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FEDERAL BUREAU OF INVESTIGATION
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Not for one social.

29A-4888-28

FEDERAL BUREAU OF INVESTIGATION

Date of transcription 10/5/88

1

[redacted] voluntarily appeared at the San Jose Resident Agency of the Federal Bureau of Investigation (FBI). [redacted] was advised of the identity of the interviewing agent and thereafter provided the following information:

b6
b7C

He currently resides at [redacted]
[redacted] From about February, 1987 until June, 1988, he was employed as a [redacted]

b6
b7C

Although he was called a [redacted] he is not licensed by any Governmental agency. [redacted]

[redacted]
These included about half single family dwellings and half multiple unit dwellings such as duplexs and fourplexs.

[redacted] does not know who actually owned these properties. He assumed that [redacted] or one of his business entities, [redacted]

[redacted]
were the owners.

b6
b7C

[redacted] purchased in [redacted]
[redacted] In late 1987, exact date not recalled, he had traveled to [redacted] to look at the condominium complex prior to [redacted] purchase of it. He believes the complex was purchased by [redacted] (phonetic) and his partner, [redacted] The complex which consisted of seventy-two units, was financed through American Federal Savings and Loan of Colorado.

[redacted] never participated in any financial transactions with [redacted] but he is aware that [redacted] lived on credit and utilized numerous credit cards.

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9/19/88 San Jose, California 29A-9888 -29
Investigation on [redacted] at [redacted] File # [redacted]
by SA [redacted] /slw Date dictated 9/19/88

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SF 29A-9888

JBD/slw

Continuation of FD-302 of [REDACTED], On 9/19/88, Page 2

b6
b7C

[REDACTED]
[REDACTED]
[REDACTED] frequently would refuse to talk with these people telling [REDACTED] to take a message and tell the caller that he was out of the office. [REDACTED] had his own private line which was utilized by those people he wished to talk with. He also would receive calls on the phone lines of [REDACTED] and again, would frequently not wish to speak with people calling him.

b6
b7C

During the time that [REDACTED] the following individuals were employed as [REDACTED] She left [REDACTED] employ after about six months to seek a better employment. She was replaced by [REDACTED] who was the [REDACTED] for approximately eight months and left because of a pregnancy. [REDACTED] came into the employment of [REDACTED] about the end of 1987 or the first part of 1988. She had previously worked for [REDACTED] and was returning to his employ. She was still working in [REDACTED] office at [REDACTED] when [REDACTED] terminated his employment. She also functioned as an [REDACTED]

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[REDACTED] has no knowledge of any utilization of narcotic substances by [REDACTED] He is aware that [REDACTED] was a social drinker, but never saw him drunk.

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[REDACTED] did some work on the [REDACTED] residence located in [REDACTED] and met [REDACTED] also would occasionally show up at the offices, but [REDACTED] excluded her from any knowledge of business transactions. She seemed to enjoy the high life style which [REDACTED] provided her with including driving a Mercedes automobile, expensive clothing and credit cards. They have a [REDACTED] about [REDACTED] years old, who also enjoyed the fine things which [REDACTED] provided her with.

He is aware that [REDACTED] had numerous bank accounts for his business transations and believes, during the period of his employment, that most of the banking was done at the California Business Bank. He is aware that [REDACTED] had a personal account or two and numerous credit lines from various banks, but is uncertain as to where these were located.

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[REDACTED] operated the rental properties. The properties were bought with investor money originally and [REDACTED] was lead to believe that [REDACTED] was buying out these peoples investment because he would pay them monthly payments.

SF 29A-9888
JBD/slw

Continuation of FD-302 of [REDACTED]

, On

9/19/88

, Page

3

b6
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He is aware that [REDACTED] had an account at the Security Pacific National Bank branch located in Los Gatos. [REDACTED] was the [REDACTED] on this account and although the balance never was more than several hundred dollars, he does not believe [REDACTED] or anyone else signed checks on it. [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

b6
b7C

SYLVIA BROWN was described by [REDACTED]. She did various investments with [REDACTED] including one known to him as [REDACTED] which has since gone defunct. He does not know of any romantic involvement between BROWN and [REDACTED]

b6
b7C

[REDACTED] and considered himself to be quite a ladies man. He was proud to have been a [REDACTED]. [REDACTED] is also aware that [REDACTED] enjoyed travel to Hawaii and believes that [REDACTED] had a time share condominium in the Hawaiian Islands.

[REDACTED] approached [REDACTED] to locate a storage locker for [REDACTED] where the office furniture and records of [REDACTED] and the other [REDACTED] entities could be stored. [REDACTED] was aware that [REDACTED] [REDACTED] several months prior to that time.)

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[REDACTED] ended up renting a storage locker on Laurelwood, between Victor and Edward Streets, in Santa Clara. [REDACTED] was going to help [REDACTED] move the office equipment and records to this location, but was unable to assist because of personal commitments.

He believes [REDACTED] is now living in a condominium complex, with [REDACTED] a former employee of [REDACTED] (one of [REDACTED] companies) on [REDACTED] in the next to the last unit on that cul-de-sac. He does not know what vehicle [REDACTED] is currently driving, having been told that [REDACTED]

[REDACTED]

[REDACTED]

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b7C

SF 29A-2988

JBD/slw

Continuation of FD-302 of _____, On 9/19/88, Page 4

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_____ is a personal friend of _____ who introduced him to the job at _____ held a position as _____ and was responsible for dealing with the various creditors _____ had. He believes _____ was good at appeasing people, but does not believe that _____ was aware of the extent of _____ activities. Because of his personal problems, _____ left the employment of _____ about the first part of 1988.

_____ Supra, was a _____ and was still working for _____ at the time he _____

b6
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_____ was an associate of _____ who, _____ believes, was an investor. He is aware that _____ was a co-owner on specific properties with _____

_____ was brought in as the _____ worked there, there were approximately five to eight brokers and loan processors putting together loan packages for prospective borrowers with lending sources, such as banks and savings and loan.

b6
b7C

_____ was known to _____ as a man who was always squirering around looking for investments with _____

_____ is aware that _____ owned a six unit apartment building in _____ which was not managed by himself. The agent for the rental of this building was _____ and he dealt with _____

b6
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_____ was an appraiser who had an office _____ He is aware that she payed no rent for this office space and would apparently do anything _____ asked her to do, including appraisals. _____

_____ is another appraiser, used by _____ on numerous deals.

SF 29A-9888
JBD/slw

Continuation of FD-302 of _____, On 9/19/88, Page 5 b6
b7C

_____ Insurance Agent. He insured most if not all of his properties with Farmers Insurance, through her.

_____ was known to _____ as a Realtor in the _____ area who is involved in the acquisition of _____
_____ home.

_____ indicated that he is unaware of any illegal activities committed by _____. He is aware that _____ lived extensively on credit and believes that _____ became over extended in his dealings. The above is true to the best of _____ memory and he would so testify if called upon.

b6
b7C

FEDERAL BUREAU OF INVESTIGATION

1

Date of transcription October 11, 1988

[redacted] was located at her residence where she was reminded of the identity of the interviewing agent. Also present during and participating in the interview was California Deputy Attorney General RONALD SMETANA.

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b7C

[redacted] repeated information she had previously provided to Special Agent [redacted] for the benefit of Mr. SMETANA. She indicated that she had worked for [redacted] at his offices on [redacted] beginning in 1983 and terminating that employment in 1984. At that time he was doing business as [redacted].
[redacted]
[redacted] At the time [redacted] was working in his office.

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[redacted] was a management company for rental properties owned by [redacted] and other individuals.

b6
b7C

[redacted] was a real estate sales office and was the parent company, she believes, for [redacted] other business interests.

[redacted] the books were already in a considerable state of disarray and [redacted] was behind in payments to various investors, insurance companies and lenders.

b6
b7C

[redacted] was brought in by [redacted] to prepare payroll taxes for his employees.

[redacted] that the shortage of funds in his business ventures was because [redacted] had embezzled millions of dollars from him.

b6
b7C

To the best of [redacted] knowledge, [redacted] engaged in banking relationships with the Pacific Valley Bank and Imperial Banks.

Investigation on 9/26/88 at Salinas, California File # SF 29A-9888-30

by SA [redacted] kmr Date dictated 9/28/88

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Continuation of FD-302 of [redacted] by SA [redacted] /kmr On 9/26/88, Page 2

b6
b7C

[redacted]

[redacted]

[redacted]

She is aware that the 1982 return was utilized in the submission of a financial statement for [redacted] in connection with a loan.

b6
b7C

[redacted]

[redacted] was always looking for the big deal to rescue his embattled financial empire.

She is aware that he prepared a financial package which was sent out to numerous lenders. She is unaware as to whom might have lent him money on this financial package. The package included a listing of property owned, for instance [redacted] a residence where she and her husband resided, tax returns, schedules of creditors, photocopies of bearer bonds and verification of deposit forms.

b6
b7C

[redacted] was the representative of [redacted] [redacted] with whom she dealt concerning the loan [redacted] supposedly arranged for she and her husband with that entity to purchase the property at [redacted]

b6
b7C

FEDERAL BUREAU OF INVESTIGATION

Date of transcription 10/17/88

1 .

[redacted] date of birth [redacted]
[redacted] voluntarily appeared at the San Jose, Resident Agency, Federal Bureau of Investigation. He was advised of the identity of the interviewing agent. Present during and participating in the interview was California Deputy Attorney General RONALD SMETANA. [redacted] provided the following information:

b6
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He is a former employee of [redacted] having worked for [redacted] business entities from October, 1986, until February, 1988, at which time he quit that employment due to [redacted] inability to continue paying him.

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[redacted] is the holder of the real estate license which he obtained in 1986. He originally met [redacted] in 1986 through a business association at which time [redacted] was in the process of opening [redacted]

b6
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[redacted] was apparently impressed with [redacted] and offered him a job at [redacted]

[redacted] was initially involved in the issuing of credit lines on commercial property. [redacted] did not itself fund loans but would put together lenders who had money and perspective borrowers. [redacted] does not believe that [redacted] there were residential loan borrowers in the clientele of [redacted]

Clients were brought into [redacted] by realtors in the San Jose area. Employees of that entity included [redacted]

b6
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The office was located on [redacted] in [redacted]. The books of the company were kept by [redacted] and [redacted] other entities at that location included [redacted]

Investigation on 10/3/88 at SAN JOSE, CALIFORNIA File # SF 29A-9888-31
by SA [redacted] mk Date dictated 10/13/88

b6
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SF 29A-9888
JBD/mk

Continuation of FD-302 of _____, On 10/3/88, Page 2 b6
b7C

Escrows handled through these entities were normally opened and handled by _____

_____ individuals who were employed included _____ and _____. He is familiar with _____ as an employee who left _____ company before he started working there. Another employee was _____

When an escrow would be opened that individual was responsible for contacting a title insurance company and obtaining a preliminary title and final title insurance policy.

_____ was originally paid from _____ later _____ and occasionally from _____ personal account.

_____ was hired by _____ to take over _____ and _____ moved over to the office of _____ in early 1987. _____ was another individual who worked for short time for _____

_____ drove expensive automobiles and to _____ knowledge lived very comfortably. _____ was always working on big projects hoping to eventually someday pull off a big score from which he would get rich. The only significant deal _____ is aware of that _____ ever consummated was the purchase of the _____

_____ did all of the workup for the purchase of that _____ believes, the development was approximately fifty percent occupied at the time _____ purchased it. _____ believes, based on his knowledge of the deal, that even if the development had been one hundred percent occupied there would have been a negative cash flow based upon _____ purchase price. _____ told _____ that he expected to raise the rents on the projects

SF 29A-9888
JBD/mk

Continuation of FD-302 of [REDACTED], On 10/3/88, Page 4 b6
b7C

[REDACTED] use in seeking refinancing of existing real estate loans. [REDACTED] is aware that [REDACTED] put together the package which [REDACTED] used to obtain financing for the purchase of a home on [REDACTED]

b6
b7C

[REDACTED] would provide whatever data and material were necessary for these personal financial statement packages. The material would include updating previously entered information on a computer which would then printout forms, photocopies of bonds supposedly held by [REDACTED] (never saw the real bonds), schedules of real estate owned and other personal information. [REDACTED] commented that the schedule of real estate which [REDACTED] claimed he owned was similar to the list of properties which were managed by [REDACTED]. The financial data would further include tax returns of [REDACTED] and appraisals of the property, sometimes performed by [REDACTED] an appraiser used frequently by [REDACTED]

b6
b7C

[REDACTED] was another appraiser who did a lot of work for [REDACTED]

b6
b7C

[REDACTED] personal financial statement and loan package to various lenders attempting to find the best rate for [REDACTED] to refinance his properties.

