphon $36.6M in taxpayer funds.

According to a federal False Claims Act lawsuit filed by USMGC's former CEO, Todoroki engineered a scheme using fabricated progress reports and fake purchase orders to extract millions. The funds bypassed factory development and instead financed an extravagant personal lifestyle.



# 2023-2026: Leaving a $126 million collapse in Harvard, Illinois.

The PPE manufacturing promises never materialized. By 2026, the Harvard facility was abandoned by USMGC, stripped of its occupancy permit due to failed fire systems, and dragged into a massive foreclosure over a defaulted $104M mortgage.

## THE PROMISE

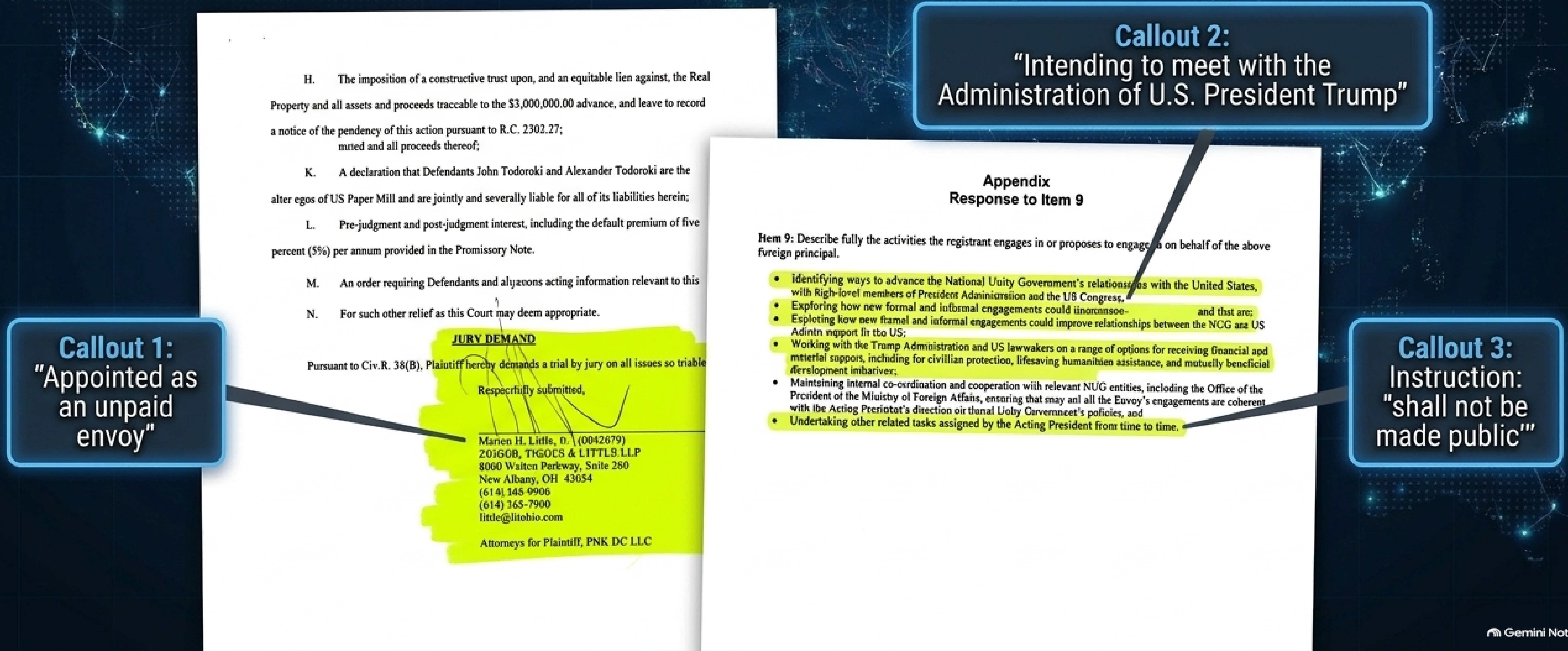
Acquired the 1.5-million-sq-ft former Motorola HQ in Harvard, IL in 2021. Promised to create 200 local glove manufacturing jobs.

## THE REALITY

- $126.7M foreclosure lawsuit filed by Barbarich Capital against CAI MEA 1 DST & USMGC.
- Building declared unsafe and stripped of occupancy permit by the city due to failed fire systems.
- $2.5M default judgment entered for unpaid ComEd electric bills.

