



**This case was a project of the South Carolina Bar, the Law Related Education Committee, and the Mock Trial Sub-Committee.**

**The case was adapted and revised to Utah law by Kristina Kindl and Tina Hatch, Utah Law Related Education Board.**

**2021**  
**High School Mock Trial Case**

**2021 High School Mock Trial Case:**

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# CASE SUMMARY

The defendant, Lane Hill, has been charged with murdering business partner, Zoe Caine. Hill and Caine co-owned the Black Diamond Café located at 38 Bald Mountain Drive in Emigration, Zion. Caine apparently had a gambling problem and had been unlucky for some period for time. Thinking her luck would change, Caine borrowed money frequently from a local loan shark, Lex Johnson. However, Caine's luck didn't change and as Johnson continued to pressure her for payment, Caine started stealing money from the café. Between the interest on her gambling debts and additional gambling losses, Caine's debt to Johnson was still over \$200,000, even after she had drained the café's accounts. Johnson had already delivered several physically violent "messages" to Caine, indicating the debt was to be paid – "or else." Hill became concerned upon learning the business was in the red, so Hill hired a forensic accountant to figure out why the café was losing money and whether there was any chance to save it. When Hill learned Caine had been stealing from the business and had driven it to the point of bankruptcy, Hill allegedly became enraged and threatened to kill Caine. A few days later, Caine was found dead inside the café's cooler, which had been locked from the outside. Because they had signed a Buy-Sell Agreement and insurance policy, Hill would become a half million dollars richer upon Caine's death – unless Hill played a role in Caine's death.

***This case background is not to be used as evidence in the case.  
It is provided for background purposes only.***

# PLEADINGS

**STATE OF ZION  
24<sup>th</sup> JUDICIAL DISTRICT COURT  
SNOW CANYON COUNTY**

**STATE OF ZION,**

**Prosecution,**

**v.**

**LANE HILL,**

**Defendant.**

**INFORMATION**

**CRIMINAL NO.**

**20-CRM-0803**

**Incident #**

**47-108290911**

THE STATE OF ZION TO THE ABOVE-NAMED DEFENDANT:

Detective Cameron Haiden, the undersigned Investigator for the Emigration Police Department, Snow Canyon County, State of Zion, upon a written declaration, states on information and belief that the defendant, LANE HILL, on or about March 28, 2020, within Snow Canyon County, State of Zion, committed the following:

**COUNT 1**

AGGRAVATED MURDER, Zion Code §76-5-202

A non-capital first-degree felony

In violation of state law, the defendant intentionally and deliberately caused the death of a living person for pecuniary gain and/or the homicide was committed in an especially cruel manner.

**COUNT 1**

AGGRAVATED MURDER

That Lane Hill did, in Snow Canyon County, on or about March 28, 2020, commit the crime of Aggravated Murder in that the Defendant, Lane Hill, did with malice aforethought cause the death of Zoe Caine, at the Black Diamond Café located at 38 Bald Mountain Drive, Snow Canyon County, Emigration, Zion, contrary to

the laws of the State of Zion; **to-wit:** on Saturday, March 28, 2020, Lane Hill maneuvered Zoe Caine, Hill's business partner and the decedent, into the cooler of the Black Diamond Cafe. Hill then deliberately locked the cooler from the outside with a padlock Hill had purchased. By locking Caine in the cooler late Saturday night, after the café had closed, Hill ensured that Caine would not be found until Tuesday at the earliest, as the café was not open for business on Sundays or Mondays. Per Hill's plan, Caine's body was not discovered until Tuesday, March 31, 2020. Hill caused Caine's death so that Hill could receive the \$500,000 death benefit provided for in the business partners' Buy-Sell Agreement. Caine died from hypothermia due to being trapped in the café's cooler for more than 50 hours. Caine's death was slow and agonizing; she would have suffered horrifically for approximately twenty (20) hours before the hypothermia was severe enough to kill her.

THIS INFORMATION IS BASED ON CREDIBLE EVIDENCE OBTAINED FROM THE FOLLOWING WITNESSES: Cameron Haiden, Investigator with the Emigration Police Department; Kai Iona, forensic accountant; and Lex Johnson, business owner and informant.

Pursuant to Zion Code §78B-5-705, I declare under criminal penalty of the State of Zion that the foregoing is true and correct to the best of my belief and knowledge.

Executed on this 22nd day of August 2020.

