

1 intent to deprive that person of the property, or converted, made an unauthorized transfer of an
2 interest in, or without authorization controlled the property of another person, or used the
3 property of another person entrusted to him or placed in his possession for a limited, authorized
4 period of determined or prescribed duration or for a limited use, or obtained the personal
5 property of another person by a material misrepresentation with intent to deprive that person of
6 the property having a value in excess of Two Thousand Five Hundred Dollars (\$2,500.00), to-
7 wit:

8 On or about February 4, 2010, **YASHOUAFAR**, as the Treasurer for the Paradise Spa
9 Owners Association, accepted a check in the amount of Four Hundred Thirty Four Thousand,
10 Five Hundred Sixty Eight Dollars and Thirty Five Cents (\$434,568.35) issued by the CIVIL
11 SERVICE EMPLOYEES INSURANCE GROUP to the PARADISE SPA OWNERS
12 ASSOCIATION for a claim paid as compensation for a fire which occurred on September 18,
13 2009, and on or about March 9, 2010, did willfully and unlawfully convert Four Hundred Thirty
14 Four Thousand, Five Hundred Sixty Eight Dollars and Thirty Five Cents (\$434,568.35) to his own
15 use, with the intent to defraud the owner or owners thereof.

16 All of which constitutes the crime of **THEFT**, in violation of NRS 205.0832, a Class B
17 felony.

18 **COUNT II**

19 **EMBEZZLEMENT**
20 **Felony – NRS 205.300**

21 On or about March 9, 2010, **YASHOUAFAR**, as a bailee of money, goods or property
22 valued at \$2,500 or more, did then and there willfully and unlawfully convert it to his own use,
23 with the intent to steal it or to defraud the owner or owners thereof; or, as an agent, manager or
24 clerk of any person, corporation, association or partnership, or any person with whom any
25 money, property or effects have been deposited or entrusted, use or appropriate the money,
26 property or effects or any part thereof, valued at \$2,500 or more, in any manner or for any other
27 purpose than that for which they were deposited or entrusted, in the following manner:

28 On or about February 4, 2010, **YASHOUAFAR**, as the Treasurer of the Paradise Spa

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1 Owners Association, accepted a check in the amount of Four Hundred Thirty Four Thousand,
2 Five Hundred Sixty Eight Dollars and Thirty Five Cents (\$434,568.35) issued on by the CIVIL
3 SERVICE EMPLOYEES INSURANCE GROUP to the PARADISE SPA OWNERS
4 ASSOCIATION for a claim paid as compensation for a fire which occurred on September 18,
5 2009, and on or about March 9, 2010, did willfully and unlawfully convert Four Hundred Thirty
6 Four Thousand, Five Hundred Sixty Eight Dollars and Thirty Five Cents (\$434,568.35) to his own
7 use, with the intent to defraud the owner or owners thereof.

8 All of which constitutes the crime of **EMBEZZLEMENT**, in violation of NRS 205.300, a
9 Class B felony.

10 **COUNT III**

11 **THEFT OF PROPERTY BY FALSE PRETENSES**
12 **Felony NRS 205.0832; 205.0835(4)**

13 On or about May 3, 2010, **YASHOUAFAR**, in the County of Clark, State of Nevada, then
14 and there, willfully, unlawfully, knowingly, controlled the property of another person with the
15 intent to deprive that person of the property, or converted, made an unauthorized transfer of an
16 interest in, or without authorization controlled the property of another person, or used the
17 property of another person entrusted to him or placed in his possession for a limited, authorized
18 period of determined or prescribed duration or for a limited use, or obtained the personal
19 property of another person by a material misrepresentation with intent to deprive that person of
20 the property having a value in excess of Two Thousand Five Hundred Dollars (\$2,500.00), to-
21 wit:

22 On or about April 21, 2010, **YASHOUAFAR**, as the Treasurer for the Paradise Spa
23 Owners Association, accepted a check in the amount of Four Hundred Eight Thousand, Three
24 Hundred and Three Dollars and Twenty Nine Cents (\$408,303.29) issued by the CIVIL
25 SERVICE EMPLOYEES INSURANCE GROUP to the PARADISE SPA OWNERS
26 ASSOCIATION for a claim paid as compensation for a fire which occurred on January 15, 2010,
27 and on or about May 3, 2010, did willfully and unlawfully convert it to his own use, with the intent
28 to defraud the owner or owners thereof.

