

  
CLERK OF THE COURT

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9 **DISTRICT COURT**  
10 **CLARK COUNTY, STATE OF NEVADA**

11 STATE OF NEVADA,

12 Plaintiff,

13 v.

14 CHRISTOPHER WILLIAM NELSON,  
15 **NIKET NARAYAN KULKARNI**, THOMAS  
16 J. ADAMS, ROBYN D. REESE, and  
17 JAMES SHERIDAN REESE,

18 Defendant(s).

Case No.: C-15-309489-1/2/3/4/5

Dept. No.: XI

19 **INDICTMENT**

20 Defendants CHRISTOPHER WILLIAM NELSON and NIKET NARAYAN KULKARNI  
21 are accused by the Grand Jury of Clark County, Nevada, of:

- 22 • one count of RACKETEERING (a category B felony – NRS 207.400(1)(c));
- 23 • one count of THEFT OF \$3,500.00 OR MORE (category B felony – NRS  
24 205.0832(1)(b) and (c); 205.0835);
- 25 • one count of THEFT OF \$650.00 OR MORE BUT LESS THAN \$3,500.00 FROM A  
26 PERSON 60 YEARS OF AGE OR OLDER (category C felony – NRS 205.0832(1)  
27 (b) and (c), 205.0835; 193.167);

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- two counts of THEFT OF \$650.00 OR MORE BUT LESS THAN \$3,500.00 (category C felony – NRS 205.0832(1) (b) and (c), 205.0835);
- one count of ATTEMPT THEFT OF \$650.00 OR MORE BUT LESS THAN \$3,500.00 (category D felony or gross misdemeanor – NRS 205.0832(1) (b) and (c), 205.0835; 193.330);
- five counts of MORTGAGE LENDING FRAUD (category C felony – NRS 205.372(1); NRS 645F.400(h));
- one count of PATTERN OF MORTGAGE LENDING FRAUD (category B felony – NRS 205.372(2));
- four counts of FAILURE TO PLACE MORTGAGE FEE IN THE AMOUNT OF \$1,000.00 OR MORE IN ESCROW (category D felony – NRS 645B.165; 645B.960); and
- one count of MULTIPLE TRANSACTIONS INVOLVING FRAUD OR DECEIT IN COURSE OF ENTERPRISE OR OCCUPATION (a category B felony – NRS 205.377),

AND Defendants THOMAS J. ADAMS, ROBYN D. REESE, and JAMES SHERIDAN REESE are accused by the Grand Jury of Clark County, Nevada, of:

- one count of RACKETEERING (a category B felony – NRS 207.400(1)(c));
- one count of THEFT OF \$3,500.00 OR MORE (category B felony – NRS 205.0832(1) (b) and (c); 205.0835);
- one count of THEFT OF \$650.00 OR MORE BUT LESS THAN \$3,500.00 FROM A PERSON 60 YEARS OF AGE OR OLDER (category C felony – NRS 205.0832(1) (b) and (c), 205.0835; 193.167);
- two counts of THEFT OF \$650.00 OR MORE BUT LESS THAN \$3,500.00 (category C felony – NRS 205.0832(1) (b) and (c), 205.0835);
- one count of ATTEMPT THEFT OF \$650.00 OR MORE BUT LESS THAN \$3,500.00 (category D felony or gross misdemeanor – NRS 205.0832(1) (b) and (c), 205.0835; 193.330);



- six counts of MORTGAGE LENDING FRAUD (category C felony – NRS 205.372(1); NRS 645F.400(h));
- one count of PATTERN OF MORTGAGE LENDING FRAUD (category B felony – NRS 205.372(2));
- four counts of FAILURE TO PLACE MORTGAGE FEE IN THE AMOUNT OF \$1,000.00 OR MORE IN ESCROW (category D felony – NRS 645B.165; 645B.960); and
- one count of MULTIPLE TRANSACTIONS INVOLVING FRAUD OR DECEIT IN COURSE OF ENTERPRISE OR OCCUPATION (a category B felony – NRS 205.377), committed within Clark County, Nevada as follows:

**COUNT ONE  
RACKETEERING  
(NRS 207.400(1)(c) – Category B Felony)**

Defendants CHRISTOPHER WILLIAM NELSON, NIKET NARAYAN KULKARNI, THOMAS J. ADAMS, ROBYN D. REESE, and JAMES SHERIDAN REESE, on or about August 1, 2012 through April 18, 2014, within Clark County, NV, while employed by or associated with an enterprise (i.e., any natural person, sole proprietorship, corporation, business trust or other legal entity; and any union, association or other group of persons associated in fact although not a legal entity) conducted or participated, directly or indirectly, in: (i) the affairs of the enterprise through racketeering activity (i.e., engaging in at least two crimes related to racketeering that have the same or similar pattern, intents, results, accomplices, victims, or methods of commission, or are otherwise interrelated by distinguishing characteristics and are not isolated incidents, with at least one of the incidents occurring after July 1, 1983, and the last of the incidents occurring within five years after a prior commission of a crime related to racketeering), or (ii) racketeering activity through the affairs of the enterprise, to wit:

1. The allegations contained in counts two through 17 are hereby incorporated herein as if fully set forth in this account.