[REDACTED] knows that [REDACTED] was someone who contacted [REDACTED] and believes he was an investor. SYLVIA BROWN was a personal friend and business associate of [REDACTED]. [REDACTED] was another investor and friend of [REDACTED]. [REDACTED] contact at the Bank of Northern California. [REDACTED] was another banker [REDACTED] dealt with. [REDACTED] was another banker who dealt with [REDACTED] and worked for a time at the Bank of Northern California.

b6
b7C

SF 29A-9888
JBD/mk

Continuation of FD-302 of _____, On 10/3/88, Page 5 b6
b7C

_____ is a realtor who was involved in the purchase of the _____ was a business associate of _____ was another business associate of _____ was unknown to _____ but he has heard or seen that name in connection with _____

b6
b7C

_____ family is from the Chicago area and _____ would travel to that location occasionally. _____ went with him along with _____ following the conclusion of the _____ purchase.

_____ that he owned a condo, timeshare on _____ enjoyed going there frequently.

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b7C

The above information is true and correct to the best of _____ knowledge and he would so testify if called upon to do so.



U.S. Department of Justice

Federal Bureau of Investigation

In Reply, Please Refer to
File No. *29A-9888*

450 Golden Gate Avenue
Box 36015
San Francisco, California 94102
October 18, 1988

Mr. Joseph P. Russoniello
United States Attorney
Northern District of California
450 Golden Gate Avenue
Box 36055
San Francisco, California 94102

Attention: Assistant U. S. Attorney

RE:

Dear Sir:

Reference is made to my letter dated _____,
concerning the captioned individuals and/or businesses. In connection with
this investigation, it is requested that a Federal Grand Jury subpoena(s) be
issued, directed to:

b6
b7C

b3
b6
b7C

For the following documents, and/or records:

Any and all records pertaining to

b3
b6
b7C

[Redacted]

[Redacted]
OCT 20 1988
FBI/DOJ

b6
b7C

1- Addressee

① *29A-9888*

29A-9888-32

FBI/DOJ

SUBPOENA(S) REQUEST

It is requested that the below named agents be granted access to the materials obtained by this/these subpoena(s) to aid and assist the attorney for the government in the performance of his/her duties:

Richard W. Held, Special Agent in Charge
[Redacted] Supervisory Special Agent

[Redacted]

Special Agent

~

~

Very truly yours,

RICHARD W. HELD
Special Agent in Charge

WGH/jm

By: [Redacted]
Supervisory Special Agent

b6
b7C

b6
b7C



U.S. Department of Justice

Federal Bureau of Investigation

In Reply, Please Refer to

File No. *29A-9888*

450 Golden Gate Avenue

Box 36015

San Francisco, California 94102

October 24, 1988

Mr. Joseph P. Russoniello
United States Attorney
Northern District of California
450 Golden Gate Avenue
Box 36055
San Francisco, California 94102

Attention: Assistant U. S. Attorney

RE:

Dear Sir:

Reference is made to my letter dated _____,
concerning the captioned individuals and/or businesses. In connection with
this investigation, it is requested that a Federal Grand Jury subpoena(s) be
issued, directed to:

Custodian of Records

For the following documents, and/or records:

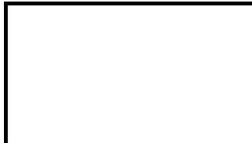
Any and all records pertaining to

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29A-9888-33

SUBPOENA(S) REQUEST

It is requested that the below named agents be granted access to the materials obtained by this/these subpoena(s) to aid and assist the attorney for the government in the performance of his/her duties:

Richard W. Held, Special Agent in Charge
[Redacted] Supervisory Special Agent

[Redacted]

Special Agent

New Addition →

Very truly yours,

RICHARD W. HELD
Special Agent in Charge

[Redacted]

By: [Redacted]
Supervisory Special Agent

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b6
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U.S. Department of Justice

Federal Bureau of Investigation

In Reply, Please Refer to

File No. *29 A 9 888*

450 Golden Gate Avenue

Box 36015

San Francisco, California 94102

October 24, 1988

Mr. Joseph P. Russoniello
United States Attorney
Northern District of California
450 Golden Gate Avenue
Box 36055
San Francisco, California 94102

Attention: Assistant U. S. Attorney

RE: [redacted]

Dear Sir:

Reference is made to my letter dated _____, concerning the captioned individuals and/or businesses. In connection with this investigation, it is requested that a Federal Grand Jury subpoena(s) be issued, directed to:

Custodian of Records

[redacted]

For the following documents, and/or records:

Any and all records pertaining to [redacted]

[redacted]

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[redacted]

29 A 9 888-3456
FBI/DOJ

SUBPOENA(S) REQUEST

It is requested that the below named agents be granted access to the materials obtained by this/these subpoena(s) to aid and assist the attorney for the government in the performance of his/her duties:

Richard W. Held, Special Agent in Charge
[redacted] Supervisory Special Agent

[redacted]

Special Agent

Very truly yours,

RICHARD W. HELD
Special Agent in Charge

[redacted]

By: [redacted]
Supervisory Special Agent

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FEDERAL BUREAU OF INVESTIGATION

Date of transcription 11/18/88

1

[redacted] contacted SA [redacted] by telephone at the San Jose Resident Agency, Federal Bureau of Investigation (FBI). [redacted] advised that he is a former employee of the [redacted] having terminated his employment there in January of 1987, and that while in that employment, he was the [redacted]

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[redacted] provided the following information:

[redacted] had come into the California Commerce Bank at San Jose as a customer about March or April, 1986. At that time he wished to borrow approximately \$250,000 through a line of credit. He completed a loan application and attached to it tax returns, financial statement and other documents required by the bank. These items were reviewed by [redacted] who recommended approval of the line of credit and passed it on to his superiors. He believes that at least two other bank officials also passed on the line of credit because of its size before the loan was actually funded.

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[redacted] had indicated in his application that the California Commerce Bank loan was to be used to payoff an existing loan at the Crocker National Bank (CNB). Additionally, [redacted] agreed that he would bring in additional banking business from his own business entities and through referrals to the bank. [redacted] recalled that [redacted] never did bring in or generate any additional business for California Commerce Bank.

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b7C

[redacted] recalled that [redacted] immediately drew down the entire line of credit but was very slow in making interest payments as required. Finally, because of delinquencies, in about December, 1986, [redacted] that the note would be called by the bank when it became due in April, 1987. As [redacted] recalled the line of credit had been a one year term with the potential for renewal. As noted,

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[redacted] recalled that [redacted] had been referred to California Commerce Bank by another individual not recalled and that [redacted] himself had not known [redacted] prior to his arrival at California

b6
b7C

Investigation on 10/28/88 at San Jose, California File # SF 29A-9888-35

by SA [redacted] /lmw Date dictated 10/31/88

b6
b7C

SF 29A-9888
JBD/lmw

Continuation of FD-302 of [redacted] lmw , On 10/28/88 , Page 2

b6
b7c

Commerce Bank. [redacted] had lunch on several occasions and [redacted] played tennis with [redacted] at his club in the [redacted] area. During their contacts, [redacted] mentioned SYLVIA BROWN, an acquaintance of his to [redacted]. SYLVIA was to be encouraged to establish a banking relationship with California Commerce Bank but, to [redacted] knowledge she never did.

b6
b7c

[redacted] recalls that on his visit to [redacted] office in [redacted] was driving a bright red Ferrari with California personalized license plate [redacted]

To the best of [redacted] memory, he always paid for the meals which he had with [redacted] due to the bank's policy. He never received anything personally from [redacted] during the time he was employed by the bank and reiterated that he had not known him prior to [redacted] coming into the bank nor has he maintained any relationship with him since [redacted]

The above statements are true and accurate to the best of his memory and he would so testify if called upon to do so.

FEDERAL BUREAU OF INVESTIGATION

1

Date of transcription 11/22/88

[redacted] contacted by telephone SA [redacted] of the San Jose Resident Agency, Federal Bureau of Investigation. [redacted] who resides at [redacted] [redacted] advised that she was calling in response to various newspaper articles recently concerning [redacted] She provided the following information:

b6
b7C

She has personally known [redacted] since about 1976 at which time she was working as a [redacted] [redacted] At that time, [redacted] was doing business with [redacted] doing business as [redacted] These three individuals were in partnership in a real estate type syndication business. [redacted] was attorney for the group.

b6
b7C

She recalled that [redacted] found a number of problems with many of the real estate files which resulted in the breakup of the partnership with [redacted] buying out the other two.

b6
b7C

[redacted] had a real estate license and periodically would present loan packages to [redacted]

b6
b7C

[redacted] She believes that many of these were of questionable validity and she preferred not to deal with [redacted] loan package. She believes that one of the loan applications he presented to her may have been the one for SYLVIA BROWN which was described in a recent news article. She was also presented with the package [redacted] prepared for his purchase of the [redacted] He also showed her the package he had prepared for his own acquisition of a home in [redacted] She refused to handle this loan, thinking that it contained many irregularities she did not wish to become involved with.

In spite of the fact that she did not wish to have [redacted] as a customer, [redacted] (She believes that it was in late 1984 or early 1985 when he showed her the application for the [redacted])

b6
b7C

[redacted] suggested that she should apply for a line of credit and that he could arrange

Investigation on 10/31/88 at San Jose, California File # SF 29A-9888-36
by SA [redacted] /kmr Date dictated 11/1/88

b6
b7C

Continuation of FD-302 of [] by SA []/kmr , On 10/31/88 , Page 2

b6
b7C

it for her through a friend of his at the []
[] He encouraged her to obtain a
\$50,000 line of credit for which all she had to do was sign
some forms for him.

b6
b7C

[] believes that [] was paying off []
[] for each
transaction that she closed for [] She does not know how
much he may have been paying her. She recalls that on one occasion
she saw an envelope on [] case, at his []
office, which clearly contained cash and which was addressed to
[] When [] questioned [] about this, he jokingly
replied that he always took care of his friends.

b6
b7C

[] indicated that her personal friend, []
formerly an employee at [] went to
work at [] to work for [] During
conversation with [] discussed with her the fact that
[] paid off [] for processing loans.

b6
b7C

[] also believes that [] paid significant amounts
of money to [] about and beyond legal fees due to []
She does not know what [] did with these monies. She is also
aware that [] was a frequent visitor at [] condominium
in [] and enjoyed other benefits of being
[] at one point told her he was transferring to
[] about \$50,000 a year for unspecified purposes.

b6
b7C

[] advised that she has not seen [] during the
last year or two.

b6
b7C

She was prompted to contact the FBI by recent articles
occurring in the San Jose area newspapers.

1

FEDERAL BUREAU OF INVESTIGATION

Date of transcription 5/15/89

[redacted] was interviewed at her employment,
[redacted] date of birth [redacted] resides at [redacted]
[redacted] She provided the
following information:

b6
b7C

About the end of 1987, she was doing Credit Reports for CREDIT REPORTS, INC. (CRI), for real estate transactions. Among the clients of CRI was [redacted] and his business, [redacted]. She was performing credit checks on potential borrowers brought to them by [redacted]. She became friendly with [redacted]
[redacted]
[redacted]

b6
b7C

She recalled [redacted] Last Name Unknown (LNU) was the
[redacted] one of [redacted] businesses. after
[redacted]
[redacted]

b6
b7C

SYLVIA BROWN was a frequent visitor, appearing once or twice a week at [redacted] office in [redacted] also was a visitor in [redacted] office on a frequent basis.

b6
b7C

She recalled that [redacted] was very prejudiced against Blacks and Jewish people.

[redacted] would take the office employees out for drinks frequently, seeking to ingratiate himself with the help. He drove expensive cars and lived life in the fast lane. [redacted]
[redacted]

b6
b7C

[redacted] She was aware that something odd was going on with his business operations, and [redacted]

[redacted] She recalled [redacted] another employee of [redacted] used to say that something was crooked with [redacted]
[redacted]
[redacted]

Investigation on 5/8/89 at San Jose, California File # SF 29A-9888 - 39X1

by SA [redacted] /mao Date dictated 5/8/89

b6
b7C

SEARCHED	INDEXED
SERIALIZED	FILED
JUN 13 1989	



1989
11/12

11,2

b6
b7C

28A-9888-41

- 1 -

FEDERAL BUREAU OF INVESTIGATION

Date of transcription 6/28/89

[redacted]
[redacted] telephone number [redacted] was contacted at his place of employment. At this time, he provided his home address as [redacted] [redacted] area), telephone number [redacted]. He was advised of the identity of the interviewing agent and of the purpose for the interview, at which time, he provided the following information:

[redacted] indicated that he is an [redacted] practicing at offices at the above address and is primarily involved in real estate transactions.

He has known [redacted] for many years and is a good friend of his. He has known this individual since their years in school together and currently maintains his contacts, either through personal visits or telephone conversations.

In addition, he is familiar with Ms. SYLVIA C. BROWN, whose occupation is a psychic in the San Jose, California area. He does not recall her very well or exactly how he met with her. He does recall meeting her on a number of occasions and getting a "reading" from her on one occasion. He does recall that he met another individual through her named [redacted] however, he did not know this individual well and only met him two or three times between two and three years ago. He does not recall very much about this individual except that he might have been involved in the real estate business. He was not personally aware of the legal difficulties in which this individual was currently involved with the federal government and had no knowledge whatsoever that he might be in the business of preparing phony tax returns for individuals for the purpose of making loan applications. He denied being involved with this individual in that capacity or of having any knowledge of this type of activity on his part. He stated he would decline to comment on anything he might have heard which may or may not be true about this individual's activities or anyone else's and further that he would decline additional comments if this investigation was directed towards him [redacted] in any way.