*Cameron Haiden*

Cameron Haiden, Declarant

Authorized on August 22, 2020 for presentment and filing:

L. Sam Buendia, Snow Canyon County Attorney

By: *L. Sam Buendia*

Snow Canyon County Attorney

# 09387439

# Title 76. Zion Criminal Code

## (Selected provisions)

### **76-2-101. Requirements of criminal conduct and criminal responsibility**

- (1) (a) A person is not guilty of an offense unless the person's conduct is prohibited by law; and
- (b) (i) the person acts intentionally, knowingly, recklessly, with criminal negligence, or with a mental state otherwise specified in the statute defining the offense, as the definition of the offense requires; or
- (ii) the person's acts constitute an offense involving strict liability.
- (2) [Omitted.]

### **76-2-103. Definitions.**

A person engages in conduct:

- (1) Intentionally, or with intent or willfully with respect to the nature of his conduct or to a result of his conduct, when it is his conscious objective or desire to engage in the conduct or cause the result.
- (2) Knowingly, or with knowledge, with respect to his conduct or to circumstances surrounding his conduct when he is aware of the nature of his conduct or the existing circumstances. A person acts knowingly, or with knowledge, with respect to a result of his conduct when he is aware that his conduct is reasonably certain to cause the result.
- (3) [Omitted.]
- (4) [Omitted.]

\*\*\*\*\*

### **76-5-201. Criminal homicide -- Elements -- Designations of offenses -- Exceptions.**

- (1) (a) Except as provided in Subsections (3) and (4), a person commits criminal homicide if the person intentionally, knowingly, recklessly, with criminal negligence, or acting with a mental state otherwise specified in the statute defining the offense, causes the death of another human being, including an unborn child at any stage of its development.
- (b) There shall be no cause of action for criminal homicide for the death of an unborn child caused by an abortion, as defined in Section 76-7-301.
- (2) Criminal homicide is aggravated murder, murder, manslaughter, child abuse homicide, homicide by assault, negligent homicide, or automobile homicide.
- (3) [Omitted.]
- (4) [Omitted.]

**76-5-202. Aggravated murder.**

(1) Criminal homicide constitutes aggravated murder if the actor intentionally or knowingly causes the death of another under any of the following circumstances:

...

- (g) the homicide was committed for pecuniary gain, ...
  
- (r) the homicide was committed in an especially heinous, atrocious, cruel, or exceptionally depraved manner, any of which must be demonstrated by physical torture, serious physical abuse, or serious bodily injury of the victim before death; ...

**BURDEN OF PROOF**

The burden of proof rests with the prosecution. The following are definitions and explanations that will assist you in either building your case against the defendant, or in defending Lane Hill.

1. The defendant is presumed to be innocent of the charges. This presumption remains in effect unless and until, from all the facts/evidence presented at trial, the trier of fact is convinced beyond a reasonable doubt that the defendant is guilty of the alleged crime(s). Beyond a reasonable doubt is the highest standard of proof used in the United States court system.
  
2. The prosecution, State of Zion, has the burden of proving the guilt of the defendant beyond a reasonable doubt. Beyond a reasonable doubt means that no other logical explanation – or reasonable alternative -- can be drawn from the facts/evidence presented at trial except that the Lane Hill committed the crime, thereby overcoming the presumption that a person is innocent until proven guilty. It does not mean that no doubt exists as to the accused's guilt, but only that no reasonable doubt is possible from the evidence presented.
  
3. The defendant is not required to prove his/her innocence.
  
4. If the judge has a reasonable doubt as to the defendant's guilt, the judge will pronounce the defendant not guilty. If the judge has no doubt as to the defendant's guilt, or if his/her only doubts are unreasonable doubts, then the prosecutor has proven the defendant's guilt beyond a reasonable doubt and the defendant should be pronounced guilty.

**STATE OF ZION  
24<sup>th</sup> JUDICIAL DISTRICT  
SNOW CANYON COUNTY**

**STATE OF ZION,**

**Prosecution,**

**v.**

**LANE HILL,**

**Defendant.**

**CRIMINAL ACTION  
DOCKET NO.  
20-CRM-0803**

Judge Lucy Ridgeway

**PRE-TRIAL ORDER**

COME NOW the parties and agree to the following stipulations:

**Pre-Trial Order**

On this the 11<sup>th</sup> day of January 2021, the above-captioned matter came before the undersigned judge for pretrial conference. The parties, appearing through their counsel, indicated their agreement to the terms of this Order. The terms of this Order shall not be altered, except by this Court upon a showing of good cause.

**I. Statement of Case**

The State of Zion charged the Defendant, Lane Hill, with Aggravated Murder.

