

Mr. Christopher Wray
Director, F. B. I.
935 Pennsylvania Ave.
Washington D. C. 20535-0001

Subject: Senior Deputy Attorney General filing false statements with State Court

Dear Director Wray,

First let me advise your office that I know that this letter will not reach the Director however I do hope that this letter will be reviewed by a Criminal Investigator, series 1811 who will be able to recognize the ongoing pattern of criminal activity in this matter. It deals with public corruption and civil rights violations.

As you are aware there have been a series of articles both in print and on national news where individuals have been recently released from State prisons. The evidence had been submitted to the courts where various rouge State Attorneys and Investigators intentionally withheld discovery evidence that would have cleared these innocent individuals. Some of these investigators/attorneys of the court lied to the State courts, made up evidence, and knowingly violating their Civil Rights for their own personal reasons.

Unfortunately I now find myself in a similar position except the specific Nevada State Investigator and the Nevada Senior Deputy Attorney General did not attempt to prosecute the effected individuals but they have been successful in having my personal funds seized via false sworn affidavits submitted to a Nevada State Court. As you can guess this was not accomplished over night but only as an outcome of years of investigative work by myself and other Vistana homeowners involved. I would also like to point out that we have tried to use other means to resolve these issues. The main problem had been our reluctance to believe that a prosecuting State Attorney General would intentionally lie. It has literally taken years overcoming the lies and lack of documentary evidence to finally recover the withheld documents. In regards to any statute of limitation problems I am pleased to state there are none as of August, 2022 these individuals were responsible for seizing over \$26,000 from my personal checking/savings account. I will attempt to keep this narrative simple but you can rest assured that I have 100% of the documents that I will be making reference to.

I would like to apprise you of my investigative background with some of the highlights that you will be able to verify in your files and other information you can verify in Washington D. C.

I became a Special Agent (GS-5) with U. S. Customs in 1970 and retired as a senior (GM-14) in 1996. While I was with DEA I obtained the first RICO convictions and only the third prosecution in the United States. At that time you had to go to Strike Force 18 in Main Justice. In May,1991 I received a letter from Director William Sessions for a sensitive intelligence operation in San Francisco. I also oversaw and implemented the classified program dealing with your FCI Bureau Agents and U. S. Customs. Of the 1,000's of Customs Personnel in the Pacific Region I was one of only two Supervisory Special Agents who held a SCI clearance.

Background

A large group of individuals initiated a scheme to steal millions of dollars from a number of Nevada Home Owners Associations (HOA's) in the early 2000's. The Vistana HOA was one of the first targets. The Vistana HOA tried to report this fraud group and immediately reported the thefts to the Nevada Real Estate Division (NRED). They had their own investigators and their legal counsel that was provided by the Nevada Attorney Generals office. They refused to even investigate the matter. The HOA then proceeded to make additional complaints to every enforcement group they could think of. None of the police departments, District Attorneys, Attorney Generals office nor anyone else did anything. During this time period this organization headed by Mr. Leon Benzer and Nancy Quon stole over \$19,000,000 from the Vistana HOA. This money was from a construction defect law suit. Finally the Las Vegas FBI office assigned this matter to an agent who did better than an outstanding job. There were reportedly some issues with the Las Vegas U S Attorneys office and prosecutors from Main Justice, San Diego and Los Angeles prosecuted this matter. They also tried those individuals who did not plead guilty.

I believe that 44 individuals were convicted, three defendants died prior to trial and four or more committed suicide including Nancy Quon. There were a number of other possible targets however they did not meet the threshold set by the prosecutors. At least six attorneys were disbarred and millions of dollars in restitution ordered to be paid to the Vistana HOA. This process took a number of years to resolve.

In 2011 I ran for the Vistana Board, became the president within 6 months and focused the Board to go after those violators who had the means to pay back the Vistana HOA. Our first target for recovery was the estate of Nancy Quon. I was given sole authority by the other Board members to both negotiate and agree with the various defendants in the best interest of the Vistana HOA. We were able to prove that Quon had commingled her share of stolen funds with her law practice. We recovered and collected over \$6,000,000.

Our next target was to sue the largest law firm in Nevada; Kummer, Kaempfer, Bonner, Renshaw and Ferrario. Without going into the specific details, Vistana settled this case and the Vistana HOA collected over \$4,000,000. Additional funds were also recovered while I was on the Board and \$100,000's of more money was pending.