Investigation on 6/27/89 at West Sacramento, Calif. File # 29A-SF-9888 - 44

by SA [redacted] mjm Date dictated 6/27/89

29A-SF-9888

Continuation of FD-302 of , On 6/27/89, Page 2

b6
b7C

He was vague about his dealings with Ms. BROWN or stating that this was due to the length of time since his very limited association with them.

FBI

TRANSMIT VIA:

☐ Teletype
☐ Facsimile
☒ AIRTEL

PRECEDENCE:

☐ Immediate
☐ Priority
☐ Routine

CLASSIFICATION:

☐ TOP SECRET
☐ SECRET
☐ CONFIDENTIAL
☐ UNCLAS E F T O
☐ UNCLAS

Date 6/28/89

1 TO : SAC, SAN FRANCISCO (29A-SF-9888) (SJRA)

2 FROM : SAC, SACRAMENTO (RUC)

3 SUBJECT: [REDACTED]

BF & E;
(OO: SF)

5 Re San Francisco airtel to Sacramento dated 6/7/89.

6 Enclosed for San Francisco Division (San Jose RA) is
7 one 1-A envelope containing original interview notes of [REDACTED]
8 [REDACTED] and an original and one copy of an FD-302 interview with
this individual.

9 No additional investigation remaining in the Sacramento
10 Division.

17 ② - San Francisco (Encl. 3) *RG*
18 1 - Sacramento
19 MKA:mjm
20 (3)
21

See 1A -

Approved: _____

Transmitted _____

(Number) (Time)

SEARCHED	INDEXED
SERIALIZED	FILED
JUL 5 1989	
Per [REDACTED]	
[REDACTED]	

29A-9888-45

b6
b7Cb6
b7Cb6
b7C

Memorandum



b6
b7C

To : SAC, San Francisco (29A-9888)
Attn: SA [redacted]

Date 7/14/89

From : Director, FBI

Subject : [redacted] DBA;
ET AL;
BF&E

OO: SAN FRANCISCO



b6
b7C
b7E

All documents are enclosed herewith, for appropriate filing.

Enclosures (7)

1 - SAN FRANCISCO (94-939)

See 1A(3)

SEARCHED	INDEXED
SERIALIZED	FILED
JUL 17 1989	
SAN FRANCISCO	

STRA
Wencel

[redacted]

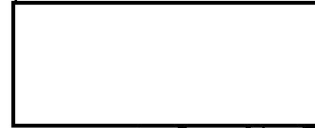
29A-9888-46

b6
b7C

~~SECRET~~

SEARCHED *SL* INDEXED *SL*
SERIALIZED *SL* FILED *SL*

JUN 13 1989



962

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b7C

29A-9888-47

FBI

TRANSMIT VIA:

☐ Teletype
☐ Facsimile
☒ AIRTEL

PRECEDENCE:

☐ Immediate
☐ Priority
☐ Routine

CLASSIFICATION:

☐ TOP SECRET
☐ SECRET
☐ CONFIDENTIAL
☐ UNCLAS E F T O
☐ UNCLAS

Date 8/22/89

1 TO: SAC, SACRAMENTO

2 FROM: SAC, SAN FRANCISCO (29A-SF-9888)(P)(SJRA)

3 SUBJECT: [REDACTED]

4 BF&E

OO: SAN FRANCISCO

b6
b7C5 Re: San Francisco airtel to Sacramento dated
6 6/7/89.7 Enclosed for Sacramento is the original and one
8 copy of a Federal Grand Jury subpoena for service at Sacramento
(subpoena forwarded under separate cover).9 Referenced San Francisco airtel sets forth background
10 in instant matter.11 LEADS12 SACRAMENTO13 AT SACRAMENTO, CALIFORNIA: Will serve the enclosed
14 subpoena on custodian of records, [REDACTED]15
16 2 - Sacramento
17 2 - San Francisco
18 JBD/mk
(4)

znk

19
20
21 8/22/89 - Subpoena sent to SC via Express Mail
direct to attn of SA [REDACTED]b6
b7CApproved: _____ Transmitted _____ Per _____
(Number) (Time)

SEARCHED
 SERIALIZED
 INDEXED
 FILED

GPO : 1987 O - 193-749

[REDACTED]

29A-SF-9888-418

- 1 -

FEDERAL BUREAU OF INVESTIGATION

Date of transcription 9/20/89

[redacted] date of birth [redacted]
[redacted] was served with a Grand Jury
subpoena at her place of employment, [redacted]
[redacted]

b3
b6
b7cThe subpoena requested original documents relating the
[redacted]Investigation on 8/23/89 at Sacramento, California File # 29A-SF-9888 *49*by SA *mm* [redacted] jss Date dictated 8/28/89b6
b7c

FBI

TRANSMIT VIA:

☐ Teletype
☐ Facsimile
☒ AIRTEL

PRECEDENCE:

☐ Immediate
☐ Priority
☐ Routine

CLASSIFICATION:

☐ TOP SECRET
☒ SECRET
☐ CONFIDENTIAL
☐ UNCLAS E F T O
☐ UNCLAS

Date 9/20/89

TO : SAC SAN FRANCISCO (29A-SF-9888) (SJRA)
 FROM : SAC, SACRAMENTO (29A-SF-9888) (RUC)
 SUBJECT: [REDACTED]
 BF&E
 OO: SAN FRANCISCO

Re San Francisco airtel to Sacramento dated 8/22/89.

Enclosed for San Francisco is original and copy of FD 302 reflecting service of Federal Grand Jury subpoena on [REDACTED] and a copy of an executed Federal Grand Jury subpoena from U.S. DISTRICT COURT, Northern District of California, directed to [REDACTED] requiring appearance on [REDACTED]

This matter is being considered RUC.

② - San Francisco (Enc. 3) RS
 1 - Sacramento
 GMS/jss
 (3)

Approved: _____

Transmitted _____

(Number) (Time)

Per

SEP 20 1989

SAN FRANCISCO

Subpoena Attached

29A-SF-9888-50

b6
b7C

b3

b6
b7C

FEDERAL BUREAU OF INVESTIGATION

1

9/27/89

Date of transcription

[redacted] made available the contents of [redacted]
[redacted] California Post
Office. [redacted] advised that these boxes had been subscribed to by
himself to receive mail forwarded from his previous business
address, [redacted]

[redacted] advised that the numerous items of mail that had been held
by the post office for these boxes were addressed to himself and
his family, former employees and business entities. As the box
holder and proprietor of the business establishments, he made
them available to the Federal Bureau of Investigation (FBI) for
review.

b6
b7C

SEARCHED INDEXED
SERIAL FILED
OCT 5 1989
FBI [redacted]

9/10

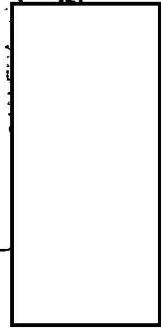
b6
b7C

Investigation on 9/21/89 at LOS GATOS, CALIFORNIA File # 29A-SF-9888
by SA [redacted] /JBD/mk Date dictated 9/22/89

b6
b7C

San Jose Mercury
4/17/90
pg 8 B

APR 26 1990



29 B-9888-54

b6
b7c

San Jose Mercury News ★★☆☆

Ex-broker pleads guilty to bank fraud

By Ann W. O'Neill
Mercury News Staff Writer

A former Los Gatos real estate broker pleaded guilty Monday to two federal bank fraud charges under a plea bargain that involves his cooperation in "spinoff" investigations.

Stanley Hexom, 41, also pleaded guilty before U.S. District Court Judge Robert F. Peckham to a single count of helping prepare a false 1984 tax return for spiritualist and television personality Sylvia Brown and her husband.

Details of the plea agreement were contained in a five-page sealed document submitted to Peckham. The nature of the other investigations, as well as the ex-

tent of Hexom's cooperation, could not be immediately determined.

Attorneys told Peckham the initial agreement had been worked out about a year ago. Assistant U.S. Attorney Lee Altschuler declined comment on Hexom's role in any ongoing investigations. He did not say whether other criminal charges might follow.

"We are not privy to the potential timing of the results of the other pending investigations," said Hexom's attorney, Frank M. Mangin.

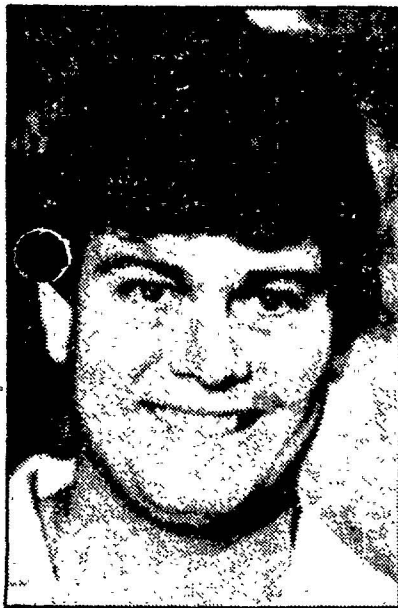
The three counts to which Hexom pleaded guilty carry maximum penalties of 13 years in jail and \$650,000 in fines. Sentencing was scheduled for June 7.

Dozens of homeowners, financial institutions, real estate title companies and investors have accused Hexom of bilking millions from them during the 1980s through a string of phony financial deals. More than 20 lawsuits had been filed against him in Santa Clara County Superior Court.

Standing before Peckham on Monday, Hexom admitted obtaining approval for two loans by sub-

mitting false information about his worth and income. He estimated he received \$150,000 from the now defunct Bank of Northern California and \$200,000 from Eureka Federal Savings. He said he has not repaid either loan.

And Hexom admitted helping Brown and her husband prepare a false tax return to obtain other loans.



Stanley Hexom
... Faces 13-year sentence

Accomplishment Report

(Effective 10/1/89)

(Submit within 30 days from date of accomplishment)

TO: Director, FBI

Date 4/16/90

FROM: SAC, SAN FRANCISCO
SUBJECT:

Bureau File Number
29B-9888
Field Office File Number
0662
Squad or RA Number
Agent's Social Security No.

☐ X if case involves corruption of a public official (Federal, State or Local).

Investigative Assistance or Technique Used			
Were any of the investigative assistance or techniques listed below used in connection with accomplishment being claimed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes - If Yes, rate each used as follows:			
1 = Used, but did not help 3 = Helped, substantially			
2 = Helped, but only minimally 4 = Absolutely essential			
1. Acctg Tech Assistance	8. Eng. Sect. Tape Exams	15. Photographic Coverage	22. Telephone Toll Recs
2. Aircraft Assistance	9. Hypnosis Assistance	16. Polygraph Assistance	23. UCO Group I
3. Computer Assistance	10. Ident Div Assistance	17. Search Warra Executed	24. UCO Group II
4. Consensual Monitoring	11. Informant Information	18. Show Money Usage	25. UC Other
5. ELSUR - FISC	12. Lab Div Exams	19. Surveil. Sqd. (SOG) Asst	26. NCAVC/VI-CAP
6. ELSUR - Title III	13. Lab Div Field Support	20. SWAT Team Action	27. Visual Inves Analysis (VI)
7. Eng. Sect. Field Support	14. Pen Registers	21. Tech. Agt. or Tech Equip	

PACIFIC / WESTERN BANK - VICTIM
BF&E
OO: SF

A. Preliminary Judicial Process (Number of subjects)		Complaints	Informations	Indictments	D. Recoveries, Restitutions, or Potential Economic Loss Prevented (PELP) (Explain valuation in remarks)			
			1		Property Type Code*	Recoveries	Restitutions	PELP Type Code*
B. Arrests, Locates, Summonses or Subpoenas Served (No. of Subj.)								
Subject Priority*								
A B C								
FBI Arrests -								
FBI Locates -								
Local Arrests -								
FBI Subj. Resisted _____; Armed _____								
Subpoenas Served								
Criminal Summons 1								
Local Crim. Summons								
C. Release of Hostages or Children Located: (Number of Hostages or Children Located)					E. Civil Matters			
Hostages Held By Terrorists _____; All Other Hostage Situations					RICO - Civil Convictions			
Missing or Kidnaped Children Located _____					Civil Suits Amount of Suit			
					Government Defendant			
					Government Plaintiff			
					Settlement or Award			
					Enter AFA Payment Here			
F. Seizures, Forfeitures					G. Administrative Sanctions			
Property Type Code*	Seizures	Forfeitures			Subject 1			
		Judicial	Administrative		Subject Description Code*			
					Time Frame			
					Years Months			
					<input type="checkbox"/> Suspension			
					<input type="checkbox"/> Debarment			
					<input type="checkbox"/> Permanent			
					Subject 2			
					Subject Description Code*			
					Time Frame			
					Years Months			
					<input type="checkbox"/> Suspension			
					<input type="checkbox"/> Debarment			
					<input type="checkbox"/> Permanent			
H. Final Judicial Process:								
Judicial District								
District State Conviction or Pretrial Div Date Sentence Date No. of Subjects								
Acquitted Dismissed								
Subject 1 Subject Description Code*								
Conviction Combined Sentence								
Title Section Counts In-Jail Yrs Mos Suspended Yrs Mos Probation Yrs Mos								
Total Fines \$								
Add consecutive sentences together								
Enter longest single concurrent sentence								
Do not add concurrent sentences together								
Sentence 10 yrs - 8 yrs susp - 2 yrs In-Jail								
Subject 2 Subject Description Code*								
Conviction Combined Sentence								
Title Section Counts In-Jail Yrs Mos Suspended Yrs Mos Probation Yrs Mos								
Total Fines \$								
Add consecutive sentences together								
Enter longest single concurrent sentence								
Do not add concurrent sentences together								
Sentence 10 yrs - 8 yrs susp - 2 yrs In-Jail								

Attach additional forms if reporting final judicial process on more than two subjects and submit a final disposition form (R-84) for each subject.