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**The Enterprise**

2. On or about August 1, 2012 through April 18, 2014, Defendants CHRISTOPHER WILLIAM NELSON, NIKET NARAYAN KULKARNI, THOMAS J. ADAMS, ROBYN D. REESE, and JAMES SHERIDAN REESE carried out the business activities of a covered service provider under NRS 645F.310, conducted within Clark County, NV, through a company known as American Equity Foundation, Inc. ("AEF").
3. During all relevant times, Defendant CHRISTOPHER WILLIAM NELSON: (i) acted as the president, director, chairman, and chief executive officer of AEF; (ii) promised AEF's customers that AEF would refund fees paid by AEF's customers; and (iii) rented (with co-defendant NIKET NARAYAN KULKARNI) a post office box used to conduct AEF's business.
4. During all relevant times, Defendant NIKET NARAYAN KULKARNI: (i) acted as the treasurer and secretary of AEF; (ii) trained AEF's staff; (iii) collected money from AEF's customers; (iv) rented (with co-defendant CHRISTOPHER WILLIAM NELSON) a post office box used to conduct AEF's business; (v) created a PayPal account for the purpose of collecting fees from AEF's customers; and (vi) was the sole signatory for AEF's bank account.
5. During all relevant times, Defendant THOMAS J. ADAMS: (i) marketed AEF's business to the public; (ii) entered into contracts on AEF's behalf; and (iii) obtained office space for AEF's business operations.
6. During all relevant times, Defendant ROBYN D. REESE: (i) collected fees in the amount of \$299.00 and/or \$2,000.00 from each of AEF's customers on AEF's behalf; and (ii) made determinations as to whether customers qualified for AEF's short-sale with option to repurchase program.
7. During all relevant times, Defendant JAMES SHERIDAN REESE acted as AEF's realtor who was responsible for conducting short sales on behalf of AEF's customers.

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- 1 8. Through AEF, all Defendants, either personally or by and through their agent(s),  
2 solicited customers to participate in the Neighborhood Stabilization Program,  
3 purportedly associated with the federal government, whereby said customers were  
4 told that they would be able to sell their homes through a short sale, lease the  
5 homes for a period of two to four years from the buyers who invested in AEF's  
6 program, and have the opportunity to repurchase the homes at a cost of 90% to  
7 100% of the homes' market value.
- 8 9. All Defendants, either personally or by and through their agent(s), falsely  
9 represented to customers that AEF would refund the \$299.00 and \$2,000.00  
10 participation fees should AEF's program be unsuccessful.
- 11 10. All Defendants, either personally or by and through their agent(s), falsely  
12 represented to customers that AEF was a nonprofit organization under federal law.
- 13 11. All Defendants, either personally or by and through their agent(s), falsely  
14 represented to customers that, because AEF was purportedly a nonprofit  
15 organization, mortgage lenders would waive the requirement that short sales be  
16 arms-length transactions.
- 17 12. All Defendants, either personally or by and through their agent(s), falsely  
18 represented to customers that AEF's primary office was located at 1747  
19 Pennsylvania Avenue NW, Suite 100, Washington DC 20006.
- 20 13. All Defendants, either personally or by and through their agent(s), falsely  
21 represented to customers that AEF had investors who were willing and able to  
22 purchase their homes through short sales.
- 23 14. All Defendants, either personally or by and through their agent(s), falsely  
24 represented to customers that AEF's program was a success for numerous other  
25 homeowners.
- 26 15. Defendants made said representations, either personally or by and through their  
27 agent(s), knowing them to be false.

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1 **Racketeering Activity**

2 16. As described in greater detail in counts two through 17, which charge Defendants  
3 with multiple counts of theft and mortgage lending offenses, as well as multiple  
4 transactions involving fraud or deceit in course of enterprise or occupation, all  
5 Defendants, either personally or by and through their agent(s), fraudulently obtained  
6 thousands of dollars from numerous individuals by means of knowingly and falsely  
7 informing said individuals that AEF, through the Neighborhood Stabilization  
8 Program, purportedly associated with the federal government, whereby they would  
9 be able to sell their homes through a short sale, lease the homes for a period of two  
10 to four years from the buyers who invested in AEF's program, and have the  
11 opportunity to repurchase their homes at a cost of 90% to 100% of the homes'  
12 market value.