Current issues causing Civil Rights violations:

The above background issues took years to investigate and countless hours of travel from California to Las Vegas. Unfortunately the recovery of over \$10,000,000 develops problems. Individuals who had not been victimized tried to get the recovered money for themselves and not have it spent on the construction defects at Vistana for which it was recovered for. During this time the Vistana Board did not supervise the First Service Community Manager close enough. She had been at the property for years and we trusted her judgment. She signed a towing contract for paving at the Vistana complex and imposed her own fine system and collected the fines in cash and did not record them in the Vistana computer system. Two residents filed a complaint with NRED against her and not the Vistana H O A. The illegal violations took place in 2014 and this First Service manager was demoted by NRED for her activity. The NRED investigative case number for these infractions is #2014-3723. It is interesting that NRED did not attempt to recover the illegal funds perpetuated by the manager they licensed for against the very individuals they are required by law to protect.

On August 29, 2017 The NRED initiated a hearing against the Vistana Board, ref: Case # 2015-3373. The NRED investigator on this case was the original investigator against the former First Service manager, Ms. Christina Pitch, Compliance Investigator II and the same Senior Deputy Nevada Attorney General Michele Briggs (prosecutor). This hearing took place a year after Ms. Orozco's hearing. The State of Nevada only called one witness, Ms. Christina Pitch.

Although I accumulated hundreds of pages of relevant documents I will give you brief spinets of what these official transcripts reflect that were provided to your Las Vegas office. Page 12—Ms. Rosie Orozco ran the towing program herself and absconded with the funds from Vistana. Page 13 - Of the 96 vehicles towed and money collected, only 3 fines went into the Vistana account. Page 23-24. Pitch admitted under oath that Ms. Orozco submitted false statements to NRED. She further testified that was hard to determine if Ms. Orozco testified as stated in her affidavit whether she was telling the truth since she failed to submit any of the documents she claimed she did. For whatever reason this investigator did not follow up on these questions. NRED did not notify Vistana about her testimony nor even make a follow up telephone call to Vistana to determine the truthfulness of Ms. Orozco testimony. NRED allowed Ms. Orozco to continue to hold a professional community manager certificate. Page 32-Line 18 Ms.

Pitch testified that no homeowners/renters made any complaints against the Vistana Board.

Page 66 Line 21 is an interesting cross examination of Investigator Pitch. After Ms. Pitch testified that I had not returned her calls nor responded to her requests for information. Mr. Richard Haskin, Vistana's defense attorney, proceeded to provide copies of letters submitted to NRED. Ms. Pitch now changed her testimony and reading from my letter she now admits that I did respond. Page 69 Line 13 indicates that I talked with other investigators in the NRED office and I asked if they knew why Ms. Pitch did not return my calls. After Ms. Pitch read that section of my letter her sworn answer was that "I do not recall"

Pages 76 – 77 indicates that as many as 84 vehicles had been towed not 30 as previous stated. Ms. Pitch was asked about the fines paid and she stated that she basically was only concerned about the 3 original complaints. Mr. Haskin pointed out that if 84 vehicles were towed and fined that there were thousands of dollars missing. Ms. Pitch throughout her testimony stated she had no idea how many vehicles were towed 30/84 or 96. Later in a separate Nevada State court proceedings. Pitch testified she had not written any reports, interviewed any of the Vistana Board members nor any of the victims who had their vehicles towed. When asked in an open public NRED Commission hearing Ms. Pitch claimed that she had spent \$20,000 of her investigative time on this investigation. Ms. Briggs immediately requested that the NRED Commission financially charge the Vistana Board members for these costs. They did.

Ms. Briggs was not present at this hearing so a Mr. Peter Keegan, Deputy Attorney General for the State of Nevada presented the State's case. Page 157 Line 11 is where Mr. Keegan now states that he was not the Prosecuting Counsel for this prosecution. He then proceeded to outline the requested penalties for the Vistana Board. Previously Ms. Briggs had held discussions with Mr. Haskin and Ms. Briggs advised him that the State of Nevada's position was an immediate removal from the Vistana Board, an \$105,000 fine against the Vistana HOA, fines against the Vistana Board members and a lifetime ban against the Vistana Board members for ever serving on any HOA board throughout the State of Nevada.

On Page 157 line 25 Mr. Keegan referred to "willful and knowing violations" that the NRED Commission must determine. He requested an \$105,000 fine against the Vistana HOA and removal from the Board as Ms. Briggs recommended.

On August 30, 2017 the NRED Commission convened for the Deliberations and penalty portion of the hearing. Page 8 Line 22 The Commission determined that there was "considerable questions on Ms. Orozco's credibility".