**II. Pretrial Rulings**

Because the parties have stipulated to the cause of death of the victim, the judge has sustained the Defendant's objection to showing photos of the victim's body and injuries on the grounds that those photos would be unnecessarily cumulative of the testimony of Cameron Haiden and that, as a result, those photos would be substantially more prejudicial than probative. Exhibit #7 is not part of the photo exclusions.

**III. Stipulations of the Parties**

The parties have entered into the following stipulations, which shall not be contradicted or challenged:

- a. The Information is valid, and the Defendant may not challenge the Information as deficient.
- b. The autopsy of Zoe Caine concluded that Caine died as a result of hypothermia. Hypothermia causes the body to be pale and waxy, not cyanotic, because the blood withdraws from the skin by the body's defensive mechanisms to avoid loss of heat.
- c. Time of death could not be determined from typical physical examination of the body, i.e. body temperature, because the body was chilled to 35 degrees F.

- d. The autopsy results dated the cigarette burns found on Caine to have occurred two weeks prior to death, and strangulation of neck, non-life threatening, to have occurred a week prior to death.
- e. Fingerprint analysis shows that Hill's fingerprints are on the padlock to the cooler, cooler door, and kitchen knife. Johnson's fingerprints were not detected on the padlock to the cooler, cooler door, or café doors.
- f. Exhibits #2, #3, #4, and #5 were made at or about the time of the events by a person with knowledge of the events and are kept in the course of regularly conducted business activity, and it is the regular practice to make such records. Exhibits #2, #3, #4, and #5 do not need to be introduced through the custodian of the records.
- g. Exhibit #7 is the original photograph taken by the crime scene technicians at the scene of the crime and accurately depicts the victim and the surroundings at the time of Detective Haiden's investigation.
- h. Exhibit #9 is a true and accurate copy of the original note from Zoe Caine provided by Defendant Hill shortly after being charged with the murder. The handwriting contained in Exhibit #9 has been confirmed to be that of Zoe Caine, per expert handwriting analysis. The original note disappeared from the evidence room prior to analysis. Therefore, the dating of the handwriting on the note cannot be determined. Exhibit #9 is admissible, without objection.
- i. A spreadsheet was obtained from Zoe Caine's residence that confirmed money was owed to Lex Johnson. Neither side may contest that this document existed or contained anything further. The remaining balance on the spreadsheet owed to Lex Johnson was \$208,500.
- j. The financial audit prepared by Kai Iona showing Zoe Caine stole \$273,958 is not in dispute nor is the Supplies Unlimited invoice. Examples of the types of theft are included as exhibits and may be used.
- k. Following the closing of Black Diamond Café, John Harris accepted a sous chef position at a restaurant in Paris, France, and is unavailable to testify. John Harris is not a suspect. This court has declared John Harris unavailable as a witness pursuant to Rule 804(a)(5). However, any hearsay statements made by John Harris must meet one of the Rule 804(b).
- l. For purposes of Mock Trial allowing roles to be gender neutral, no issue will be raised if Lex Johnson and CJ Morgan are performed by opposite genders in reference to sharing a prison cell.
- m. The case of *State v. Lane Hill* has been bifurcated. This trial concerns only the guilt phase. No evidence that goes solely to the extent of the penalty faced by Hill may be presented by either party.
- n. Lane Hill has entered a plea of not guilty to all indicted charges and has not indicated intent to raise any affirmative defense. The State has agreed to not pursue the death penalty in this case.

- o. Jurisdiction, venue, and chain of custody of all evidence are proper and may not be challenged.
- p. Both parties waive all objections and motions based on the Constitution of the United States. Both parties also waive all objections and motions based on privilege.
- q. All witnesses reviewed their affidavits and reports immediately prior to trial and were given an opportunity to revise them. None did so. All witnesses affirmed under oath the truthfulness of their affidavits. When preparing and reviewing their sworn statements, all witnesses were instructed to include everything that they know may be relevant to their testimony.
- r. All documents, signatures, and exhibits included in the case materials are authentic; no objections to the authenticity of any documents will be entertained. Both parties must still lay proper foundation prior to entering evidence, and both parties reserve the right to dispute any legal or factual conclusions based on these items and to make objections other than to authenticity.
- s. All electronic timestamps contained within exhibits are authentic and accurate.
- t. All objections to Exhibit 6, the Incident Report prepared by the investigating detective of the Emigration Police Department, have been waived. If offered, it is admissible by either party at any time the record is open without further foundation. However, both parties reserve the right to object to Exhibit 6 regarding the summaries or characterizations of the included witness interviews.
- u. Lane Hill waived the right against self-incrimination under the Fifth Amendment to the United States Constitution and will testify. Either party may refer to Hill's decision to testify throughout trial. Hill has waived his/her right to a trial by jury.
- v. The State of Zion, prosecution, asks the Court to hold a bench trial to determine the guilt of the defendant, and Defendant has waived his/her right to a jury trial.