# 2025: Resurfacing as an unregistered foreign envoy.

While facing federal fraud allegations, Todoroki was secretly appointed as an Envoy to the U.S. for Myanmar's National Unity Government (NUG). He utilized his political connections to lobby Congress, further masking his fugitive status behind diplomatic access.




Gemini Notebook

# Late 2025: Shifting focus to the Chillicothe paper mill.

Following the financial collapse of the Illinois facility, an affiliate of USMGC—U.S. Paper Mill LLC—acquired the 500-acre Pixelle paper mill in Chillicothe, Ohio. The asset is highly valuable due to its existing heavy-industrial utility infrastructure.

## TARGET ASSET

**500-Acre Industrial Campus**
100 E 8th St, Chillicothe, OH

**Key Value:** Grandfathered EPA permits and multi-megawatt heavy-industrial utility infrastructure.

# Early 2026: The anatomy of a $3 million data center deception.

PNK DC LLC attempted to buy a portion of the mill for a data center, paying $3 million in advance based on Todoroki's specific guarantees of electrical capacity. Due diligence revealed a severely distressed, over-leveraged asset that could not deliver the promised power.

## THE PNK DATA CENTER DEAL

### What PNK Saw

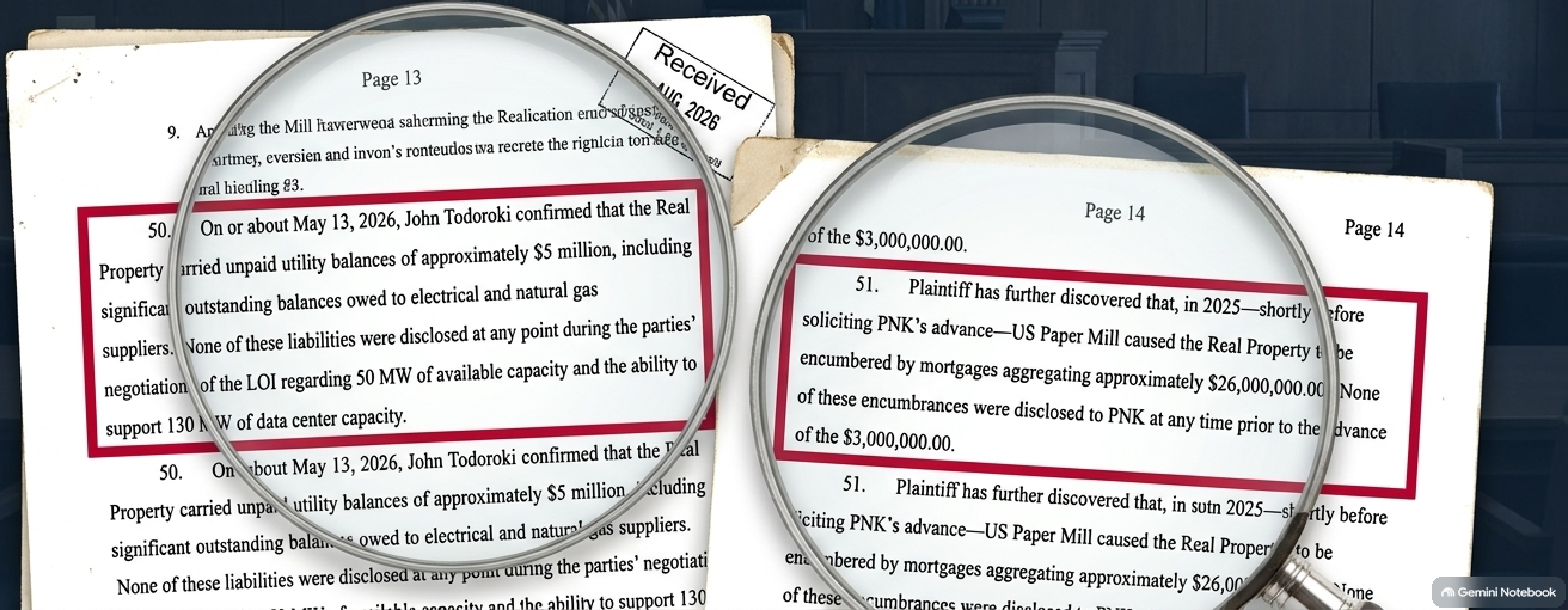
- $45.5M purchase price for 60 acres.
- Promises of 50MW immediate capacity and upgrades to 130MW.
- $3M wire transfer paid for earnest money (April 2026).

### What Was Hidden

- Two undisclosed 2025 mortgages totaling $26 million ($12M + $14M).
- $5 million in unpaid, delinquent utility bills (Columbia Gas).
- A complete inability to legally expand power capacity.