13 17. Defendants, either personally or by and through their agent(s), perpetrated said  
14 fraudulent acts on numerous individuals including, but not limited to, Apolinar Ibarra,  
15 Hilario and Shari Valenzuela, Jose and Paula Medina, Kenny Youngblood, Charles  
16 Hall, Dedrik Elliot, Gregg Luckner, Preston Woodberry, Barbara and Robin Medina,  
17 Tamara Griffis, Cynthia Louise Beckman, Anita Henry, Harold Demello, Ramone  
18 Hayes, Kelly Slade, Murray Stravers, and Adalgisa Tolentino.

19  
20 **Property Derived from, Realized through, or Used or Intended to Be Used in the Course**  
21 **of the Unlawful Acts**

22 As a result of said acts, the Defendants obtained at least \$99,000.00 from their victims.

23 **COUNT TWO**  
24 **THEFT IN THE AMOUNT OF \$3,500 OR MORE**  
**(NRS 205.0832(1)(b) and (c); 205.0835 – Category B Felony)**

25 Defendants CHRISTOPHER WILLIAM NELSON, NIKET NARAYAN KULKARNI,  
26 THOMAS J. ADAMS, ROBYN D. REESE, and JAMES SHERIDAN REESE, on or about  
27 October 23, 2012 through February 6, 2013, within Clark County, NV, without lawful authority,  
28 either personally or by and through their agent(s), knowingly obtained, or assisted, abetted,



solicited, or conspired with another person to convert, make an unauthorized transfer of an interest in, the property of another person entrusted to him or her or placed in his or her possession for a limited, authorized period of determined or prescribed duration or for a limited use, or to obtain, real personal or intangible property or the services of another person by a material misrepresentation with the intent to deprive that person of the property or service with the value of said property being \$3,500.00 or more, to wit:

Without lawful authority, Defendants, either personally or by and through their agent(s), knowingly obtained, or assisted, abetted, solicited, or conspired with one or more of their Codefendants to obtain \$6,299.00 from Apolinar Ibarra by knowingly and falsely informing Ibarra that AEF, through the Neighborhood Stabilization Program, purportedly associated with the federal government, would allow him to sell three homes he owned through short sales, lease those homes for up to four years from buyers who invested in AEF's program, and repurchase the homes at the cost of the homes' fair market value, with a false promise of a refund should the program be unsuccessful. Defendants also misrepresented, either personally or by and through their agent(s), that \$6,000 that Apolinar Ibarra paid upfront would be apportioned to his first and last month's rent and to his down payment for repurchasing the homes. The allegations contained in count one are hereby incorporated herein as if fully set forth in this count.

**COUNT THREE**  
**MORTGAGE LENDING FRAUD**  
**(NRS 205.372; 645F.400 – Category C Felony)**

Defendants CHRISTOPHER WILLIAM NELSON, NIKET NARAYAN KULKARNI, THOMAS J. ADAMS, ROBYN D. REESE, and JAMES SHERIDAN REESE, on or about October 23, 2012 through February 6, 2013, within Clark County, NV, as participants in a mortgage lending transaction, either personally or by and through their agent(s), knowingly made, or assisted, abetted, solicited, or conspired with another person to make, a false statement or misrepresentation concerning a material fact, or knowingly concealed or failed to disclose a material fact, or used or facilitated the use of, or assisted, abetted, solicited, or conspired with another person to use or facilitate the use of a false statement or



misrepresentation made by another person concerning a material fact, or knowingly used or facilitated the use of another person's concealment or failure to disclose a material fact, or received proceeds in connection with a mortgage lending transaction that the defendants and each of them knew resulted from a violation of NRS 205.372, or made a representation, that their program was affiliated with the federal government, to wit:

Without lawful authority, Defendants, either personally or by and through their agent(s), knowingly and falsely informed Apolinar Ibarra that AEF, through the Neighborhood Stabilization Program, purportedly associated with the federal government, would allow him to sell three homes he owned through short sales, lease those homes for up to four years from buyers who invested in AEF's program, and repurchase the homes at the cost of the homes' fair market value, with a false promise of a refund should the program be unsuccessful. Defendants failed to advise Apolinar Ibarra that his fees would be split between them, and instead misrepresented that they would be apportioned to his first and last months' rent and to his down payments. Defendants, and each of them, received financial gain from the fraudulent transactions with Mr. Ibarra. The allegations contained in count one are hereby incorporated herein as if fully set forth in this count.