Remarks: (For every subject reported in Sections A, B, E, G, or H above provide name, DOB, race*, sex, and if available POB and SSAN)

_____ appeared before U.S. Magistrate, San Jose, California on 4/5/90. Case assigned to U.S. District Court for entering of plea.

_____ appeared before U.S. District Court Judge on 4/16/90 and entered plea of guilty to a Criminal information charging two counts of Bank Fraud and one count Preparing False Tax

Return. _____ has no known ties to Organized Crime.

(1 - 29B-9888), (1 - 66-1843) (1 - SQ 2 secty)

See codes on reverse side

JBD/kna

rec'd in ltr 5/3/90

29B-9888-25

FBI/DOJ

(Mount Clipping in Space Below)

Ex-broker pleads guilty to bank fraud

By Ann W. O'Neill
Mercury News Staff Writer

A former Los Gatos real estate broker pleaded guilty Monday to two federal bank fraud charges under a plea bargain that involves his cooperation in "spinoff" investigations.

Stanley Hexom, 41, also pleaded guilty before U.S. District Court Judge Robert F. Peckham to a single count of helping prepare a false 1984 tax return for spiritualist and television personality Sylvia Brown and her husband.

Details of the plea agreement were contained in a five-page sealed document submitted to Peckham. The nature of the other investigations, as well as the extent of Hexom's cooperation, could not be immediately determined.

Attorneys told Peckham the initial agreement had been worked out about a year ago. Assistant U.S. Attorney Lee Altschuler declined comment on Hexom's role in any ongoing investigations. He did not say whether other criminal charges might follow.

"We are not privy to the potential timing of the results of the other pending investigations," said Hexom's attorney, Frank M. Mangano.

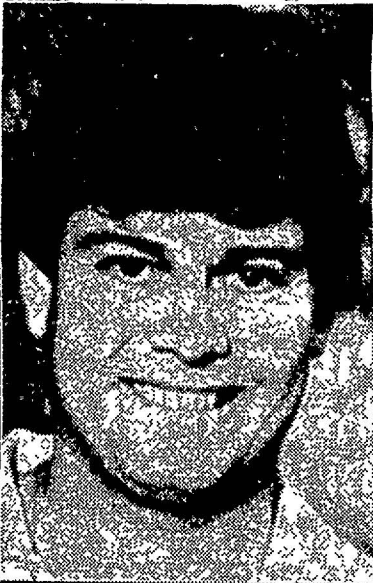
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Dozens of homeowners, financial institutions, real estate title companies and investors have accused Hexom of bilking millions from them during the 1980s through a string of phony financial deals. More than 20 lawsuits had been filed against him in Santa Clara County Superior Court.

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And Hexom admitted helping Brown and her husband prepare a false tax return to obtain other loans.



Stanley Hexom
... May get 13-year sentence

(Indicate page, name of newspaper, city and state)

Date: 4-17-90
Edition: Peninsula Morning
8B San Jose Mercury News
San Jose, Ca.

Title:

Character: BFE
or SF 29A-9888
Classification: 29A
Submitting Office: SF

Indexing:

b6
b7C

SEARCHED	INDEXED
SERIALIZED	FILED
APR 30 1990	
FBI - SAN FRANCISCO	

CC TO BUREAU BY R/S (3/2/90)

29A-9888-56

By Brad Kava
Mercury News Staff Writer

San Francisco Giants Vice President Corey Busch said Thursday that the team is not locked into the stadium proposal it made Tuesday night — and that there was room for negotiations with the city of Santa Clara and the county's joint powers authority.



However, Busch said that he thought the proposal could work the way it is now.

His statement offers hope to those who fear that the team and the city could end up at an impasse over Santa Clara's demand to receive payment for the 120 acres of land that would house the stadium. Under the Giants' proposal, the city would be paid only by the indirect economic benefits of having a team in Santa Clara. Santa Clara City Manager Jennifer Spar-

Stadium details

If a stadium is built, here is what you can expect:

- Opening date: April 1994.
- Location: At Highway 237 and Great America Parkway.
- Number of seats: 45,000 to 50,000.
- Number of home games: 81.
- Turf: natural grass.
- Ticket prices: average of \$10 for games.
- Name of team: Undecided as yet, but with the volume of jackets and caps marketed with the San Francisco name, it is unlikely it would change, officials hinted.

acino has maintained that the city should be paid rent for the land, which she has valued at \$1 million per acre.

Busch has asked to build the \$134 million ballpark on the site at Great America Parkway and Highway 237, while letting the city keep the land and the ballpark. The team would sign a 30-year lease to

play on the site and, Busch said, "would want to play there for another 30 years after that."

Busch talked briefly about the proposal after a lunchtime speech before the Rotary Club of Santa Clara.

"We're willing to sit down and discuss anything," said Busch. "There is always room for give

and take."

He said he thought wasn't an "opening" rather was some work. He said he thought the team's estimates of the stadium's cost were tight and there was much room for discussion. Santa Clara officials are offering the proposal to a consultant to see if it should receive a thumbs up and Lybrand three weeks.

One thing city officials find is excess property passed along as is. The stadium is estimated around \$2 billion in operations.

"We have no ship," said Busch. "It comes up with some alternative, we will listen."

Busch spoke to Santa Clara's business leaders at a meeting, stating

See G.

Ex-broker gets five years in prison for bank fraud

By Jack Fischer
Mercury News Staff Writer

Despite an apology and pleas for leniency, former Los Gatos real estate broker Stan Hexom was sentenced Thursday to five years in federal prison on two counts of bank fraud. The case arose from allegations he swindled dozens of Santa Clara



Hexom

County residents and banks out of millions of dollars in fraudulent real estate deals.

U.S. District Court Judge Robert F. Peckham also sentenced Hexom, 41, to a three-year suspended sentence for a single count of helping prepare a false 1984 tax return for spiritualist and television personality Sylvia Brown and her husband.

"I would like to apologize to all the people in business who lost

See HEXOM, Page 2B

Inside

Blue Angels swoop to other regions

The Bay Area can expect to see less of the Blue Angels' aerial maneuvers because of a new Navy policy calling for the flying team to take its act to more parts of the nation. The policy prompted Moffett Field Naval Air Station to tentatively postpone the annual summer air show until Oct. 16 and 17.

Page 5B

Comr Northbound

Mercury News Staff

By 6 o'clock this should be one lane in your life if you can way 101 in South

That's because plans to open two lanes that to many commuters have enough to drive on

The construction the northbound for lanes to four

San Jose Merc. News. Pg 1B 6/8/90

Others around the country on the census count. The cities are ranked by the percentage of census completed.

City	Percent
Detroit	93.4
Minneapolis	93.1
San Diego	92.9
Los Angeles	82.9
San Fran	82.6
Atlanta	78.9
Washington	76.0
San Jose	74.9
New York	74.1
Phoenix	73.4
Oakland	72.0
Boston	71.7

Mercury News

Judge Peckham rejects ex-broker's leniency plea

HEXOM, from Page 1B

money because of their dealings with me," Hexom told the court in a quavering voice. "My intent was never to cause anybody to lose any money, but I failed in that . . ."

Dozens of homeowners, financial institutions, real estate title companies and investors have accused Hexom of bilking millions from them during the 1980s through a string of phony financial deals. More than 20 lawsuits were filed against him in Santa Clara County Superior Court.

Hexom's attorney, Frank M. Mangan, asked Peckham to sentence his client to 18 months of house arrest and two years of community service for the frauds. Mangan argued that, as a result of his actions, Hexom already had been bankrupted, lost his wife and family and his standing in the com-

One census official, Rebecca Rangel, an assistant manager for the San Jose census office, predicted there will be work into November.

"We still have 200 job openings," she said. "We are having a really hard time getting people to even take the tests."

And the turnover rate has been discouragingly high among new recruits unaccustomed to pounding the pavement and getting doors slammed in their faces, Takei said.

In raising pay rates, the census is hoping not only to recruit new workers, but also to entice current workers to beef up the number of hours they work from part time to full time.

munity.

But Peckham made clear that he saw things differently.

"We're faced with a defendant who over a period of time perpetrated frauds of great enormity,"

Peckham said. "He speaks of inadvertence but his were very well thought out frauds."

In passing the sentence, the judge also made clear that he hoped it would be a deterrent to others in the business community.

"There is an extraordinary amount of fraud and illicit business practices engaged in and people are very cynical," he said. "There just hasn't been sufficient deterrence."

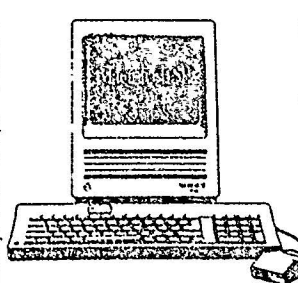
Hexom pleaded guilty in April to the two federal bank fraud charges under a plea bargain that involves his cooperation in "spinoff" investigations.

Even so, rents are still considerably higher than those offered in older federally subsidized projects.

"It's frustrating not being able to help the very-low income," said housing authority executive director John Burns. "But without federal help, that is virtually impossible."

toll on older incomes, many haven't owned the country a closer to the

The Council that some 12,000 in Santa Clara

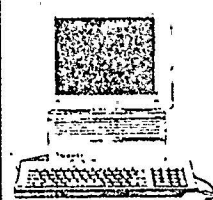


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FINAL DISPOSITION REPORT

Leave Blank

Note: This vital report must be prepared on each individual whose arrest fingerprints have been forwarded to the FBI Identification Division without final disposition noted thereon. If no final disposition is available to arresting agency, also obtain subject's right four finger impressions on this form, complete left side and forward the form when case referred to prosecutor and/or courts. Agency on notice as to final disposition should complete this form and submit to: Director, FBI, Washington, D.C. 20537, Attention: Identification Division.
(See instructions on reverse side)

FBI No.		Final Disposition & Date (If convicted or subject pleaded guilty to lesser charge, include this modification with disposition.)	
Name on Fingerprint Card Submitted to FBI Last First Middle [Redacted]		6/7/90 subject was sentenced to eight years custody, 3 of which are suspended, 5 years probation.	
Date of Birth [Redacted] Sex M			
Henry Fingerprint Classification			
From FBI 1-B Response			
State Bureau No. (SID)	Social Security No. (SOC)	This Form Submitted By: (Name, Title, Agency, ORI No., City & State)	
Contributor of Fingerprints (Include complete name and location of agency, together with ORI number.) U.S. MARSHAL - SAN FRANCISCO		RICHARD W. HELD SAC San Francisco CA FBI OO SF	
CAUSM0300		Signature _____ Date _____ Title _____	
Arrest No. (OCA)	Date Arrested or Received	<input type="checkbox"/> COURT ORDERED EXPUNGEMENT: Return Arrest Fingerprint Card to Contributing Agency; Certified or Authenticated Copy of Court Order Attached.	
[Redacted]	4/5/90		
Offenses Charged at Arrest 2 counts - 18, USC, 1344 (Bank Fraud) 1 count - 26, USC, 7206 (False Tax Return)		Right Four Fingers Taken Simultaneously	
If additional space is needed, check <input type="checkbox"/> and continue on reverse side of this form.			

