

# WOOD INVESTIGATIVE SERVICES, INC.

3514 Clinton Parkway Suite A #345  
Lawrence, Kansas 66047  
785-842-2600

Cecilia M. Wood, KS #D709

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## CONFIDENTIAL INVESTIGATIVE REPORT

Date: March 28, 2006

Client: • The Swain Law Office  
Sarah Swain, Attorney at Law  
601 Missouri, Suite #3  
Lawrence, Kansas 66044  
1-785-842-2787

RE: Yellow House Investigations  
Lawrence, Kansas

Sarah Swain, Attorney at Law, contacted Wood Investigative Services, Inc. to conduct private investigations on behalf of her clients, Guy and Carrie Neighbors, owners of the Yellow House.

February 23, 2006

This case assignment was reviewed with Sarah Swain, Attorney at Law, and Guy and Carrie Neighbors.

## **INVESTIGATIVE INTERVIEWS**

Attempts have been made to locate and interview the following individuals:

### **Steve Mueller**

**745 Ohio**

**Lawrence, Ks. 66044**

This is a half way house located in Lawrence, Ks. The man contacted at this address reported Steve has moved, but does stop in frequently. He agreed to give him my business card. A new search conducted on Mueller provided additional addresses that are being attempted.

His second possible address:

1215 College

Topeka, Ks.

Possible contact address:

1301 Fairlane Street

Lawrence, Ks.

### **DeJae Smith**

**420 North Street**

**Lawrence, KS. 66044.**

This is a mobile Home park. Searches were conducted to obtain a possible lot number for Smith. The three lot numbers that were located were contacted. One was vacant and the other two reported they did not know DeJae Smith.

### **Jessica Farrar**

**420 North Street**

**Lawrence, Ks.**

Jessica has yet to be located. Jessica may be at one of the following locations:

2246 Ohio Street

Or

603 North 3rd

Lawrence, KS.

### **Terry Searce**

**760 Elm Street**

**Lawrence, KS. 66044**

A woman contacted at this address, Sue Dupree, said she has lived at this address for some time and there is no Terry Searce at this residence.

**Nate Arnett**  
**2436 Ousdahl #B**  
**Lawrence, KS. 66044**

No longer at this address. His mother was contacted at the following address:  
1215 Rhode Island  
Lawrence, KS.

She was given a business card for Nate to call. She said she is aware of the Yellow House situation and she said she believes "our police department is a mess." It is further noted that Nate is an absconder through the Kansas Department of Corrections.

**Louis Galloway**  
**1200 New York**  
**Lawrence, KS. 66044**

Louis was contacted at this location on 03/14/2006. He said immediately he "did not want to be involved with this any longer." He declined to answer any questions and appeared nervous about this contact.

END OF INTERVIEW

6.  
3-22-06  
**Brad Perico**  
**1008 Alma**  
**Lawrence, KS. 66047**

An attempt was made to contact Brad at this address. The man residing at this duplex reported there was no Perico at this location and he did not know the name. Another possible address was located for Brad Perico:

Possible address:  
4500 Overland Drive #105  
Lawrence, Ks.

Brad called the office from 785-841-0227. Arrangements were made for an interview on 03/22/2006 at Culver's Restaurant at 4:00 p.m. Brad reported he wanted to get this situation straightened out. He said he had been in to see Carrie Neighbors and she told him not to come back around. She told him to call me and talk about this situation before he returned.

Brad reported he was recently contacted by Lawrence Police Detectives. He recalled one Detective as Jay Bialek. He did not know the other Detective but he described him as a w/m, 6'0", with short brown hair combed on the side. Brad said he was at a friend's apartment on Redbud Street approximately three weeks ago. He said he was leaving the apartment and walking to the front locked entry way when he saw the Detectives at the front locked door attempting to "jimmy the lock." Brad said he is certain the cops had to have followed him over to this Redbud address, because he knows of no other way they knew he was there.

Brad said Bialek told him the Yellow House had been under federal investigation for 7-8 months. He told Brad, Carrie has been under federal investigation and "She is going down" and "She will take her husband with her." He further said the FBI had him (Brad) on surveillance tape at the Yellow House taking in a drill. He said they questioned him about the drill. He explained to them that he has done auto body work for years and had a lot of tools. He said the detectives told him, "We know you are in trouble." Brad said Bialek also told him, "We know you know what's going down." Bialek told him he would get him help with the (6) municipal citations he had if he would help them with the Yellow House investigation. Brad said he told them he would think about it, but he knew he would not help them. Brad said he wouldn't do this because he was friends with Guy and Carrie. He said Detectives at the LKPD had also lied to him in the past and have not come through with their promises, so he did not wish to help them any longer.

Brad said while the Detectives were talking to him outside of the apartment building on Redbud Street they started to hand him a business card. He said and he told them not be handing him their cards in public. He said he told Bialek to drop his business card on the ground and he would pick the card up later. He said did pick the card up. He said this was the card he accidentally handed Carrie one day at the Yellow House. Brad said he figures the Detectives were targeting him to work with them because he had these prior tickets. He also said he was stopped about 1 ½ months ago and ticketed for a DWS.