**COUNT FOUR**  
**FAILURE TO PLACE MORTGAGE FEE IN AMOUNT OF \$1,000 OR MORE IN ESCROW**  
**(NRS 645B.165; 645B.960 – Category D Felony)**

Defendants CHRISTOPHER WILLIAM NELSON, NIKET NARAYAN KULKARNI, THOMAS J. ADAMS, ROBYN D. REESE, and JAMES SHERIDAN REESE, on or about October 23, 2012 through February 6, 2013, within Clark County, NV, either personally or by and through their agent(s), intentionally collected, or assisted, abetted, solicited, or conspired with another person to collect fees in the amount of \$1,000.00 or more to be paid to a mortgage broker and his or her mortgage agents or any other person to obtain a loan which will be secured by a lien on real property, without placing said fees in escrow pending completion of the loan or commitment for the loan, to wit:



Defendants, either personally or by and through their agent(s), intentionally collected from Apolinar Ibarra fees in the amount of \$6,299 as part of AEF's short-sale with option to repurchase program, which Defendants represented would allow Ibarra to repurchase three of his homes after he sold them to AEF's investors, and said fees were not placed in escrow. The allegations contained in count one are hereby incorporated herein as if fully set forth in this count.

**COUNT FIVE**  
**THEFT IN THE AMOUNT OF \$650 OR MORE BUT LESS THAN \$3,500 FROM A PERSON**  
**60 YEARS OF AGE OR OLDER**  
**(NRS 205.0832(1)(c); 205.0835; 193.167 – Category C Felony)**

Defendants CHRISTOPHER WILLIAM NELSON, NIKET NARAYAN KULKARNI, THOMAS J. ADAMS, ROBYN D. REESE, and JAMES SHERIDAN REESE, on or about August 18, 2012 through September 5, 2012, within Clark County, NV, without lawful authority, either personally or by and through their agent(s), knowingly obtained, or assisted, abetted, solicited, or conspired with another person to obtain, real personal or intangible property or the services of another person by a material misrepresentation with the intent to deprive that person of the property or service, while the owner of said property was 60 years of age or older, with the value of said property being \$650.00 or more but less than \$3,500.00, to wit:

Without lawful authority, Defendants, either personally or by and through their agent(s), knowingly obtained, or assisted, abetted, solicited, or conspired with one or more of their Codefendants to obtain, \$2,299.00 from Charles Hall, who was 60 years of age or older at the time of the relevant events, by knowingly and falsely informing Hall that AEF, through the Neighborhood Stabilization Program, purportedly associated with the federal government, would allow him to sell a home he owned through a short sale, lease the home for up to four years from a buyer who invested in AEF's program, and repurchase the home at the cost of 90 percent of the home's fair market value, with a false promise of a refund should the program be unsuccessful. The allegations contained in count one are hereby incorporated herein as if fully set forth in this count.



**COUNT SIX**

**MORTGAGE LENDING FRAUD  
(NRS 205.372; 645F.400 – Category C Felony)**

Defendants CHRISTOPHER WILLIAM NELSON, NIKET NARAYAN KULKARNI, THOMAS J. ADAMS, ROBYN D. REESE, and JAMES SHERIDAN REESE, on or about August 18, 2012 through September 5, 2012, within Clark County, NV, as participants in a mortgage lending transaction, either personally or by and through their agent(s), knowingly made, or assisted, abetted, solicited, or conspired with another person to make, a false statement or misrepresentation concerning a material fact, or knowingly concealed or failed to disclose a material fact, or used or facilitated the use of, or assisted, abetted, solicited, or conspired with another person to use or facilitate the use of, a false statement or misrepresentation made by another person concerning a material fact, or knowingly used or facilitated the use of another person's concealment or failure to disclose a material fact, or received proceeds in connection with a mortgage lending transaction that the defendants and each of them knew resulted from a violation of NRS 205.372, or made a representation, that their program was affiliated with the federal government, to wit:

Without lawful authority, Defendants, either personally or by and through their agent(s), knowingly and falsely informed Charles Hall that AEF, through the Neighborhood Stabilization Program, purportedly associated with the federal government, would allow him to sell a home he owned through a short sale, lease that home for up to four years from a buyer who invested in AEF's program, and repurchase the home at the cost of 90 percent of the home's fair market value, with a false promise of a refund should the program be unsuccessful. The allegations contained in count one are hereby incorporated herein as if fully set forth in this count.

**COUNT SEVEN**

**FAILURE TO PLACE MORTGAGE FEE IN AMOUNT OF \$1,000 OR MORE IN ESCROW  
(NRS 645B.165; 645B.960 – Category D Felony)**

Defendants CHRISTOPHER WILLIAM NELSON, NIKET NARAYAN KULKARNI, THOMAS J. ADAMS, ROBYN D. REESE, and JAMES SHERIDAN REESE, on or about



August 18, 2012 through September 5, 2012, within Clark County, NV, either personally or by and through their agent(s), intentionally collected, or assisted, abetted, solicited, or conspired with another person to collect fees in the amount of \$1,000.00 or more to be paid to a mortgage broker and his or her mortgage agents or any other person to obtain a loan which will be secured by a lien on real property, without placing said fees in escrow pending completion of the loan or commitment for the loan, to wit:

Defendants, either personally or by and through their agent(s), intentionally collected from Charles Hall fees in the amount of \$2,299 as part of AEF's short-sale with option to repurchase program, which Defendants represented would allow Hall to repurchase his home after he sold it to one of AEF's investors, and said fees were not placed in escrow. The allegations contained in count one are hereby incorporated herein as if fully set forth in this count.