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SEARCHED
SERIAL [Redacted]
INDEXED
FILED

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29B-9888-58



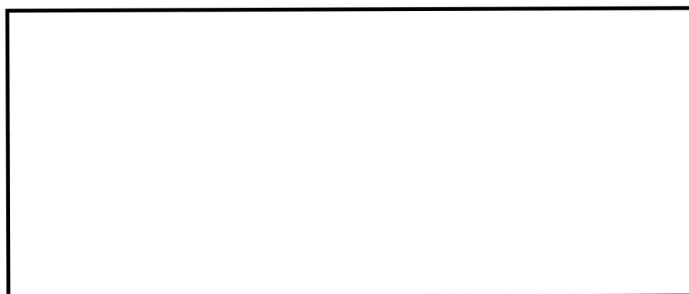
U.S. Department of Justice

Federal Bureau of Investigation

In Reply, Please Refer to
File No. 29B-9888

450 Golden Gate Avenue
Post Office Box 36015
San Francisco, California

June 8, 1990



BANK FRAUD AND EMBEZZLEMENT MATTER

The Federal Bureau of Investigation (FBI) at San Jose, California had received various complaints from federally insured lending institutions and TICOR Title Insurance Company that captioned individual and his businesses had engaged in fraudulent activities, including the submission of bogus financial statements and loan applications to federally insured institutions for the purpose of obtaining real estate and unsecured loans from those institutions.

Numerous loans obtained by [redacted] in connection with the acquisition of real property were covered by title insurance issued by a variety of title insurance companies in the San Jose area. These title companies, including TICOR Title Insurance Company, relied upon information provided by [redacted] business entities concerning the title to pieces of real property and issued title insurance in connection with [redacted] acquisition of the properties. These acquisitions were financed by both federally insured and private lenders. When it was determined that the information provided by [redacted] business entities was fraudulent, TICOR and the other title insurance companies involved had to pay off on the title policies. The properties have subsequently been foreclosed upon and some of the losses

This document contains neither recommendations nor conclusions of the FBI. It is the property of the FBI and is loaned to your agency; it and its contents are not to be distributed outside your agency.

5 - Bureau
① - San Francisco
JBD/kn
(6)

SEARCHED _____
SERIALIZED _____
INDEXED _____
FILED _____

29B-9888-59

[redacted]
doing business as ET AL;
BANK FRAUD AND EMBEZZLEMENT MATTER

b6
b7C

sustained by the title insurance companies and lenders have been recouped.

b6
b7C

[redacted]
[redacted]
[redacted]
[redacted] Many of the
creditors' issues which remain unresolved concern federally
insured financial institutions, as well as private parties.

b6
b7C

[redacted]
[redacted] These
obligations include secured as well as unsecured loans. Numerous
private individuals who had placed funds for investment purposes
with [redacted]
[redacted]

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On April 16, 1990, [redacted] entered a guilty plea to a
three count Criminal Information before United States District
Court Judge ROBERT PECKHAM, San Jose, California. [redacted] pled
guilty to two counts of Title 18, United States Code, Section
1344 and to one count of Title 26, United States Code, Section
7206.

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b7C

On June 7, 1990, Judge PECKHAM sentenced [redacted] to five
years custody on counts 1 and 2, time to be served concurrently,
and to three years in custody (sentence suspended) on count 3 of
the information. Additionally, upon his release from prison,
[redacted] will be on five years probation.

No additional investigation concerning this matter is
being conducted by FBI.

FBI

TRANSMIT VIA:

☐ Teletype
☒ Facsimile
☒ AIRTEL

PRECEDENCE:

☐ Immediate
☐ Priority
☐ Routine

CLASSIFICATION:

☐ TOP SECRET
☒ SECRET
☒ CONFIDENTIAL
☐ UNCLAS E F T O
☐ UNCLAS 6/8/90

Date _____

TO: DIRECTOR, FBI

FROM: SAC, SAN FRANCISCO (29B-9888)(C)(SJRA)

SUBJECT:
 dba ET AL;
 BF&E
 OO: SF

Re: San Francisco airtel to Director dated 6/28/88.

Enclosed for the Bureau is the original and four copies
 of an LHM concerning captioned individual.

Subject as is noted in the enclosed LHM, has
 caused considerable economic hardship on individuals and
 financial institutions in the San Jose area.

In that no investigation remains in this matter within
 the San Francisco Division, this case is considered closed.

2 - Bureau (Enc. 5)
 1 - San Francisco
 JBD/kn
 (3)

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b7Db6
b7C

Approved: _____

Transmitted _____

(Number)

(Time)

SEARCHED

SERIALIZED

INDEXED

FILED

29B-9888-60

FBI/DOJ

Memorandum



(See Reverse Side for Instructions)

To : Director, FBI

(29-

Date 6/12/90

From : SAC, SAN FRANCISCO

*(29B-9888)

Subject :

First Subject Only: Name of Bank: PACIFIC WESTERN BANK, ET AL
City, State: SAN JOSE, CALIFORNIA

b6

b7C

1. DATE CASE OPENED 5/3/88DATE CASE CLOSED 6/8/902. GROSS LOSS \$5,797,000

3. INSTITUTION

Check block

- a. Bank ☒
- b. Credit Union ☐
- c. Savings & Loan - Savings Bank ☐

4. TYPE OF CASE

- a. Internal Fraud ☐
- b. External Fraud (Include Section 1014) ☒
- c. No violation determined ☐

5. GENERAL INFORMATION

- a. Period of time case awaited prosecutive action by USA after completion of investigation

1. ☐ within 3 months 3. ☐ 6-12 months
2. ☒ 3-6 months 4. ☐ over 1 year

b. Case disposition

1. Conviction and/or Pretrial Diversion ☒
2. Prosecution declined:
- a. Nominal amount
- b. Restitution and/or employment terminated
- c. Other
3. Case closed on SAC's authority

☐ SEARCHED

☐ SERIALIZED

☐ INDEXED

☐ FILED

2 - Bureau

*If control file number used add serial number

29B-9888 - 1

b6

b7C

Close

(6)

WMM

29-B-9888-61

Accomplishment Report

(Effective 10/1/89)

(Submit within 30 days from date of accomplishment)

TO: Director, FBI

Date 6/12/90

FROM: SAC, SAN FRANCISCO

SUBJECT:

PACIFIC WESTERN BANK, ET AL -
VICTIM;

BF&E

OO: SF

Bureau File Number

29B-9888

Field Office File Number

0662

Squad or RA Number

Agent's Social Security No.

☐ X if case involves
corruption of a public
official (Federal, State or
Local).

Investigative Assistance or Technique Used

Were any of the investigative assistance or techniques listed below used in connection with accomplishment being claimed? ☐ No ☒ Yes - If Yes, rate each used as follows:

1 = Used, but did not help 3 = Helped, substantially
2 = Helped, but only minimally 4 = Absolutely essential

1. Acctg Tech Assistance	8. Eng. Sect. Tape Exam	15. Photograph Coverage	22. Telephone Toll Recs
2. Aircraft Assistance	9. Hypnosis Assistance	16. Polygraph Assistance	23. UCO Group I
3. Computer Assistance	10. Ident Div Assistance	17. Search Wd Executed	24. UCO Group II
4. Consensual Monitoring	11. Informant Information	18. Show Mon Usage	25. UC Other
5. ELSUR - FISC	12. Lab Div Exams	19. Surveil. Sq (SOG) Ass	26. NCAVC/VI-CAP
6. ELSUR - Title III	13. Lab Div Field Supp	20. SWAT Team Action	27. Visual Invest - Analysis (VIA)
7. Eng. Sect. Field Support	14. Pen Registers	21. Tech. Agt. Tech Equip	

b6

b7C

b7E

A. Preliminary Judicial Process (Number of subjects)		Complaints	Informations	Indictments	D. Recoveries, Restitutions, or Potential Economic Loss Prevented (PELP) (Explain valuation in remarks)			
					Property Type Code*	Recoveries	Restitutions	PELP Type Code*
B. Arrests, Locates, Summonses or Subpoenas Served (No. of Subj.)						\$	\$	\$
Subject Priority*						\$	\$	\$
A B C						\$	\$	\$
FBI Arrests -						\$	\$	\$
FBI Locates -						\$	\$	\$
Local Arrests -						\$	\$	\$
FBI Subj. Resisted _____; Armed _____						\$	\$	\$
C. Release of Hostages or Children Located: (Number of Hostages or Children Located)					E. Civil Matters			
Hostages Held By Terrorists _____; All Other Hostage Situations _____					RICO - Civil Convictions			
Missing or Kidnaped Children Located _____					Civil Suits Amount of Suit			
					Settlement or Award			
					Enter AFA Payment Here			
F. Seizures/Forfeitures					G. Administrative Sanctions			
Property Type Code*		Seizures			Subject 1		Subject Description Code* -	
		Judicial Administrative			Time Frame		Years Months	
					Suspension		Permanent	
					Debarment			
H. Final Judicial Process:					No. of Subjects			
Judicial District ND CA					Acquitted Dismissed			
4/16/90 6/7/90								
District State Conviction or Pretrial Div. Date Sentence Date								
Subject 1 Subject Description Code*-					Subject 2 Subject Description Code*-			
Conviction Combined Sentence					Conviction Combined Sentence			
Title Section Counts In-Jail Yrs. Mos. Suspended Yrs. Mos. Probation Yrs. Mos.					Title Section Counts In-Jail Yrs. Mos. Suspended Yrs. Mos. Probation Yrs. Mos.			
18 1344 2 5 3 5					18 1344 2 5 3 5			
26 7206 1 Total Fines \$					26 7206 1 Total Fines \$			
Add consecutive sentences together. Enter longest single concurrent sentence. Do not add concurrent sentences together. Sentence 10 yrs. - 8 yrs susp - 2 yrs In-Jail					Add consecutive sentences together. Enter longest single concurrent sentence. Do not add concurrent sentences together. Sentence 10 yrs. - 8 yrs susp - 2 yrs In-Jail			

Attach additional forms if reporting final judicial process on more than two subjects, and submit a final disposition form (R-84) for each subject.

Remarks: (For every subject reported in Sections A, B, E, G, or H above, provide name, DOB, race*, sex, and if available POB and SSAN)

Subject

_____ entered guilty plea 4/16/90 to two counts 18 USC 1344 and one count 26 USC 7206. Sentenced by U.S. District Court on 6/7/90 to five years custody, three years suspended and five years probation. _____ has no known ties to Organized Crime.

2 - Bureau (1 - 29B-9888) (1 - 66-1843) (1 - SJRA/2 sect'y)

2 - Field Office

* See codes on reverse side

JBD/kn (5) REC'D AT CLOSED FILES FEB.01 1991

29B-9888-62 FBI/DOJ



U.S. Department of Justice

Federal Bureau of Investigation

In Reply, Please Refer to
File No.

450 Golden Gate Avenue
P.O. Box 36015
San Francisco, California 94102


August 20, 1990



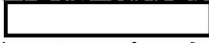
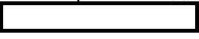
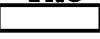

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RE: 

Dear 

Enclosed please find a Bank of the West cashier's check payable to your client,  in the amount of \$300.00.

b6
b7C

This office has been requested by Special Assistant United States Attorney Ronald D. Smetana to return to  through yourself, the \$300.00 represented by this cashier's check. The \$300.00 was given by  to an individual he knew as  on 

In view of the fact that this matter has been adjudicated, this money is being returned to your client at this time.

Very truly yours,

RICHARD W. HELD
Special Agent in Charge

By: 

Senior Supervisory Resident Agent

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b7C

1 - Addressee
1 - San Francisco

JBD/jw
(2)

encl. sent 8/30/90

Sent Registered Mail # R593 063 167



See 1A (21)

5/16/91 mms



29B-9888 63

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FOI/PA
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FOI/PA# 1260585-0

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Page 14 ~ b7E;
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Page 92 ~ b6; b7C;

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X For this Page X
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(Title)

(File No.)

29A-988 1A

Item	Date Filed	To be returned		Disposition
		Yes	No	
1	8/27/88	✓		Photocopy of CNL # [redacted]
2	9/25/89			Orig notes re: [redacted] 6/27/89
3	1/19/90			orig notes re: [redacted] 4.17.88 May
3	1/19/90			orig notes re: [redacted] 4.17.88 May
4	1/19/90			orig notes re: [redacted] 4.17.88 May
5	1/19/90			orig notes re: [redacted] 4.24.88 May
6	1/19/90			orig notes re: [redacted] 5.8.88 May
7	1/19/90			orig notes re: [redacted] 5.25.88 May
8	1/19/90			orig notes re: [redacted] 6.10.88 May
9	1/19/90			orig notes re: [redacted] 6.13.88 May
10	1/19/90			orig notes re: [redacted] 6.23.88 May
11	1/19/90			Review of [redacted] 6.28.88 May
12	1/19/90			orig notes re: [redacted] 8.4.88 May
13	1/19/90			orig notes re: [redacted] 9.13.88 May
14	1/19/90			orig notes re: [redacted] 9.19.88 May
15	1/19/90			orig notes re: [redacted] 9.21.88 May
16	1/19/90			orig notes re: [redacted] 9.26.88 May

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SERIALIZED	FILED
AUG 29 1988	
FBI - SAN FRANCISCO	

29A-988 1A

(File No.)