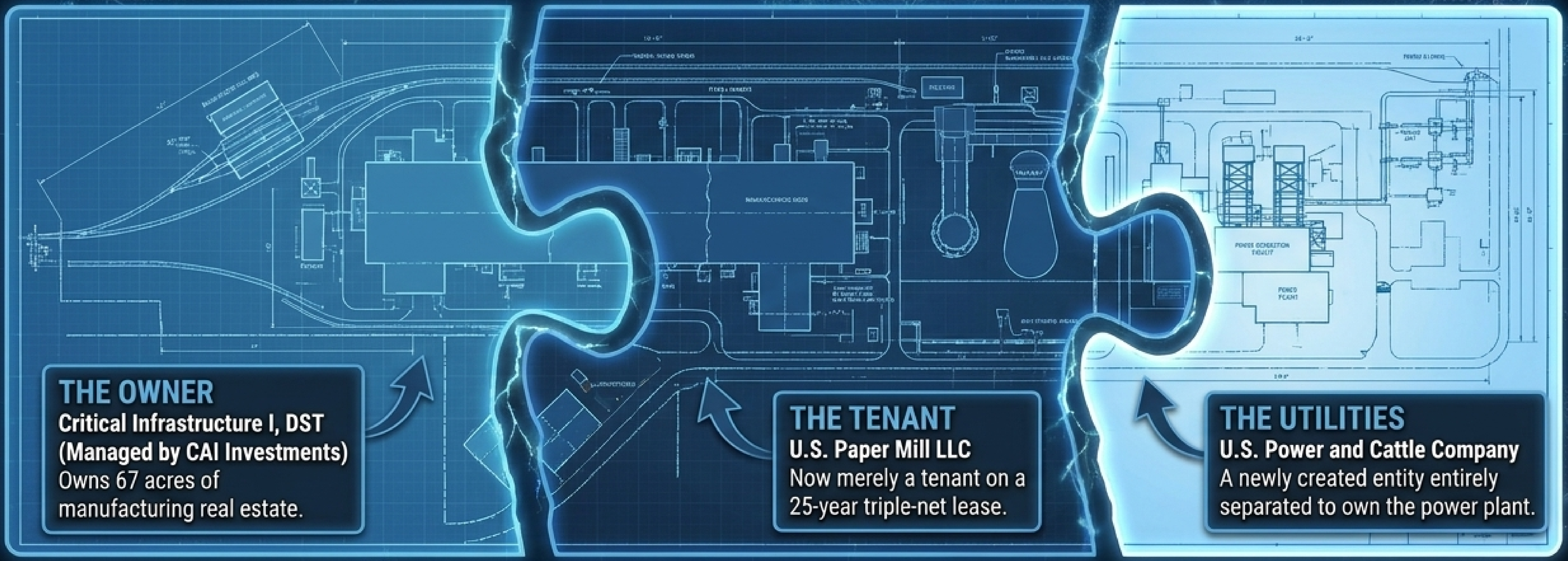
# 2026: The forensic evidence of concealed liabilities.

The August 2026 lawsuit filed in Ross County Common Pleas Court meticulously details how Todoroki and U.S. Paper Mill deliberately concealed crippling debts to induce a $3 million cash injection—money that Todoroki subsequently offered to return but never did.