**COUNT EIGHT**  
**THEFT IN THE AMOUNT OF \$650 OR MORE BUT LESS THAN \$3,500**  
**(NRS 205.0832(1)(c); 205.0835 – Category C Felony)**

Defendants CHRISTOPHER WILLIAM NELSON, NIKET NARAYAN KULKARNI, THOMAS J. ADAMS, ROBYN D. REESE, and JAMES SHERIDAN REESE, on or about September 7, 2012 through October 4, 2012, within Clark County, NV, without lawful authority, either personally or by and through their agent(s), knowingly obtained, or assisted, abetted, solicited, or conspired with another person to obtain, real personal or intangible property or the services of another person by a material misrepresentation with the intent to deprive that person of the property or service, with the value of said property being \$650.00 or more but less than \$3,500.00, to wit:

Without lawful authority, Defendants, either personally or by and through their agent(s), knowingly obtained, or assisted, abetted, solicited, or conspired with one or more of their Codefendants to obtain \$2,299.00 from Gregg Luckner by knowingly and falsely informing Luckner that AEF, through the Neighborhood Stabilization Program, purportedly associated with the federal government, would allow him to sell a home he owned through a short sale, lease the home for up to four years from a buyer who invested in AEF's program, and



repurchase the home at the cost of the home's fair market value, with a false promise of a refund should the program be unsuccessful. The allegations contained in count one are hereby incorporated herein as if fully set forth in this count.

**COUNT NINE**  
**MORTGAGE LENDING FRAUD**  
**(NRS 205.372; 645F.400– Category C Felony)**

Defendants CHRISTOPHER WILLIAM NELSON, NIKET NARAYAN KULKARNI, THOMAS J. ADAMS, ROBYN D. REESE, and JAMES SHERIDAN REESE, on or about September 7, 2012 through October 4, 2012, within Clark County, NV, as participants in a mortgage lending transaction, either personally or by and through their agent(s), knowingly made, or assisted, abetted, solicited, or conspired with another person to make, a false statement or misrepresentation concerning a material fact, or knowingly concealed or failed to disclose a material fact, or used or facilitated the use of, or assisted, abetted, solicited, or conspired with another person to use or facilitate the use of, a false statement or misrepresentation made by another person concerning a material fact, or knowingly used or facilitated the use of another person's concealment or failure to disclose a material fact, or received proceeds in connection with a mortgage lending transaction that the defendants and each of them knew resulted from a violation of NRS 205.372, or made a representation, that their program was affiliated with the federal government, to wit:

Without lawful authority, Defendants, either personally or by and through their agent(s), knowingly and falsely informed Gregg Luckner that AEF, through the Neighborhood Stabilization Program, purportedly associated with the federal government, would allow him to sell a home he owned through a short sale, lease that home for up to four years from a buyer who invested in AEF's program, and repurchase the home at the cost of the home's fair market value, with a false promise of a refund should the program be unsuccessful. The allegations contained in count one are hereby incorporated herein as if fully set forth in this count.

**COUNT TEN**  
**FAILURE TO PLACE MORTGAGE FEE IN AMOUNT OF \$1,000 OR MORE IN ESCROW**  
**(NRS 645B.165; 645B.960 – Category D Felony)**



Defendants CHRISTOPHER WILLIAM NELSON, NIKET NARAYAN KULKARNI, THOMAS J. ADAMS, ROBYN D. REESE, and JAMES SHERIDAN REESE, on or about September 7, 2012 through October 4, 2012, within Clark County, NV, either personally or by and through their agent(s), intentionally collected, or assisted, abetted, solicited, or conspired with another person to collect fees in the amount of \$1,000.00 or more to be paid to a mortgage broker and his or her mortgage agents or any other person to obtain a loan which will be secured by a lien on real property, without placing said fees in escrow pending completion of the loan or commitment for the loan, to wit:

Defendants, either personally or by and through their agent(s), intentionally collected from Gregg Luckner fees in the amount of \$2,299 as part of AEF's short-sale with option to repurchase program, which Defendants represented would allow Luckner to repurchase his home after he sold it to one of AEF's investors, and said fees were not placed in escrow. The allegations contained in count one are hereby incorporated herein as if fully set forth in this count.