29A-9885

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RECEIVED JAN 22 1960

29A-9888-11

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Date Received 7/1/88

From Cul DMU
(NAME OF CONTRIBUTOR)

Sacramento
(ADDRESS OF CONTRIBUTOR)

Ca

By 

To Be Returned ☐ Yes ☒ No Receipt Given ☐ Yes ☒ No

Grand Jury Material - Disseminate Only Pursuant to
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☐ Yes ☒ No

Title: _____

Reference: _____
(Communication Enclosing Material)

Description: ☐ Original notes re interview of

29A-9888 HA(1)
Photocopy of CDC

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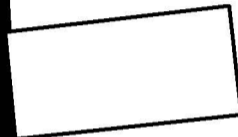
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29A-9888

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JUN 28 1988

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Field File No.

29A-SF-9888

Serial # of Originating Document

OO and File No.

Date Received

6-27-89

From

FBI

(Name of Contributor)

(Address of Contributor)

Sacramento

By

(Name of Special Agent)

To Be Returned ☐ Yes ☐ No Receipt Given ☐ Yes ☐ No

Grand Jury Material - Disseminate Only Pursuant to Rule 6(e), Federal Rules of Criminal Procedure ☐ Yes ☐ No

Title:

Reference:

(Communication Enclosing Material)

Description: ☒ Original notes re interview of

see serial 45

29A-9888-1A(2)

b6
b7C

6-27-89

[redacted]

[redacted]

[redacted]

- Never did business with him - met thru Brown, but don't know what the reason was, was more of a sound thing.
- [redacted] in a long time (years) went to school together and ~~was~~ still friends. Contacts are current.
- Met [redacted] only a few times and had no knowledge of his business possibly something to do with R.E. Was not personally aware of any tax related business he might have had and declined to repeat anything he might have heard from others.
- Was not aware of any proba. of these people.

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Serial # of Originating Document _____

OO and File No. 29A-9888-

Date Received _____

From _____

(Name of Contributor)

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(City and State)

By _____

(Name of Special Agent)

To Be Returned ☐ Yes ☐ No Receipt Given ☐ Yes ☐ No

Grand Jury Material - Disseminate Only Pursuant to Rule 6(e), Federal Rules
of Criminal Procedure ☐ Yes ☐ No

Title: _____

Reference: _____

(Communication Enclosing Material)

Description: ☐ Original notes re interview of

[redacted]
documents pertaining to the
[redacted] of [redacted]
[redacted] on 6/25/89.

see serial 46
1A-

29A-9888-1A (3)

Field File No.

29A-9888

Serial # of Originating Document

OO and File No.

Date Received

4/12/89

From

(NAME OF CONTRIBUTOR)

(ADDRESS OF CONTRIBUTOR)

By

(NAME OF SPECIAL AGENT)

To Be Returned ☐ Yes ☒ No Receipt Given ☐ Yes ☒ No

Grand Jury Material - Disseminate Only Pursuant to
Rule 6(e), Federal Rules of Criminal Procedure

☐ Yes ☒ No

Title:

Reference:

(Communication Enclosing Material)

Description:

☒ Original notes re interview of

[Redacted Box]

29A-9888-1A(4)

b6
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b6
b7C
b7D

FD-340

Field File No. 29A-9888

Serial # of Originating Document _____

OO and File No. _____

Date Received 4/24/89

From _____
(NAME OF CONTRIBUTOR)

(ADDRESS OF CONTRIBUTOR)

By _____
(NAME OF SPECIAL AGENT)

To Be Returned ☐ Yes ☒ No Receipt Given ☐ Yes ☒ No

Grand Jury Material - Disseminate Only Pursuant to
Rule 6(e), Federal Rules of Criminal Procedure
☐ Yes ☒ No

Title:

Reference: _____
(Communication Enclosing Material)

Description: ☒ Original notes re interview of

29A-9888-1A(5)

b6
b7C

b6
b7C
b7D

Field File No.

29A-9888

Serial # of Originating Document

OO and File No.

Date Received

5/8/89

From

(NAME OF CONTRIBUTOR)

(ADDRESS OF CONTRIBUTOR)

By

To Be Returned ☐ Yes ☒ No Receipt Given ☐ Yes ☒ No

Grand Jury Material - Disseminate Only Pursuant to Rule 6(e), Federal Rules of Criminal Procedure

☐ Yes ☒ No

Title:

Reference:

(Communication Enclosing Material)

Description:

☒ Original notes re interview of

29A-9888-1A(6)

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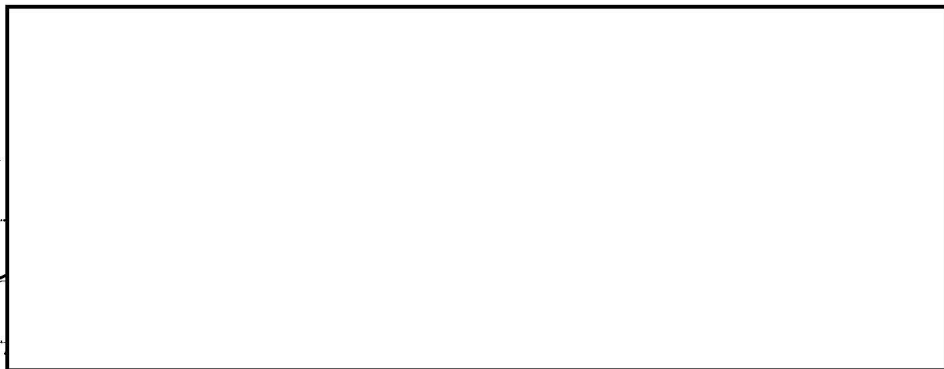
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29A-9888



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5/8/88



b6
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She was doing credit reports for
Credit Reports Inc (CRI) for
customers - Credit reports for
brokers

b6
b7C

after LNU was
b4
Knew

Sylvia Brown - frequent visitor
1-2 x per week. also
in there a lot.

b6
b7C

very prejudiced against blacks &
Jews.

would take office help out for
drinks. Expensive cars - lived fast
lane.

b6
b7C

knew something odd going on. just
didn't feel good.

used to say was
something crooked with

Field File No. 29A-SF-9888


Serial # of Originating Document _____

OO and File No. _____

Date Received 5/25/89

From _____
(NAME OF CONTRIBUTOR)

(ADDRESS OF CONTRIBUTOR)

By 

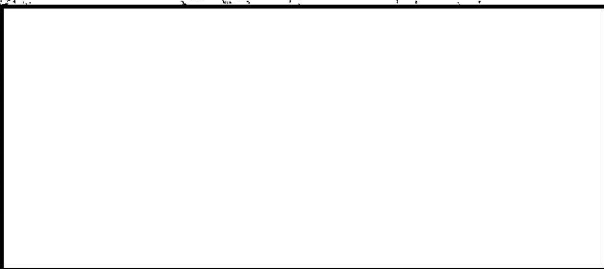
To Be Returned ☐ Yes ☒ No Receipt Given ☐ Yes ☒ No

Grand Jury Material - Disseminate Only Pursuant to
Rule 6(e), Federal Rules of Criminal Procedure
☐ Yes ☒ No

Title: _____

Reference: _____
(Communication Enclosing Material)

Description: ☒ Original notes re interview of _____



29A-9888-1A(7)

b6
b7C

b6
b7C
b7D

Field File No.

29A 9888

Serial # of Originating Document

OO and File No.

Date Received

6/10/88

From

(NAME OF CONTRIBUTOR)

(ADDRESS OF CONTRIBUTOR)

By



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Grand Jury Material - Disseminate Only Pursuant to Rule 6(e), Federal Rules of Criminal Procedure

☐ Yes ☒ No

Title:

Reference:

(Communication Enclosing Material)

Description:



Original notes re interview of



29A-9888-1A(8)

b6
b7C

b6
b7C

6/10/88 302 dirt

24A-9888-1A
(8)

6/10/88 -

b6
b7C

\$100K - ~~late 87~~ early 85 applied for L.C.
money to be used in real estate.

Drew \$100K down immmed. Didn't make
repayments. When LC matured at Apr 88
wanted to renew. Gave update on P.S.

Found he hadn't repayed Imperial Bank
Hadn't paid off LC. was current on
interest.

Reviewed P.S., tax returns + called to verify
info. Checking w/ CPA learned tax return phony.

Did reduce loan periodic reductions.

b6
b7C

\$13K payment 8/86. Set for renewal - 12/86
+ paid 10K. 3/87 - got more -
eventually got LC down to \$61K. Did
keep interest current till aft 7/87.

Charged off 61,000 12/87.

In personal + phone conv. [] said he had
made major invest. in Col Springs Condo
Development. Also involved in other real estate
deals - Cal Commerce Bank to fund.

b6
b7C

[] very involved w/ Sylvia Brown -
a psychic - does TV + radio spots.

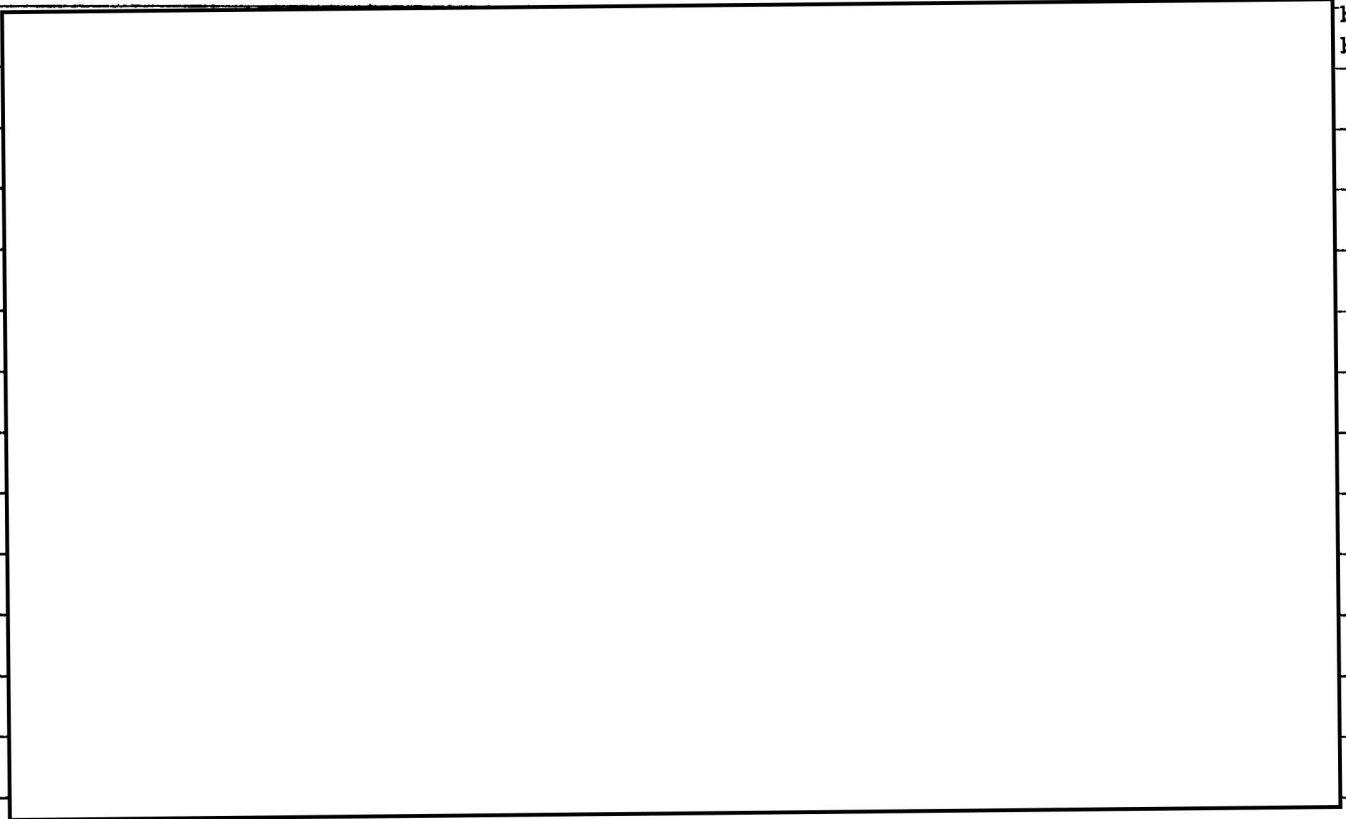
b6
b7C

[] had brought Brown into Bank's
customers. loan for \$100K. was paid off.

Pg 2

Knows that another bank had \$150,000
loss from dealing w/ her. Commerce Savings Bank.
[redacted] had similar loans loss.

b6
b7C



b6
b7C

6/15/88 - 10 AM
on status.

b6
b7C

Field File No.

29A-9888

Serial # of Originating Document

OO and File No.

