

1 **Bradley W. Andersen**, WSBA# 20640

2 bradley.andersen@landerholm.com

3 LANDERHOLM, P.S.

4 805 Broadway Street, Suite 1000

Vancouver, WA 98660

5 Telephone: (360) 816-2529

6 Facsimile: (360) 816-2529

7
8
9 UNITED STATES DISTRICT COURT
10 WESTERN DISTRICT OF WASHINGTON AT TACOMA

11 Wykanush Ventures, LLC, an Oregon
12 limited liability company and TCAIXP LLC,
13 d/b/a Eden, an Oregon limited liability
14 company,

15 Plaintiffs,

16 v.

17 Karstan Walker, a/k/a Karstan Yauchzee, a
18 married person and Kristopher Walker, a/k/a
19 Chris Walker, a married person, and their
20 marital community and Ronald Yauchzee
21 Defendants.

Case No. 21-5710

COMPLAINT FOR DAMAGES

22 The Plaintiffs, Wykanush Ventures, LLC and TCAIXP LLC allege:

23 **I. PARTIES**

24 1.1 Plaintiff Wykanush Ventures, LLC (“Wykanush”) is an Oregon limited
25 liability company with its principal place of business in Multnomah County, Oregon.

26 Wykanush owns and operates a commercial cannabis grow facility in Multnomah
County, Oregon.

1.2 Wykanush was also the entity that contracted with the Defendant, Karstan
Walker, aka Karstan Yauchzee (Walker) to provide accounting and other financial

1 management services for itself, the Plaintiff, TCAIXP and two other Oregon marijuana
2 retail companies: Rose City USA, LLC (“Rose City”) an Oregon limited liability
3 company, with its principal place of business in Multnomah County, Oregon and HAH
4 Oregon, LLC (“HAH”) an Oregon limited liability company with its principal place of
5 business in Marion County, Oregon.

6 1.3 Plaintiff, TCAIXP LLC (“TCAIXP”) is an Oregon limited liability
7 company, with its principal place of business in Multnomah County Oregon. TCAIXP
8 operates two retail marijuana business in Multnomah County, Oregon.

9 1.4 The Defendant Karstan Walker, aka Karstan Yauchzee resides in Clark
10 County, Washington. Plaintiffs have information to believe she is married to Kristopher
11 Walker, and that they own community property together, and that the acts complained of
12 in the Complaint were on behalf of or benefited their marital community.

13 1.5 Defendant Kristopher Walker resides in Clark County. Plaintiffs have
14 information to believe that he is married to Karstan Walker and that they own community
15 property together and that the acts complained of in the Complaint were on behalf of or
16 benefited their marital community.

17 1.6 The Defendant Ronald Yauchzee is a resident of Weld County, Colorado.
18 He is Karstan Walker’s father.

19 **II. JURISDICTION/VENUE**

20 2.1 This court has subject matter jurisdiction under 28 U.S.C. § 1332 because
21 there is complete diversity between the parties and the amount in controversy exceeds
22 \$75,000.

23 2.2 Venue is also properly before this court under 28 U.S.C. § 1391 because
24 at least one of the Defendants resides in Clark, County Washington, which is within the
25 Western District of Washington.

26 ///

1 misunderstanding and that she would immediately take steps to address the concerns
2 with the landlord.

3 3.6 Mr. Bagi learned a few months later that Wykanush had fallen even further
4 behind on its rent obligations and that Walker had presented Boverman with checks
5 returned by Wykanush's bank for insufficient funds. Besides failing to advise of these
6 bad checks, Walker did not advise Mr. Bagi that Wykanush's was behind on rents.

7 3.7 Mr. Bagi also learned that Wykanush had fallen far behind on its utility
8 payments to Portland General Electric (PGE) and that PGE was threatening to take
9 action against Wykanush.

10 3.8 Knowing Wykanush had generated sufficient revenue to pay the rent and
11 utilities, Mr. Bagi again confronted Walker about the accounts. Walker claimed she had
12 made the payments, that there was confusion and that the fault lied with Mr. Boverman
13 and PGE.