**COUNT ELEVEN**  
**THEFT IN THE AMOUNT OF \$650 OR MORE BUT LESS THAN \$3,500**  
**(NRS 205.0832(1)(c); 205.0835 – Category C Felony)**

Defendants CHRISTOPHER WILLIAM NELSON, NIKET NARAYAN KULKARNI, THOMAS J. ADAMS, ROBYN D. REESE, and JAMES SHERIDAN REESE, on or about January 24, 2013 through July 31, 2013, within Clark County, NV, without lawful authority, either personally or by and through their agent(s), knowingly obtained, or assisted, abetted, solicited, or conspired with another person to obtain, real personal or intangible property or the services of another person by a material misrepresentation with the intent to deprive that person of the property or service,, with the value of said property being \$650.00 or more but less than \$3,500.00, to wit:

Without lawful authority, Defendants, either personally or by and through their agent(s), knowingly obtained, or assisted, abetted, solicited, or conspired with one or more of their Codefendants to obtain \$2,299.00 from Jose and Paula Medina, by knowingly and falsely informing the Medinas that AEF, through the Neighborhood Stabilization Program, purportedly



1 associated with the federal government, would allow them to sell a home they owned through  
2 a short sale, lease the home for up to four years from a buyer who invested in AEF's program,  
3 and repurchase the home at 90 to 100 percent of the cost of the home's fair market value,  
4 with a false promise of a refund should the program be unsuccessful. The allegations  
5 contained in count one are hereby incorporated herein as if fully set forth in this count.

6 **COUNT TWELVE**  
7 **MORTGAGE LENDING FRAUD**  
8 **(NRS 205.372; 645F.400 – Category C Felony)**

9 Defendants CHRISTOPHER WILLIAM NELSON, NIKET NARAYAN KULKARNI,  
10 THOMAS J. ADAMS, ROBYN D. REESE, and JAMES SHERIDAN REESE, on or about  
11 January 24, 2013 through July 31, 2013, within Clark County, NV, as participants in a  
12 mortgage lending transaction, either personally or by and through their agent(s), knowingly  
13 made, or assisted, abetted, solicited, or conspired with another person to make, a false  
14 statement or misrepresentation concerning a material fact, or knowingly concealed or failed to  
15 disclose a material fact, or used or facilitated the use of, or assisted, abetted, solicited, or  
16 conspired with another person to use or facilitate the use of, a false statement or  
17 misrepresentation made by another person concerning a material fact, or knowingly used or  
18 facilitated the use of another person's concealment or failure to disclose a material fact, or  
19 received proceeds in connection with a mortgage lending transaction that the defendants and  
20 each of them knew resulted from a violation of NRS 205.372, or made a representation, that  
21 their program was affiliated with the federal government, to wit:

22 Without lawful authority, Defendants, either personally or by and through their agent(s),  
23 knowingly and falsely informing Jose and Paula Medina that AEF, through the Neighborhood  
24 Stabilization Program, purportedly associated with the federal government, would allow them  
25 to sell a home they owned through a short sale, lease that home for up to four years from a  
26 buyer who invested in AEF's program, and repurchase the home at the cost of 90 to 100  
27 percent the home's fair market value, with a false promise of a refund should the program be  
28 unsuccessful. Defendants failed to advise Apolinar Ibarra that his fees would be split between  
them, and instead misrepresented that they would be apportioned to his first and last months'



rent and to his down payments. The allegations contained in count one are hereby incorporated herein as if fully set forth in this count.

**COUNT THIRTEEN**  
**FAILURE TO PLACE MORTGAGE FEE IN AMOUNT OF \$1,000 OR MORE IN ESCROW**  
**(NRS 645B.165; 645B.960 – Category D Felony)**

Defendants CHRISTOPHER WILLIAM NELSON, NIKET NARAYAN KULKARNI, THOMAS J. ADAMS, ROBYN D. REESE, and JAMES SHERIDAN REESE, on or about January 24, 2013 through July 31, 2013, within Clark County, NV, either personally or by and through their agent(s), intentionally collected, or assisted, abetted, solicited, or conspired with another person to collect fees in the amount of \$1,000.00 or more to be paid to a mortgage broker and his or her mortgage agents or any other person to obtain a loan which will be secured by a lien on real property, without placing said fees in escrow pending completion of the loan or commitment for the loan, to wit:

Defendants, either personally or by and through their agent(s), intentionally collected from Jose and Paula Medina fees in the amount of \$2,299 as part of AEF's short-sale with option to repurchase program, which Defendants represented would allow the Medinas to repurchase their home after they sold it to AEF's investors, and said fees were not placed in escrow. The allegations contained in count one are hereby incorporated herein as if fully set forth in this count.