Date Received

6/13/89

From

(NAME OF CONTRIBUTOR)

(ADDRESS OF CONTRIBUTOR)

By

To Be Returned ☐ Yes ☒ No Receipt Given ☐ Yes ☒ No

Grand Jury Material - Disseminate Only Pursuant to Rule 6(e), Federal Rules of Criminal Procedure

☐ Yes ☒ No

Title:

Reference:

(Communication Enclosing Material)

Description:

☒ Original notes re interview of

29A-9888-1A(9)

b6
b7C

b6
b7C

29A-9888-1A
(9)

6/13/89

[redacted] 2/86 - 11/86

[redacted] come to bank abt 3/86. Also [redacted] sent [redacted] No substantive conversations.

b6
b7C

[redacted] was to open accts & set up for as much as he could. [redacted] would look to give [redacted] 4c. [redacted] did open several deposit accts & then would draw down. [redacted] had wanted abt [redacted]

b6
b7C

→ [redacted] wanted business loan for [redacted] & no accts. [redacted] loan made. [redacted] Then in 4/86 got [redacted] Then [redacted] believed increased 4c to [redacted] in 5/12/86.

b6
b7C

Then in July got [redacted] loan backed by [redacted] 1 year loan.

[redacted] had brought in eggs filled out

b6
b7C

Verification consisted of credit report & if something brought to attention of lending officer then might check further. [redacted] recalls [redacted] was hard to get straight answers. eg - never got F/S

pg 2

for [] what does [] do?

b6
b7C

Because tax returns + verbal repa
made it look like [] would be good
customer. Tax returns made it appear
[] could repay.

b6
b7C

[] didn't check on assets shown
on F/S. [] brought in copy of
verification of deposits + bonds.

Orig loan guaranteed by []
Never met [] CPH.

After [] loans made all
had to go to Bd of Dir. for approval

[] did meet + deal w/ [] loan
officer on the [] loan

b6
b7C

[] may have known [] but
were basically superficial

[] took [] to lunch several times +
once or twice to dinner. Played golf
at [] who picked up
all costs. Impressed [] that he
was a high roller.

b6
b7C

[] intro'd Sylvia Brown as customer

pg 3

for L/C - abt \$100K. Orig met her at [redacted] office in [redacted] then called + said SB wanted loan. [redacted] asked for tax returns + F/S. [redacted] brought them in. She came to bank, got loan doc + took for husband to sign. All conv. were with her. Doesn't recall how loan funded.

b6
b7C

Talked w/ SB about her business + purpose of loan (can't recall answers now). SB opened office on Boscon Ave at Camden shortly after loan made. [redacted] was invited to grand opening of new office for Newark Foundation. Had one war minor + with hook up from her office into [redacted].

Doesn't recall any problems w/ loan due to problem w/ failure.

b6
b7C

[redacted] also brought in [redacted] as customer. [redacted] brought in loan ^{aff} business. Made sure [redacted] knew [redacted].

[redacted] Can't recall particulars of loan. [redacted] was in bank on 3-4 occasions. Was practicing law. [redacted] owned comm'l prop in [redacted]. Had his equity in F/S. Discussed w/ [redacted] said he had inherited from family.

[redacted] seemed to know a lot of bankers around ST area.

Citigroup Savings
Mall - currently.

Field File No. _____

Serial # of Originating Document _____

OO and File No. SF 29A-9888

Date Received 1/23/89

From _____

(Address of Contributor)

By _____

To Be Returned ☐ Yes ☒ No Receipt Given ☐ Yes ☒ No

Grand Jury Material - Disseminate Only Pursuant to Rule 6(e), Federal Rules of Criminal Procedure ☐ Yes ☒ No

Title: _____

*ET AL;
BF + E
OO: SF*

Reference: _____
(Communication Enclosing Material)

Description: ☒ Original notes re interview of

1- _____
1- _____

29A-9888-1A (10)

b6
b7C

b6
b7C

b6
b7C
b7E

Field File No. 29A-9888

Serial # of Originating Document _____

OO and File No. _____

Date Received 6/28/88

From _____

(NAME OF CONTRIBUTOR)

(ADDRESS OF CONTRIBUTOR)

By



To Be Returned ☐ Yes ☒ No Receipt Given ☐ Yes ☒ No

Grand Jury Material - Disseminate Only Pursuant to Rule 6(e) Federal Rules of Criminal Procedure

☐ Yes ☒ No

Title:

Reference:

(Communication Enclosing Material)

Description: ☐ Original notes re interview of

Review of Bank of
Northern California loan
files to 

29A-9888 1A(11)

b6
b7C

b6
b7C

Field File No. 29A 9888

Serial # of Originating Document _____

OO and File No. _____

Date Received 8/4/88

From _____

(NAME OF CONTRIBUTOR)

(ADDRESS OF CONTRIBUTOR)

By

To Be Returned ☐ Yes ☒ No Receipt Given ☐ Yes ☒ No

Grand Jury Material - Disseminate Only Pursuant to Rule 6(e), Federal Rules of Criminal Procedure

☐ Yes ☒ No

Title: _____

Reference: _____

(Communication Enclosing Material)

Description: ☒ Original notes re interview of

29A-9888 1A (12)

b6
b7C

b6
b7C

Field File No: 29A-9888

Serial # of Originating Document _____

OO and File No: _____

Date Received 9/13/88

From _____
(NAME OF CONTRIBUTOR)

(ADDRESS OF CONTRIBUTOR)

By 

To Be Returned ☐ Yes ☒ No Receipt given ☐ Yes ☒ No

Grand Jury Material - Disseminate Only Pursuant to
Rule 6(e), Federal Rules of Criminal Procedure
☐ Yes ☒ No

Title: _____

Reference: _____
(Communication Enclosing Material)

Description: ☒ Original notes re interview of



29A-9888-1A(13)

b6
b7C

b6
b7C

352 list
9/14/88

[redacted]

b6
b7C

9/13/88

[redacted]

b6
b7C

83+84-

12/3/84- left [redacted] employ.

[redacted]

Orig was hired as [redacted] but
ended up [redacted]

[redacted]

St R - w/

[redacted]

b6
b7C

Personal acct at SPUB - Los Gatos.
Business accts were all at Imperial

Money Parents in Chicago -
[redacted] - LNU. - Maybe fict. name for [redacted]

b6
b7C

Hawaii - goes every year.

[redacted]

[redacted] Maybe had prior marriage
w/ children.

b6
b7C

[redacted]

used to work for [redacted] - maybe
and witnesses [redacted]

[redacted]

[redacted] possible victim after '83.

[redacted]

DUI - Santa Clara SO - 82,

b6
b7C

[redacted]

Real Estate Broker - The [redacted]
To be paid promptly. Supposed to be
honest.

[redacted]

b6
b7C

friends w/ [redacted] Payor him.

[redacted]

[redacted] was last address. Thought
how to do deals. She never
saw him hurt a client. Will
do the book etc -

Appraiser

[redacted] - wrote letter -
would make up whatever [redacted]
wanted.

b6
b7C

[redacted] first provided bonds to [redacted]
[redacted] would then copy them & use to map
his net worth. Thinks [redacted] get
them from a client.

[redacted]

b6
b7C

she want to work for [redacted]

Field File No.

29A-9888

Serial # of Originating Document

OO and File No.

Date Received

9/19/88

From

(NAME OF CONTRIBUTOR)

(ADDRESS OF CONTRIBUTOR)

By

To Be Returned ☐ Yes ☒ No Receipt Given ☐ Yes ☒ No

Grand Jury Material - Disseminate Only Pursuant to Rule 6(e), Federal Rules of Criminal Procedure

☐ Yes ☒ No

Title:

Reference:

(Communication Enclosing Material)

Description:

☒ Original notes re interview of

29A-9888-1K(14)

b6
b7C

b6
b7C

302 dnt
9/24/88

29A-
9888-1A
(14)

b6
b7C

9/18/88

[redacted]

[redacted]

[redacted]

left abt jan.

[redacted]

2/87. started as
but not licensed.

[redacted]

[redacted]

[redacted]

Had abt 30 props. - 1/2 were single
family. some 4plex. duplex.

[redacted]

[redacted]

[redacted]

Had been in place when
bought. Thinks bought from

b6
b7C

[redacted]

Went over in Spring '87. to inspect
props. were 72 units. Financial
then - Am. Fed. S. L.

Never really had discussion on
financial dealings. knew [redacted] had
lots of credit cards.

Wouldn't take calls from many.
People he wanted to talk to would call
on private line. Did would call

[redacted]

b6
b7C

→

[redacted]

batter job
8 min
Pres. left
came early
first call

for [redacted]

Did work for [redacted]

[redacted]

had worked for [redacted] before. Was on

b6
b7C

[redacted]

No drugs - social drinker.

Did some work on [redacted]

Met [redacted] She would occasionally
come in office. Not involved in any

Pg 2

business deals. She enjoyed high
lifestyle - Mercedes etc.

[REDACTED]

b6
b7C

[REDACTED]

Had lots of bank accts. Most business
banking done at Cal Business Bank.
Don't know when personal accts were.
Had lots of credit lines.

[REDACTED]

operated rental props.

b6
b7C

Props were bought w/ investors
Thought he was buying them out.

[REDACTED]

had acct at SPUB. [REDACTED] was

[REDACTED]

Don't think anyone else
made checks. Funds would be replenished
by secy.

Sylvia Brown - best friend - did some
investments w/ [REDACTED]
defunct. No known romance.

b6
b7C

[REDACTED]

[REDACTED]

Proud of being [REDACTED]

[REDACTED]

[REDACTED]

Would also go to Hawaii for vacation.

Storeroom - in Santa Clara [REDACTED]

[REDACTED]

[REDACTED]

5th fairviewwood. between
Victor & Edwards.

Now living on [REDACTED]
rent.

Car unknown

Went to last [REDACTED]

b6
b7C

29A 9888

1A(14)

Pg 3

Didn't find of 88

close to

b6
b7C

Was [redacted] Dealt w/
creditors. Appearing people.
Doesn't think he knew what
was happening.

[redacted] Was involved
[redacted] stayed on
until the end.

[redacted] - was assoc of
[redacted] as investor maybe. Was
coowner on specific properties.

b6
b7C

for [redacted] Were 5 to 8 brokers
working. Was [redacted]
+ [redacted] too.

[redacted] seemed to be
working on potential investments
w/ [redacted]

b6
b7C

Was 6 unit apt bldg in [redacted]
not handled by [redacted] Agent was
[redacted]

[redacted] appraisal office
[redacted] Didn't pay rent. Doesn't
know who [redacted]

[redacted]

[redacted]

appraiser used by [redacted]

b6
b7C

[redacted]

former.
- insurance agent

[redacted]

- Realtor from [redacted]

area.

Field File No. 29A-SF-9888

Serial # of Originating Document _____

OO and File No. _____

Date Received 9/21/88

From _____
(NAME OF CONTRIBUTOR)

(ADDRESS OF CONTRIBUTOR)

By

To Be Returned ☐ Yes ☒ No Receipt Given ☐ Yes ☒ No

Grand Jury Material - Disseminate Only Pursuant to
Rule 6(e), Federal Rules of Criminal Procedure
☐ Yes ☒ No

Title:

Reference: _____
(Communication Enclosing Material)

Description: ☒ Original notes re interview of

29A 9888 - 1A (15)

b6
b7C

b6
b7C
b7D

Field File No. 24A 9888

Serial # of Originating Document _____

OO and File No. _____

Date Received 9/26/88

From _____

(NAME OF CONTRIBUTOR)

(ADDRESS OF CONTRIBUTOR)

By

To Be Returned ☐ Yes ☒ No Receipt Given ☐ Yes ☒ No

Grand Jury Material - Disseminate Only Pursuant to
Rule 6(e), Federal Rules of Criminal Procedure

☐ Yes ☒ No

Title:

Reference: _____

(Communication Enclosing Material)

Description: ☒ Original notes re interview of

[Redacted]

24A-9888 1A(16)

b6
b7C

252 dnt 9/28/88

9/28/88

Oct

[redacted]

W/ Ron Suetana

b6
b7C

[redacted]

address

29A-
9888 1A
(16)

[redacted]

b6
b7C

[redacted]

working at

[redacted]

Mgt co for [redacted] other prop.

[redacted]

Real estate sales - parent co
for other coo

b6
b7C

[redacted]

handled errors - she took over

[redacted]

Was already behind [redacted]

[redacted]

investors, insurance, notes in
foreclosure, second & first

Cover foreclosures at from sales

[redacted]

b6
b7C

Brought in to do payroll taxes.

Was shortage of funds -

[redacted]

had

embogged per

[redacted]

Personal Check at Pac Valley.

Busi accts at Imperial.

[redacted]

would

write checks on his acct & move it into

Business accts -

[redacted]

b6
b7C

b6
b7C

[redacted]

Pg 2

[redacted]

b6
b7C

Next time she saw JZ return was
on F/S

[redacted]

b6
b7C

(not married)

was handling escrow.

[redacted]

[redacted]

[redacted]

[redacted]

b6
b7C

[redacted]

Always looking for big
deal to 'rescue' everything.

[redacted]

[redacted]

b6
b7C

Had single package - 40 copies - sent out
Can't recall contents -

Package incl.

prop. owned

[redacted]

schedule

Tax returns

sch of creditors

bank bonds (can find

[redacted]

ED VOD forms.