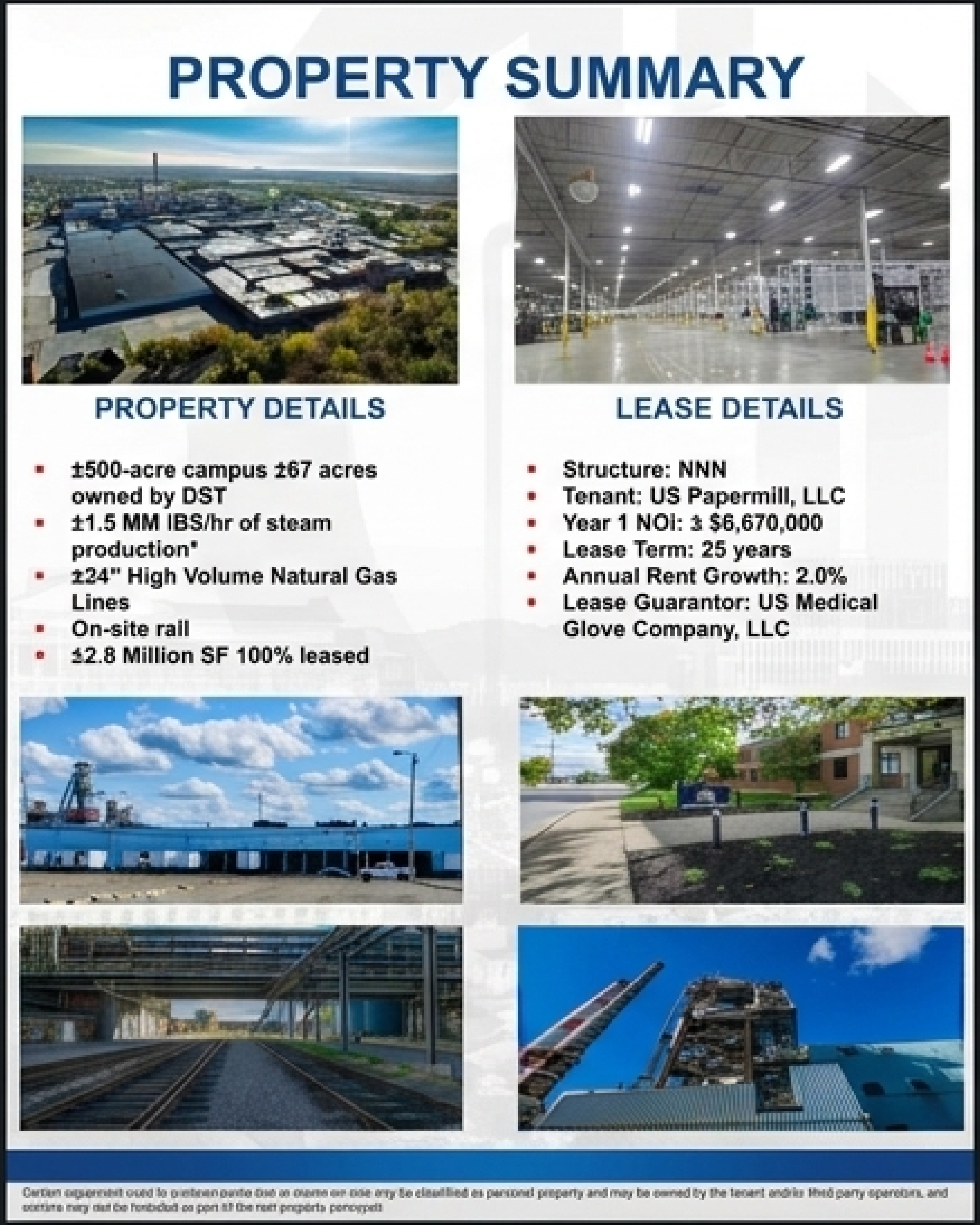
# August 2026: Fracturing the asset to extract capital.

Rather than maintaining a unified industrial campus, Todoroki's operation engaged in a highly complex real estate shell game. On August 3rd, the property was legally shattered, separating the valuable power plant from the manufacturing buildings, leaving a fragmented corporate footprint.



# August 2026: The $76.5 million Delaware Statutory Trust payout.

By transferring the 67-acre manufacturing parcel into “Critical Infrastructure I, DST,” the sponsors (CAI Investments) market the asset to 1031-exchange investors as an all-cash, debt-free offering. This transaction injected $76.525 million into the operation while insulating the real estate inside a trust structure.