The NRED Commission evaluated the evidence and issued their findings. The NRED Commission determined that none of the Vistana Board members would be removed from sitting on the Board. That it would not be fair to fine the Vistana HOA for any amount off money since the home owners were not responsible for the towing of the vehicles. That the Vistana Board members were guilty of not providing enough supervision of Ms. Orozco by allowing her to basically run the illegal towing of the vehicles. That if any Board member wanted to continue serving on the Board they would be required to take 9 hours of training of any NRED classes over the next year. Two members declined to run for the Board, Mr. Kneip ran for the Board and was re-elected. I was not up for election and I did complete the 9 hours of NRED training and supplied the Commission with completion certificates.

The Commission was quite concerned that so many families were charged hundreds of dollars and not reimbursed. The Vistana Board was requested to conduct an investigation in hopes of refunding these monies. The Board did conduct extensive inquires and we were able to identify approximately 30 victims who were refunded the illegal charges.

On September 20, 2017 the NRED Commission rendered their decision on this investigation. The NRED Commission forwarded their decision in writing directly to Mr. Haskin via registered mail. They also sent a cc directly to Michelle Briggs, Senior Deputy Attorney General. This letter stated what was reported in the above indicated paragraphs from the Public Hearings held the previous month. As you would guess, a retired criminal investigator who is trying to recover additional millions of dollars does not give up. It took me almost two years to develop the information that Both Investigator Pitch and prosecutor Briggs withheld the requested information from both the NRED Commission and Vistana regarding the requested information.

Section 7 of the information provided to your FBI office consisted of an additional 118 pages (all bates stamped with the NRED document stamp). It proves that the NRED office had 100% of the requested information and that by withholding this information NRED cost over 60 families from recovering their monies. Apparently on December 30, 2019 the State of Nevada entered an Order denying a Petition for Judicial Review and Ms. Briggs reported to the State court that the NRED Commission determined that the "Defendants "knowingly and willingly" violated the law." Somehow it was reported that the (Vistana HOA) Association incurred costs of \$116,010.91. Ms. Briggs also claimed that Defendant Williams utilized his position on the Board to demand and receive payments in the amount of \$22, 768.42 for providing legal services."

I provided the Las Vegas FBI office with copies of the documents filed in State Court and the September 2017 NRED Commission findings. I don't see what additional evidence anyone would need under Title 18 U.S.C. Section 242 to prove that both the NRED Investigator and Senior Deputy Attorney General Briggs violated both my Civil

Rights and the other Vistana Board members. I also have a great deal of additional documents and I met with FBI agent Cywettnie Brown on December 7, 2022. I answered all of his questions and he stated he would contact after he had a chance to review the Chase Bank documents proving that over the seizure of my \$26,000 solely based on the documents filed by Nevada Senior Attorney General Briggs. It will be very interesting to determine who received the over \$22,000 reportedly taken from the Vistana HOA.

The Vistana attorney for the current HOA has now scheduled through the Nevada State courts that my personal condo owned by my wife and myself is now scheduled for a Sheriffs sale in March, 2023. Although the NRED Commission ruled that all four Vistana Board members had to share the fine accordingly the Leach Law Firm is trying to collect another \$147,176.91 from the sale of my condo. In the original theft of over \$19,000,000 from the Vistana HOA one of the original attorneys was Kieth Gregory. After a presentation to the owners the audience demanded a second opinion. Mr. Gregory brought in another attorney who after meeting with Mr. Gregory advised the owners that Mr. Gregory was correct and he was doing everything legally. This attorney was John Leach. He was not indicted originally however a second look might be appropriate. It appears that there might be a conflict of interest.

On December 23, 2022 I received a telephone call from Agent Brown. He advised that he had spoken with his supervisor, Arron Wordill and he declined this case. I asked who was the Assistant United States attorney that this was presented to. Mr. Brown didn't know. I asked if Agent Wordill would give me a call and he stated "NO". Later that day I received 100% of the documents I had supplied the FBI. Agent even returned to me his notes that he had taken during my interview.

Apparently either the FBI has it's own set of rules dealing with evidence or they would prefer to honestly state they checked their records and could not find any information regarding the request (a FOI request ?). I am at a loss for how to proceed. Should I file a complaint with OPR? Should I contact the Inspector General for Justice or are there any over site committees you are aware of that would be interested in the FBI's position

This is a direct on a Senior Special Agent by both an NRED investigator and a Nevada Senior Deputy Attorney General against public volunteers who were not charged with any crimes but simply trying to recover stolen funds. The Las Vegas Office of the FBI has made their determination and I disagree with it. Please advise if the Washington D. C. main office of the FBI agrees that the use of State Courts to lie to the Courts is permissible. I can be reached at 562 708-5178. The Sheriff's Sale is fast approaching.



Lynn F. Williams Retired Treasury Special Agent