B3

b6
b7C

[redacted] - rep of [redacted]
that talked to [redacted] about [redacted]
note on [redacted] - had office
on [redacted]

[redacted] has info re [redacted]
prop in [redacted]

b6
b7C

[redacted] was referred from Sylvia Brown

→ [redacted] possible
fict. name of [redacted] in Chicago
Used to get mail addressed to [redacted]
[redacted]

b6
b7C

Contacts

[Large redacted area]

Field File No.

29A-9888

Serial # of Originating Document

OO and File No.

Date Received

10/31/88

From

(Name of Contributor)

(Address of Contributor)

By

[Redacted]

(Agent)

To Be Returned ☐ Yes ☒ No Receipt Given ☐ Yes ☒ No

Grand Jury Material - Disseminate Only Pursuant to Rule 6(e), Federal Rules of Criminal Procedure ☐ Yes ☒ No

Title:

Reference:

(Communication Enclosing Material)

Description: ☒ Original notes re interview of

[Redacted]

29A 9888-1A(17)

b6
b7C

b6
b7C

3 or 4
10/13/81

10/3/81

[redacted]

b6
b7C

DOB - [redacted]

[redacted]

10/86

2/81

quit

[redacted]

Real estate sales lic. - '86,

Met [redacted] in aft 5/86 - thru business
assoc. [redacted] opening [redacted] w/

b6
b7C

[redacted] Offered [redacted] a job - [redacted]
[redacted]

[redacted] doing credit lines. Loans -
comm. doesn't think were many residential
- Had no money - was just mortgage
broker.

b6
b7C

Clients brought in from realtors.

[redacted] res. [redacted]
[redacted] loan packages. comm. loan
[redacted] Processing loans
[redacted] - Gen office help.

b6
b7C

~~Off~~ Office located on
Boys kept by [redacted]

b6
b7C

[redacted]

[redacted]

Escrow opened by [redacted]

b6
b7C

[redacted]

[redacted] had worked for [redacted] before

Person opening escrow would get title

pg 2

ins.

[redacted] [redacted]
[redacted]

b6
b7C

[redacted] said orig from [redacted] then
[redacted] & continuation from [redacted] acct
[redacted]

b6
b7C

[redacted] come in & look over [redacted]
& [redacted] went over to [redacted] early '87.
[redacted] was at [redacted] for 1 hr
or so between [redacted]

[redacted] had expensive car lived well Work
on big projects. Only big one that came off
was [redacted]

b6
b7C

[redacted] had done the work up on [redacted]
Was abt 50% occ. Thinks even at 100%
occ. would be neg. cash flow. [redacted] wanted
to raise rents. Appreciation etc would
turn around.

[redacted] was in title in
foreclosure. [redacted] was lender.
[redacted] approached [redacted] to buy. Thinks
[redacted] got note from [redacted]

b6
b7C

[redacted] was rental agent. Investors.
owned some. [redacted] owned some (maybe 10)

[redacted]

b6
b7C

[redacted]

Pg 3

b6
b7C

[redacted]

[redacted]

[redacted] Not a regular occurrence.

[redacted] would tell him - that c/c were going into another acct. Doesn't know where.

Recalls that [redacted] may have used one of these c/c to pay off line of credit of [redacted]

b6
b7C

[redacted] was only entity making any \$.
[redacted] may have small + cash flow.

[redacted]
[redacted] personal real estate
[redacted] put together the
[redacted] prop package.

b6
b7C

[redacted] would provide data + material
(would up date app on computer + print
out) pictures of bonds, (never saw real
bonds) schedule of real estate - similar
to [redacted] list. [redacted] managed all of his
prop. tax returns, appraisal - often from
[redacted] Prelim sometimes.

b6
b7C

[redacted] did a lot of appraisal for
[redacted] Don't think she did any for [redacted]

b6
b7C

[redacted] would shop package + find best rate
from lender.

[redacted]

maybe investor
personal friend. + had business.
investor - friend of [redacted]

[redacted]

contact at [redacted]

[redacted]

Page 4

[redacted]

bank.

barber - worked at BNC
?

b6
b7C

[redacted]

realty - Viewfield
Business Assoc

[redacted]

has heard name.

[redacted]

went
~~would go~~ to Chicago.
once w/ [redacted] 7825.

[redacted]

went w/ him

b6
b7C

[redacted]

had time share condo on
would go there a lot.

[redacted]

[redacted]

showed [redacted] revolver in his desk.
Had other firearms in his home.

[redacted]

[redacted]

helped [redacted] move from

right by [redacted]

went to see [redacted]

with

[redacted]

[redacted]

[redacted]

1/yr -

Field File No.

29A-9888

Serial # of Originating Document

OO and File No.

Date Received

10/31/88

From

(Name of Contributor)

(Address of Contributor)

(City and State)

By

(Name of Special Agent)

To Be Returned ☐ Yes ☒ No Receipt Given ☐ Yes ☒ No

Grand Jury Material - Disseminate Only Pursuant to Rule 6(e), Federal Rules of Criminal Procedure ☐ Yes ☒ No

Title:

Reference:

(Communication Enclosing Material)

Description: ☒ Original notes re interview of

[Redacted Box]

29A-9888 1A (18)



382 dist
10/31/88

118

10/31/88

b6
b7C

Known [redacted] since aft '76

Orig [redacted] was in [redacted]
w/ [redacted]
(partners) [redacted] - atty.

[redacted] found lots of no plan
with files. Results - breakup of
partnership.

b6
b7C

Learned that [redacted] brought in bel
loon packages. She may have
handled loon on Sylvia Brown house.
Also saw package for [redacted]

[redacted] showed her package on [redacted]
house. She wouldn't
handle it.

b6
b7C

[redacted] Left 84. early 85
showed her [redacted]

[redacted] suggested she get line credit
thru [redacted] friend of his - [redacted]
[redacted] was "paying" [redacted] for
each transaction she closed for
[redacted] Doesn't know how much - Cash
low envelope - at [redacted] office -
addressed to [redacted] w/ cash in it.

b6
b7C

[redacted] Left [redacted]
[redacted] - went to [redacted] to work
for [redacted]. She knows [redacted] was
paying [redacted]

Also believes [redacted] was paying [redacted]
Was his atty but thinks the payments

p2

were beyond legal fees. [redacted] mention b6
b7C
figure of \$50K/yr

[redacted]
[redacted] May have info re. [redacted]

Hes't seen [redacted] ~~from~~ during last
year or 2.

Field File No.

SE 29A 9888

Serial # of Originating Document

OO and File No.

Date Received

11/29/88

From

(NAME OF CONTRIBUTOR)

(ADDRESS OF CONTRIBUTOR)

By

To Be Returned ☐ Yes ☒ No Receipt Given ☐ Yes ☒ No

Grand Jury Material - Disseminate Only Pursuant to Rule 6(e), Federal Rules of Criminal Procedure

☐ Yes ☒ No

Title:

Reference:

(Communication Enclosing Material)

Description:

☒ Original notes re interview of

b6
b7C

b6
b7C

29A-9888-1A (19)

Field File No. 29 B-9888

Serial # of Originating Document _____

OO and File No. _____

Date Received 7/3/90

From _____

By _____

To Be Returned ☐ Yes ☒ No Receipt Given ☐ Yes ☒ No

Grand Jury Material - Disseminate Only Pursuant to
Rule 6(e), Federal Rules of Criminal Procedure
☐ Yes ☒ No

Title: _____

Reference: _____
(Communication Enclosing Material)

Description: ☐ Original notes re interview of _____

*Receipt for records
returned. Text
returns of* _____

CD _____
29 B-9888-1A(20)

b6
b7C

b6
b7C

UNITED STATES DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION
Receipt for Property Received/Returned/Released/SeizedPage 1 of 1On (date) July 3, 1980

item(s) listed below were:

- ☐ Received From
☒ Returned To
☐ Released To

(Name) [redacted] d
(Street Address) [redacted]
(City) [redacted]

b6
b7CDescription of
Item(s):

2 red folders containing work
papers and tax returns of

b6
b7C

Received by:

Received from

b6
b7C

Field File No. _____
Serial # of Originating Document _____
OO and File No. SF 29A-9888-1A(21)
Date Received 8/30/90
From _____
(NAME OF CONTRIBUTOR)

(ADDRESS OF CONTRIBUTOR)

By SA

To Be Returned ☐ Yes ☐ No Receipt Given ☐ Yes ☐ No

Grand Jury Material - Disseminate Only Pursuant to
Rule 6(e), Federal Rules of Criminal Procedure
☐ Yes ☐ No

Title: _____

Reference: _____
(Communication Enclosing Material)

Description: ☐ Original notes re interview of

Evidence pkg. copy of FD-192
for FBI + Registered Mail
Return Receipt. ~~mmms~~ and
A Bank of the West Cashier's
Check receipt for the amount
of \$300.00 and dtd. 8/15/90. mms

29A-9888-1A(21)

b6
b7c

29A-9888

Date
August 23, 1988

Title and Character of Case

BF&E;
OO: SF

b6
b7C

1A(21)

Date Property Acquired

8/23/88

Source From Which Property Acquired

b6
b7C

Location of Property or Bulky Exhibit

ASAC SAFE

Reason for Retention of Property and Efforts Made to Dispose of Same

Valuable exhibits safe

Evidence

To Be Returned

See Serial

Agent Submitting Property or Exhibit

Agent Assigned Case

☐ Yes ☒ No

SA

SA

☐ Yes ☒ No Grand Jury Material - Disseminate Only Pursuant to Rule 6(e), Federal Rules of Criminal Procedure.

Description of Property or Exhibit

1. Three one hundred dollar bills:

- a. Federal Reserve Note L25753461A Series 1977
- b. Federal Reserve Note B47832656B Series 1981
- c. Federal Reserve Note B63806754A Series 1981A

For Valuable and/or Narcotics Evidence Only

Evidence Bag Seal # 0033809
8/25/88

Signature of Two
Special Agents
Verifying and Sealing
Bag Contents

b6
b7C

SEMIANNUAL INVENTORY CERTIFICATION TO JUSTIFY RETENTION OF PROPERTY (Initial and Date)

Field File # 29A-9888 - 1B1

OO: San Francisco

EVIDENCE (PACKAGE COPY)

BLOCK STAMP	
SEARCHED	INDEXED
SERIALIZED	FILED
AUG 24 1988	
FBI - SAN FRANCISCO	

CHAIN OF CUSTODY

		Date	Time			Date	Time
Signature	[Redacted]	8/28/90	12:05 PM	Signature	[Redacted]	8/28/90	12:55 PM
Reason	Received from			Reason	Returned to DASH, safe		
Signature	[Redacted]	8/28/90	9:30 AM	Signature	[Redacted]	8/28/90	4:00 PM
Reason	For Return to			Reason	Returned to ltr dtd 8/29/90 R 593 063 167		
Signature				Signature			
Reason				Reason			
Signature				Signature			
Reason				Reason			
Signature				Signature			
Reason				Reason			
Signature				Signature			
Reason				Reason			
Signature				Signature			
Reason				Reason			

Item No.	Remarks
Evidence returned to contributor	Attorney at Law
	Via U.S. Mail
R593063167 on 8/30/90 per SA	8/30/90 mms

☐ **SENDER:** Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.
Put your address in the "RETURN TO" Space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.

1. ☐ Show to whom delivered, date, and addressee's address. (Extra charge) 2. ☐ Restricted Delivery (Extra charge)

<div>[Redacted]</div>		4. Article Number R 593 063 167
Attorney at law <div>[Redacted]</div>		Type of Service: <input checked="" type="checkbox"/> Registered <input type="checkbox"/> Insured <input type="checkbox"/> Certified <input type="checkbox"/> COD <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise
<div>[Redacted]</div>		Always obtain signature of addressee or agent and <u>DATE DELIVERED</u> .
5. Signature — Address X	8. Addressee's Address (ONLY if requested and fee paid)	
6. X	<div>[Redacted]</div>	
7. Date of Delivery 9-4-80		

UNITED STATES POSTAL SERVICE

OFFICIAL BUSINESS



SENDER INSTRUCTIONS

Print your name, address and ZIP Code in the space below.

- Complete items 1, 2, 3, and 4 on the reverse.
- Attach to front of article if space permits, otherwise affix to back of article.
- Endorse article "Return Receipt Requested" adjacent to number.



PENALTY FOR PRIVATE
USE, \$300

RETURN
TO



Print Sender's name, address, and ZIP Code in the space below.

FBI

P.O. BOX 28402

SAN JOSE, CA 95158-8402

29A-9888-1B1

BULKY

PURCHASER'S RECORD


Bank of the West

PRUNEYARD TOWERS OFFICE

1999 S. BASCOM AVE.

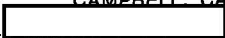
CAMPBELL CA 95008

031

1244522

90-78/1211

PURCHASER:



AUGUST 15

1990

b6

b7C

PAID TO



\$*****300.00

031 THREE HUNDRED AND 00/100 DOLLARS

CASHIER'S CHECK

Wendy P. Vandenberg Pless
NON NEGOTIABLE