**COUNT FOURTEEN**  
**ATTEMPT THEFT IN THE AMOUNT OF \$650 OR MORE BUT LESS THAN \$3,500**  
**(NRS 205.0832(1)(c); 205.0835; 193.330 – Category D Felony or Gross Misdemeanor)**

Defendants CHRISTOPHER WILLIAM NELSON, NIKET NARAYAN KULKARNI, THOMAS J. ADAMS, ROBYN D. REESE, and JAMES SHERIDAN REESE, on or about November 1, 2012 through May 1, 2013, within Clark County, NV, without lawful authority, either personally or by and through their agent(s), knowingly attempted to obtain, or assisted, abetted, solicited, or conspired with another person to attempt to obtain, real personal or intangible property or the services of another person by a material misrepresentation with the



1 intent to deprive that person of the property or service, with the value of said property being  
2 \$650.00 or more but less than \$3,500.00, to wit:

3 Without lawful authority, Defendants, either personally or by and through their agent(s),  
4 knowingly attempted to obtain, or assisted, abetted, solicited, or conspired with one or more of  
5 their Codefendants in attempting to obtain, \$2,299.00 from Kelly Slade and Murraray Stravers  
6 by knowingly and falsely informing Slade and Stravers that AEF, through the Neighborhood  
7 Stabilization Program purportedly associated with the federal government, would allow them  
8 to sell a home they purportedly owned through a short sale, lease the home for up to two  
9 years from a buyer who invested in AEF's program, and repurchase the home at 97 percent of  
10 the cost of the home's fair market value, with a false promise of a refund should the program  
11 be unsuccessful. The allegations contained in count one are hereby incorporated herein as if  
12 fully set forth in this count.

13 **COUNT FIFTEEN**  
14 **MORTGAGE LENDING FRAUD**  
15 **(NRS 205.372; 645F.400 – Category C Felony)**

16 Defendants CHRISTOPHER WILLIAM NELSON, NIKET NARAYAN KULKARNI,  
17 THOMAS J. ADAMS, ROBYN D. REESE, and JAMES SHERIDAN REESE, on or about  
18 November 1, 2012 through May 1, 2013, within Clark County, NV, as participants in a  
19 mortgage lending transaction, either personally or by and through their agent(s), knowingly  
20 made, or assisted, abetted, solicited, or conspired with another person to make, a false  
21 statement or misrepresentation concerning a material fact, or knowingly concealed or failed to  
22 disclose a material fact, or used or facilitated the use of, or assisted, abetted, solicited, or  
23 conspired with another person to use or facilitate the use of, a false statement or  
24 misrepresentation made by another person concerning a material fact, or knowingly used or  
25 facilitated the use of another person's concealment or failure to disclose a material fact, or  
26 received proceeds in connection with a mortgage lending transaction that the defendants and  
27 each of them knew resulted from a violation of NRS 205.372, or made a representation, that  
28 their program was affiliated with the federal government, to wit:



1 Without lawful authority, Defendants, either personally or by and through their agent(s),  
2 knowingly and falsely informed Kelly Slade and Murray Stravers that AEF, through the  
3 Neighborhood Stabilization Program, purportedly associated with the federal government,  
4 would allow them to sell a home they owned through a short sale, lease that home for up to  
5 two years from a buyer who invested in AEF's program, and repurchase the home at the cost  
6 of 97% of the home's fair market value, with a false promise of a refund should the program  
7 be unsuccessful. The allegations contained in count one are hereby incorporated herein as if  
8 fully set forth in this count.

9 **COUNT SIXTEEN**  
10 **PATTERN OF MORTGAGE LENDING FRAUD**  
11 **(NRS 205.372 – Category B Felony)**

12 Defendants CHRISTOPHER WILLIAM NELSON, NIKET NARAYAN KULKARNI,  
13 THOMAS J. ADAMS, ROBYN D. REESE, and JAMES SHERIDAN REESE, on or about  
14 August 1, 2012 through April 18, 2014, within Clark County, NV, as participants in numerous  
15 mortgage lending transactions, either personally or by and through their agent(s), knowingly  
16 and intentionally engaged in a pattern or mortgage lending fraud or conspired or attempted to  
17 engage in a pattern of mortgage lending fraud, to wit:

18 Without lawful authority, Defendants, either personally or by and through their agent(s),  
19 knowingly and falsely informed numerous individuals including, but not limited to, Apolinar  
20 Ibarra, Hilario and Sheri Valenzuela, Jose and Paula Medina, Kenny Youngblood, Charles  
21 Hall, Dedrik Elliot, Gregg Luckner, Preston Woodberry, Barbara and Robin Medina, Tamara  
22 Griffis, Cynthia Louise Beckman, Anita Henry, Harold Demello, Ramone Hayes, Kelly Slade,  
23 Murray Stravers, and Adalgisa Tolentino, that AEF, through the Neighborhood Stabilization  
24 Program, purportedly associated with the federal government, would allow said individuals to  
25 sell their homes via a short sale, lease the homes for a period of two to four years from the  
26 buyers who invested in AEF's program, and have the opportunity to repurchase their homes at  
27 a cost of 90% to 100% of the homes' market value, with false promises of a refund should the  
28 program be unsuccessful. The allegations contained in count one through 18 are hereby  
incorporated herein as if fully set forth in this count.