Brad said Terik Katib is apparently the Detective's supervisor. He said Terik does not like him. Brad further explained that he did a lot of informant work for the Lawrence Police department in the past. He said, more specifically, he did a lot of work for Officer Scott Peck. Brad said he was the Confidential Informant who assisted Peck in his drug related investigations when he was with the police department. He said Peck came under fire by Judge Malone and he was accused of falsifying his affidavits. Brad said he was eventually exposed at the CI and the Judge said that he (Brad) was not a trustworthy witness or informant and that is why Peck was ultimately fired.

Brad said it was approximately there weeks ago he went to see his friend Jesse DelCampo at his restaurant "The Slow Ride" in north Lawrence. He said he saw he saw a lot of cops in there eating and drinking. Jesse told Brad later that after he left, the cops told him to stay away from him. Brad said the Slow Ride is a new hang out for the cops. Brad noted it was shortly after he went into the Slow Ride that the detectives contacted him on Redbud Street about the Neighbors.

Brad said he was at Kohl's last week and he saw Bialek coming out of the back room of the store. He said they engaged in small talk and Bialek asked if he had given anymore thought to what they talked about earlier. He said Bialek admitted Katib "had it out for him." He said some cops apparently did not like the personal relationship he (Brad) had with Peck.

Brad said his old girlfriend is Kim Filcher. Kim is a sister to Carrie Urbanek. Carrie Urbanek works for the Douglas County Sheriff's Department Drug Unit. She is married to Lieutenant Ray Urbanek.

Brad said he believes the two pawn shops in town are raising hell about the yellow House. He thinks this might have been one of the reasons they are being targeted again.

END OF INTERVIEW

April 22-06

## WOOD INVESTIGATIVE SERVICES, INC.

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### AFFIDAVIT

I, Laura Helm, of lawful age, being fully sworn upon oath, states:

That, in early March 2006, I was contacted by two men while I was staying at my brother's (Ray Mayberry) residence located at 2200 Harper, C-44 Lawrence, Ks. I am unsure of the date, but I do recall it was several weeks ago and it was during the week. I believe, but I am not certain, that the date these two men contacted and interviewed me was March 6, 2006 between 9:00 a.m. - 10:00 a.m.

That, these two men, approached my residence and asked to speak with me. I can best describe the first man as a w/m, 5'05", a little belly and short spiky blonde hair. This man did most of the talking during our contact. He said his name, which I do not recall, and said they worked with the "Federal Bureau of Investigation." He did not say FBI and he said the entire bureau name. The second man was a w/m, short dark hair, 6'0" and a bigger build than the first man. The second man did not say much. The second man did tell me I was not in trouble, but Guy and Carrie Neighbors were. Both men were similarly dressed in slacks and shirts. They both wore a badge on their belts and had guns in holsters made of light color leather that was also worn on their waist.

That, the first man told me I "had to talk to them." I asked him if it "had to be today." He said it did not have to be today and they agreed to come back the following day. These officers returned the next day and picked me up in a dark blue SUV type vehicle. I did not want to go with them, but felt from the way they were acting that I did not have a choice. They drove me to the Lawrence Police Department at 11<sup>th</sup> and Massachusetts Street, Lawrence, KS. We went inside the building through an outside door. I recall the men entering in a pass code to the interior door that allowed us inside the police department. We went into an interview room where both men talked to me. They questioned me about items I had sold to the Yellow House in the past. They told me they obtained my name through checks that were written by the Yellow House.

That, after they questioned me for an hour to an hour and a half, they then drove me back to my house. During the drive home they gave me a business card with gold lettering on it. I have misplaced that card. They told me to call if I decided to work for them on the Yellow House case. They offered me \$50.00 for each time I would be willing to attempt to sell stolen items to the Yellow House.

April 22 06

That, I did not feel like I had a choice in talking with these men and I had to go to the station with them or I would have been in trouble.

That, because I am on probation, I contacted my Probation Officer, Harley Eddis, after this contact to advise him what had occurred. He told me that I could not be involved in this type of work for the police if I wanted to due to my probation order. I never had any intentions of working with the police and told them I would not.

That, I am certain I have seen these men before and I believe they are Lawrence Police Officers and not federal agents. The first man clearly identified himself as the "Federal Bureau of Investigation."

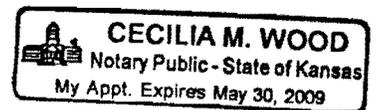
AFFIANTT SAYS NOT

Rama Helu

Subscribed and sworn to me before this 22<sup>nd</sup> day of April, 2006.

[Signature]

Notary Public



March 14, 2006

Guy and Carrie were contacted at Yellow House regarding this investigation.

March 20, 2006

Update provided to Sarah Swain.

March 28, 2006

Meeting held with the Neighbors and Sarah Swain.

A report to date was provided.

END OF REPORT TO DATE  
INVESTIGATION CONTINUES

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THE CONTENTS OF THIS REPORT ARE PRIVILEGED AND CONFIDENTIAL AND  
INTENDED FOR INVESTIGATIVE PURPOSES ONLY

Cecilia M. Wood  
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