14 3.9 To substantiate her claim, Walker provided Ms. Bagi with records that
15 she had falsified from QuickBooks to show that these accounts had been paid. Walker
16 also created other false documents to try and convince Mr. Bagi that PGE and Mr.
17 Boverman were wrong and that she had made the rent and utility payments, when in
18 fact she had not. This included her providing Mr. Bagi:

19 ///

20 ///

21 ///

22 ///

23 ///

24 ///

25 ///

26 ///

- 1 1. Bank records showing payments but deceptively failing to disclose that
2 these payments were for other purposes and were not paid toward rent or
3 utilities;
- 4 2. Forged or altered written communications purporting to come from
5 Wykanush's bank, MAPS Credit Union;
- 6 3. An altered cashier's check (Ck. No. 123045) from Wykanush's bank,
7 MAPS showing a \$20,000 rent payment to TKM, when in fact the check
8 had been issued to PGE;
- 9 4. A fabricated or phony Domestic Wire Transfer Request to MAPS
designed to mislead Mr. Bagi to believe that Walker had applied to wire
10 money to the landlord; and
- 11 5. Falsely entering or changing QuickBooks account or other records to
12 falsely corroborate her claim that she had paid the landlord and PGE.

13 3.10 After learning from PGE and Mr. Boverman that the utility and rent
14 payments had not been paid, and that the records she provided were false, Mr. Bagi again
15 confronted Walker. Walker suddenly quit with no further explanations.

16 3.11 Upon further investigation, the Plaintiffs discovered the following:

17 **Missing and Stolen PGE payments (\$94,945).**

18 3.12 Walker had arranged for Wykanush's bank (MAPS) to issue a \$20,000
19 Cashier's Check to PGE (check No. 123045) on February 21, 2020. PGE cashed and
20 applied that check to Wykanush's past due utility account.

21 3.13 However, when she was later confronted about not paying rent, Walker
22 altered a copy of the Cashier's check issued to PGE to fraudulently change the listed
23 "Payee" from "Portland General Electric" to "TKM.". The Plaintiffs verified this fraud
24 with MAPS which reported that the Cashier's Check No. 123045 was indeed issued to
25 PGE and not TKM, and that the instrument had been fraudulently altered to show TKM
26 as a Payee.

3.14 The Plaintiffs also discovered, after Walker walked-out, that despite what
she had represented to Mr. Bagi through her QuickBooks entries and in other
conversations, Walker had failed to make all of the utility payments owed to PGE. After

Explore Litigation Insights

Docket Alarm provides insights to develop a more informed litigation strategy and the peace of mind of knowing you're on top of things.

Real-Time Litigation Alerts



Keep your litigation team up-to-date with **real-time alerts** and advanced team management tools built for the enterprise, all while greatly reducing PACER spend.

Our comprehensive service means we can handle Federal, State, and Administrative courts across the country.

Advanced Docket Research



With over 230 million records, Docket Alarm's cloud-native docket research platform finds what other services can't. Coverage includes Federal, State, plus PTAB, TTAB, ITC and NLRB decisions, all in one place.

Identify arguments that have been successful in the past with full text, pinpoint searching. Link to case law cited within any court document via Fastcase.

Analytics At Your Fingertips



Learn what happened the last time a particular judge, opposing counsel or company faced cases similar to yours.

Advanced out-of-the-box PTAB and TTAB analytics are always at your fingertips.

API

Docket Alarm offers a powerful API (application programming interface) to developers that want to integrate case filings into their apps.

LAW FIRMS

Build custom dashboards for your attorneys and clients with live data direct from the court.

Automate many repetitive legal tasks like conflict checks, document management, and marketing.

FINANCIAL INSTITUTIONS

Litigation and bankruptcy checks for companies and debtors.

E-DISCOVERY AND LEGAL VENDORS

Sync your system to PACER to automate legal marketing.