**COUNT SEVENTEEN**  
**MULTIPLE TRANSACTIONS INVOLVING FRAUD OR DECEIT IN COURSE OF**  
**ENTERPRISE OR OCCUPATION**  
**(NRS 205.377 – Category B Felony)**

Defendants CHRISTOPHER WILLIAM NELSON, NIKET NARAYAN KULKARNI, THOMAS J. ADAMS, ROBYN D. REESE, and JAMES SHERIDAN REESE, on or about August 1, 2012 through April 18, 2014, within Clark County, NV, in the course of an enterprise or occupation, knowingly and with the intent to defraud, engaged in an act, practice or course of business or employed a device, scheme or artifice which operated or would have operated as a fraud or deceit upon a person by means of a false representation or omission of a material fact that: (a) the person knew to be false or omitted; (b) the person intended another to rely on; and (c) resulted in a loss to any person who relied on the false representation or omission, in at least two transactions that had the same or similar pattern, intents, results, accomplices, victims or methods of commission, or were otherwise interrelated by distinguishing characteristics and were not isolated incidents within 4 years and in which the aggregate loss or intended loss was more than \$650, to wit:

In the court of their enterprise or occupation, Defendants CHRISTOPHER WILLIAM NELSON, NIKET NARAYAN KULKARNI, THOMAS J. ADAMS, ROBYN D. REESE, and JAMES SHERIDAN REESE, either personally or by and through their agent(s), knowingly and with the intent to defraud, engaged in a short-sale with option to repurchase operation, which operated as a fraud upon numerous individuals including, but not limited to, Apolinar Ibarra, Hilario and Sherri Valenzuela, Jose and Paula Medina, Kenny Youngblood, Charles Hall, Dedrik Elliot, Gregg Luckner, Preston Woodberry, Barbara and Robin Medina, Tamara Griffis, Cynthia Louise Beckman, Anita Henry, Harold Demello, Ramone Hayes, Kelly Slade, Murray Stravers, and Adalgisa Tolentino, by means of knowingly and falsely informing said individuals that AEF, through the Neighborhood Stabilization Program, purportedly associated with the federal government, afforded them the opportunity to sell their homes through a short sale, lease the homes for a period of two to four years from the buyers who invested in AEF's program, and have the opportunity to repurchase their homes at a cost of 90% to 100% of the homes' mark value, all of which resulted in a loss of more than \$650.00. The allegations in



counts one through 16 are hereby repeated and incorporated herein as if fully set forth in this account.

**COUNT EIGHTEEN**  
**MORTGAGE LENDING FRAUD**  
**(NRS 205.372; 645F.400 – Category C Felony)**

Defendants THOMAS J. ADAMS, ROBYN D. REESE, and JAMES SHERIDAN REESE, on or about May 6, 2013 through August 12, 2013, within Clark County, NV, as participants in a mortgage lending transaction, either personally or by and through their agent(s), knowingly made, or assisted, abetted, solicited, or conspired with another person to make, a false statement or misrepresentation concerning a material fact, or knowingly concealed or failed to disclose a material fact, or used or facilitated the use of, or assisted, abetted, solicited, or conspired with another person to use or facilitate the use of, a false statement or misrepresentation made by another person concerning a material fact, or knowingly used or facilitated the use of another person's concealment or failure to disclose a material fact, or received proceeds in connection with a mortgage lending transaction that the defendants and each of them knew resulted from a violation of NRS 205.372, or made a representation, that their program was affiliated with the federal government, to wit:

Without lawful authority, Defendants, either personally or by and through their agent(s), knowingly and falsely informed Kelly Slade and Murray Stravers that, through the Defendants' purported nonprofit business, which was known as Homes for Americans Foundation, Slade and Stravers could utilize a federal program, Home Affordable Foreclosure Alternative, to sell their purported home to a hedge fund, Blackstone, via a short sale.

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1 All of which is contrary to the form, force, and effect of the statutes in such cases made and  
2 provided, and against the peace and dignity of the State of Nevada.

3  
4 DATED this 16<sup>th</sup> day of September, 2015.

5 ADAM PAUL LAXALT  
6 Attorney General

7 By: Michael C. Kovac  
8 MICHAEL C. KOVAC, ESQ.  
9 Deputy Attorney General  
Nevada Bar No. 11177

10 ENDORSEMENT: A True Bill

11  
12 By: [Signature]  
13 Foreperson, Clark County Grand Jury  
14 GJ# 14BGJ099ABCDE  
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