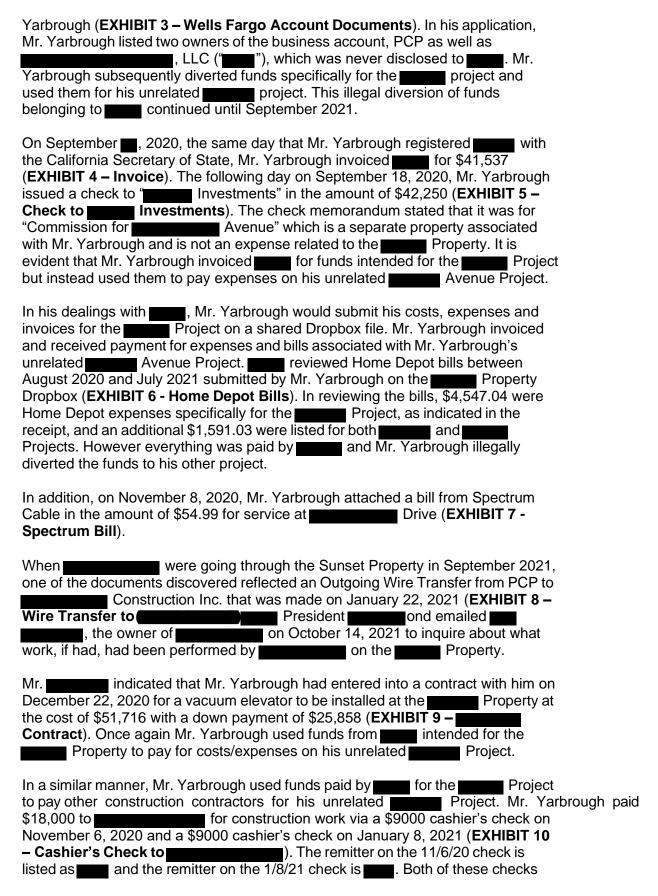
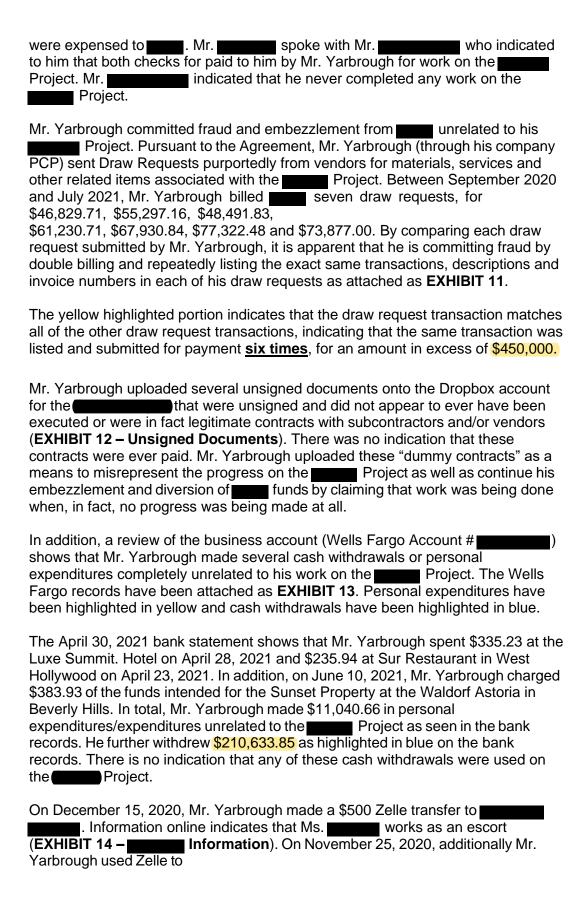
## November 15, 2022

John "The Con" Edward Yarborough of Regarding: Pacific Capital Group, LLC (PCG) (Shell Company Used to facilitate financial crimes) To The Federal Bureau of Investigation -Thank you for taking the time to discuss our case. We look forward to working with your investigative team to build this case. Our company, a corporation that is the victim of a large-scale grand theft and embezzlement offense committed by John Yarbrough, a contractor who is the Managing Director of Pacific Capital Partners, LLC ("PCP") located at 9465 Wilshire Boulevard, Suite 300, Beverly Hills, CA 90212. Mr. Yarbrough was entrusted funds by specifically ents lete contracting work on a property located at in Los Angeles. Instead, Mr. Yarbrough illegally spent these funds on another unrelated project and on personal use and funneled owned by him. He also unlawfully took up a residence at the property and did not make the improvements for which he was paid and for which he submitted invoices. Mr. Yarbrough has engaged in grand theft by embezzlement and fraud in excess of \$450,000 in violation of Penal Code §§ 487 and 503 and we request that a full investigation into his unlawful conduct be conducted and felony charges be filed. On September , 2020, and Mr. Yarbrough, who is a fake contractor, and his company. PCP entered into an Agreement for a project under which Mr. Yarbrough would be responsible for rehabbing property and then selling it, with the proceeds and profits going back to (EXHIBIT 1- 9/14/20 Agreement). Three days later on September, 2020, Mr. Yarbrough registered Pacific Capital LLC (" with the California Secretary of State (EXHIBIT Registration). The address of was listed as . the address of the Property of the property rehabilitation project with Subsequently, Mr. Yarbrough illegally embezzled and diverted funds intended to Project to the unrelated LLC. Pursuant to the Operating Agreement between and Mr. Yarbrough, a Wells Fargo business account was created for the business entity Pacific Capital LLC on , 2020 (Account # ). In September 2021, working on behalf of were the discovered a packet of documents. Included with these documents was the application for the Wells Fargo Business Account that had been submitted by Mr.





send \$500 to, who is a None of these expenditures are related to the Project.
In addition, Mr. Yarbrough illegally took up residence at the Property and only vacated after his illegal and fraudulent conduct began to surface. Following Mr. Yarbrough's departure, the Property was in disrepair and it did not appear that any of the promised improvements and rehabilitations had been completed. On October 21, 2021, Construction Consultants and Homebuilders performed an in- depth inspection of the property and noted "numerous defects, poor quality materials, horrific workmanship, as well as incomplete work at almost every area of the home. A significant amount of the new installations was damaged due to improper or no protection of completed or partially completed installations" (EXHIBIT 15 – BCCC/CMF Forensic Report).
They further determined that "no permits were ever applied for or pulled for any of the work performed. Per the City of Los Angeles, all work that was performed on this project required a building permit."
Upon severing business ties with Mr. Yarbrough and discovering the documents he left behind when he vacated the Property in September 2021, discovered his fraudulent acts and largescale embezzlement scheme.
The evidence provided shows that Mr. Yarbrough has fraud and embezzlement in violation of Penal Code §§ 487 and 503 in his financial dealings with Mr. Yarbrough submitted invoices for payments despite not working on the property and continued to receive payment from, which he illegally diverted to other an unrelated project or otherwise spent on luxury hotels, travel, fine dining and escorts. His conduct is egregious and this kind of largescale financial fraud cannot go unpunished. We ask that immediate action be taken against Mr. Yarbrough.
If I can answer any additional questions or provide further information, please do not hesitate to contact me at
Sincerely,
, President