Capital extracted to U.S. Paper Mill

# September 2026: Alignment Engine and the 480-Megawatt question.

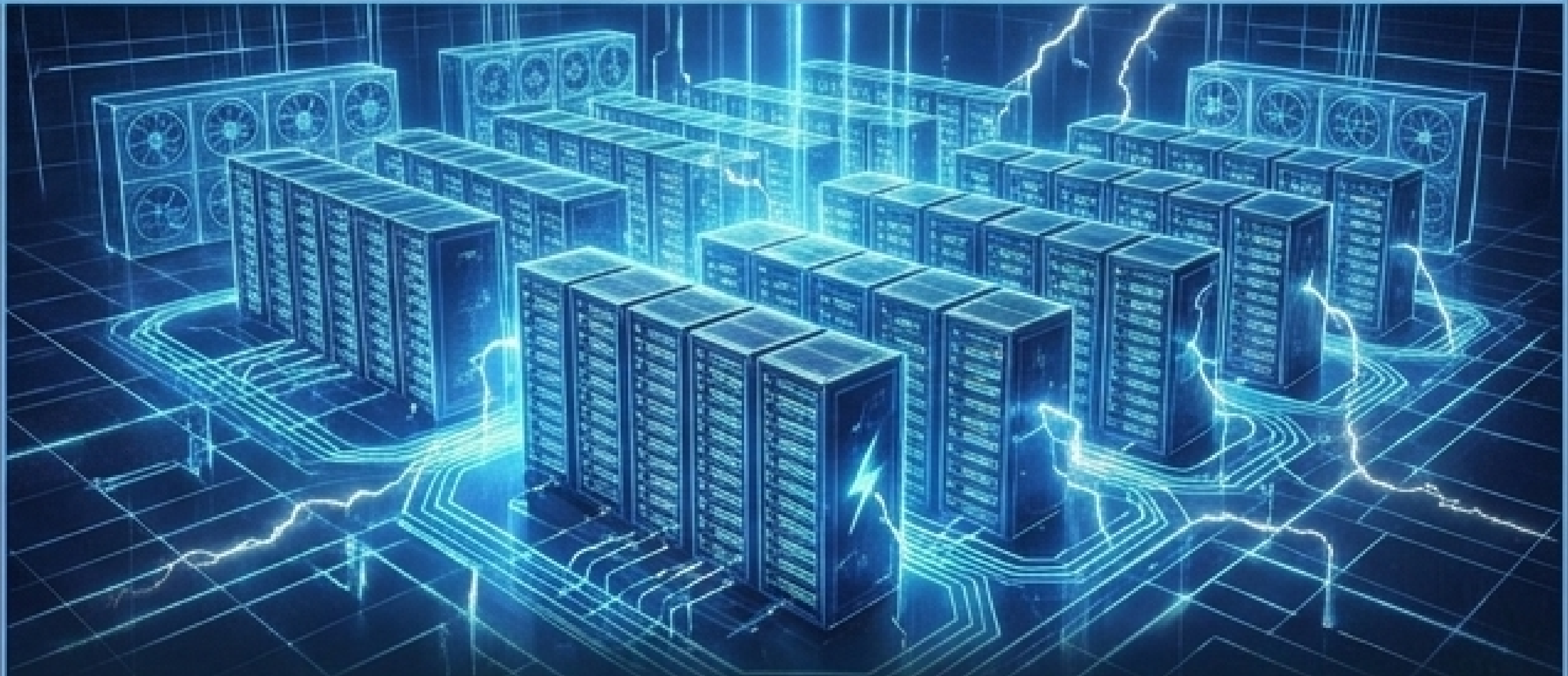
Following its $500 million merger with Volato Group, Alignment Engine is now leasing space at the mill. While local officials were pitched a modest 6.5-acre data hall, corporate SEC filings describe a massive, hyperscale 480-megawatt AI industrial campus—a scale rivaling sovereign data centers.

## THE 480-MEGAWATT DISCREPANCY

### The Local Pitch

- 6.5-acre initial project.
- Simple data hall and electronics manufacturing.

### The SEC Reality



- $500M Volato Group Merger.
- 154MW currently available.
- Clear pathway to 480MW.
- AI nerossa Ipower farm.
- One of the largest GPU deployments in the Midwest.

# Synthesis: The Todoroki Playbook is a repeatable formula.

When viewed in totality, the isolated incidents form a precise operational playbook: secure assets using grand promises of industrial revitalization, extract massive upfront capital through opaque corporate mechanisms, conceal crippling liabilities, and abandon the fallout to creditors and courts.

| | The Grand Promise | The Funding Mechanism | The Hidden Reality | The Legal Fallout |
|---|---|---|---|---|
| **The DOD PPE Contract (2021)** | 2.3B Nitrile Gloves. | $63.6M Govt Grant. | Fake Invoices / Luxury Spend. | Whistleblower FCA Lawsuit. |
| **Harvard, IL Real Estate (2023)** | 200 Manufacturing Jobs. | DST Investor Funds. | Failed Fire Systems / Abandoned. | $126M Foreclosure Lawsuit. |
| **Chillicothe, OH Mill (2025)** | Thriving Data/Industrial Campus. | $76.5M DST & $3M PNK Advance. | $26M Mortgages, $5M Utility Debt. | Fraud & Constructive Trust Lawsuit. |

# The ultimate risk lies in the fractured power infrastructure.

**Chillicothe's most valuable industrial asset is no longer a single, unified entity. Its manufacturing footprint is locked in a DST, its underlying finances are clouded by multi-million dollar fraud lawsuits, and its power plant is independently controlled.**

**As hyperscale AI ambitions collide with a proven history of corporate shell games, the city must ask: who will actually control the power when the dust settles?**

RISK ASSESSMENT COMPLETE // END OF FILE