1 All of which constitutes the crime of THEFT, in violation of NRS 205.0832, a Class B
2 felony.

3 **COUNT IV**

4 **EMBEZZLEMENT**
5 **Felony – NRS 205.300**

6 On or about May 3, 2010, YASHOUAFAR, as a bailee of money, goods or property
7 valued at \$2,500 or more, did then and there willfully and unlawfully convert it to his own use,
8 with the intent to steal it or to defraud the owner or owners thereof; or, as an agent, manager or
9 clerk of any person, corporation, association or partnership, or any person with whom any
10 money, property or effects have been deposited or entrusted, use or appropriate the money,
11 property or effects or any part thereof, valued at \$2,500 or more, in any manner or for any other
12 purpose than that for which they were deposited or entrusted, in the following manner:

13 YASHOUAFAR, as the Treasurer of the Paradise Spa Owners Association, accepted a check in
14 the amount of Four Hundred and Eight Thousand, Three Hundred and Three Dollars and
15 Twenty Nine Cents (\$408,303.29) issued by the CIVIL SERVICE EMPLOYEES INSURANCE
16 GROUP to the PARADISE SPA OWNERS ASSOCIATION for a claim paid as compensation for
17 a fire which occurred on January 15, 2010, and on or about May 3, 2010, did willfully and
18 unlawfully convert it to his own use, with the intent to defraud the owner or owners thereof.

19 All of which constitutes the crime of EMBEZZLEMENT, in violation of NRS 205.300; a
20 Class B felony.

21 **COUNT V**

22 **THEFT OF PROPERTY BY FALSE PRETENSES**
23 **Felony NRS 205.0832; 205.0835(4)**

24 On or about September 9, 2010, YASHOUAFAR, in the County of Clark, State of
25 Nevada, then and there, willfully, unlawfully, knowingly, controlled the property of another person
26 with the intent to deprive that person of the property; converted, made an unauthorized transfer
27 of an interest in, or without authorization controlled the property of another person, or used the
28 property of another person entrusted to him or placed in his possession for a limited, authorized
period of determined or prescribed duration or for a limited use or obtained the personal

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1 property of another person by a material misrepresentation with intent to deprive that person of
2 the property having a value in excess of Two Thousand Five Hundred Dollars (\$2,500.00), to-
3 wit:

4 On or about September 9, 2010, YASHOUAFAR, as the Treasurer for the Paradise Spa
5 Owners Association, withdrew money in the amount of Two Hundred Seventy One Thousand,
6 Three Hundred Twenty Eight Dollars and Ninety Nine Cents (\$271,328.99) which was held in the
7 PARADISE SPA OWNERS ASSOCIATION account at Wells Fargo Bank, Account #
8 3393360429, and wired said Two Hundred Seventy One Thousand, Three Hundred Twenty
9 Eight Dollars and Ninety Nine Cents (\$271,328.99) into account number 0013000130 held at
10 the California Business Bank in Los Angeles California. Said money was then withdrawn by
11 YASHOUAFAR from the California Business Account and was unlawfully converted to his own
12 use, with the intent to defraud the owner or owners thereof.

13 All of which constitutes the crime of THEFT, in violation of NRS 205.0832, a Class B
14 felony.

15 **COUNT VI**

16 **EMBEZZLEMENT**
17 **Felony – NRS 205.300**

18 On or about March 9, 2010, YASHOUAFAR, as a bailee of money, goods or property
19 valued at \$2,500 or more, did then and there willfully and unlawfully convert it to his own use,
20 with the intent to steal it or to defraud the owner or owners thereof; or, as an agent, manager or
21 clerk of any person, corporation, association or partnership, or any person with whom any
22 money, property or effects have been deposited or entrusted, use or appropriate the money,
23 property or effects or any part thereof, valued at \$2,500 or more, in any manner or for any other
24 purpose than that for which they were deposited or entrusted, in the following manner:

25 On or about September 9, 2010, YASHOUAFAR, as the Treasurer for the Paradise Spa
26 Owners Association, withdrew money in the amount of Two Hundred Seventy One Thousand,
27 Three Hundred Twenty Eight Dollars and Ninety Nine Cents (\$271,328.99) which was held in the
28 PARADISE SPA OWNERS ASSOCIATION account at Wells Fargo Bank, Account #

1 3393360429, and wired said Two Hundred Seventy One Thousand, Three Hundred Twenty
2 Eight Dollars and Ninety Nine Cents (\$271,328.99) into account number 0013000130 held at the
3 California Business Bank in Los Angeles California. Said money was then withdrawn by
4 YASHOUAFAR from the California Business Account and was unlawfully converted to his own
5 use, with the intent to defraud the owner or owners thereof.

6 All of which constitutes the crime of **EMBEZZLEMENT**, in violation of NRS 205.300, a
7 Class B felony.

8 All of which is contrary to the form, force and effect of the statutes in such cases made
9 and provided, and against the peace and dignity of the State of Nevada. Said complainants
10 make this declaration subject to the penalty of perjury.

11 DATED this 15 day of December, 2011

12 SUBMITTED BY:

13 CATHERINE CORTEZ MASTO
14 Attorney General

15 By: 

16 ROBERT G. GIUNTA
17 Senior Deputy Attorney General
18 Nevada Bar No. 001229
19 555 E. Washington Avenue, #3900
20 Las Vegas, Nevada 89101
21 702-486-3199
22 Attorneys for Plaintiff, State of Nevada

23 ENDORSEMENT: A True Bill

24 By: 

25 Foreperson, Clark County Grand Jury
26 11BGJ013X
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