DATED: JANUARY 11, 2021

IT IS SO ORDERED

*Lucy Ridgeway*  
\_\_\_\_\_  
LUCY RIDGEWAY  
24<sup>TH</sup> District Court Judge

## Terminology / Pronunciation Guide

Word / Name	Pronunciation	Audible Pronunciation Link
poissonier	paw-sun-ya	<a href="#">Click Here</a>
saucier	soh-see-ay	<a href="#">Click Here</a>
sous	su	<a href="#">Click Here</a>
naïveté	nä-ēv-'tā	<a href="#">Click Here</a>
Kuklinski	Kuk-lin-ski	<a href="#">Click Here</a>

# **WITNESSES AND AFFIDAVITS**

## Witness Listing

<b>PROSECUTION</b>	
Kai Iona	Forensic Accountant
Cameron Haiden	Police Investigator
Lex Johnson	Business Owner

<b>DEFENSE</b>	
Lane Hill	Defendant
CJ Morgan	Jailhouse Informant
Ezra Sanchez	Criminal Justice Professor

Affidavit of  
**Kai Iona**

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1           1.       My name is Kai Iona. I am 59 years old. I am a certified public accountant  
2 (CPA) in private practice in Emigration, Zion. A copy of my curriculum vitae is marked  
3 as Exhibit #1. I graduated summa cum laude from the University of California Los  
4 Angeles (UCLA) in 1983 with a Bachelor of Science in Accounting. I was recognized as  
5 the top student in my class. Immediately after graduating with my accounting degree, I  
6 worked for a small accounting firm while pursuing my Master of Business Administration  
7 (MBA) at UCLA. I completed my MBA in 1985 and passed the CPA exam shortly after.

8           2.       After completing my MBA, I was highly recruited by what were then  
9 considered the Big Eight CPA firms. I went to work for Arthur Andersen in Chicago as  
10 an auditor, and they quickly recognized that I was a star. I was promoted to the role of  
11 manager after only three years. It takes most auditors four to five years to earn a  
12 promotion like that. Of course, all of this occurred well before Arthur Andersen's demise  
13 from the Enron and WorldCom debacles. You probably remember the headlines back in  
14 2002 when Arthur Andersen was convicted for obstruction of justice for shredding  
15 documents relating to its audit of Enron. The firm agreed to surrender its licenses, but in  
16 2005 the United States Supreme Court unanimously reversed the conviction. By then it  
17 didn't really matter, because Arthur Andersen had already lost nearly all of its clients.  
18 Honestly, I hate to even mention my prior association with Arthur Andersen due to that  
19 scandal. However, when I was at the firm, it had the reputation of supporting the highest  
20 standard in the accounting industry.

21           3.       I left Arthur Andersen in 1989 to establish a firm of my own, Elite

22 Accounting, CPA. We are a six-member firm, offering our clients full-service accounting  
23 expertise. In addition to audit work, I specialize in forensic accounting. Forensic  
24 accountants are trained to look beyond the numbers and deal with the business reality  
25 of the situation. According to research conducted by the Association of Certified Fraud  
26 Examiners (ACFE), U.S. organizations lose an estimated five percent of annual revenue  
27 to fraud. Based on the estimated U.S. Gross Domestic Product for 2018 - \$20.54 trillion  
28 – this percentage indicates a staggering estimate of losses around \$1.03 trillion among  
29 organizations, despite increased emphasis on anti-fraud controls and legislation to  
30 combat fraud. My mission as a fraud examiner is to reduce the incidence of fraud and  
31 white-collar crime and to assist the client in detection and deterrence.

32         4.       Lane Hill contacted me on February 24, 2020, to employ my services. I  
33 made a presentation that afternoon at the local Chamber of Commerce seminar entitled  
34 “Realizing Your Full Potential.” The presentation touched on various business and  
35 financial practices to increase profitability, including stronger internal controls to prevent  
36 or deter employee theft. Lane came up to me after the meeting and asked if I would  
37 undertake a financial investigation and make recommendations for increasing  
38 profitability for Lane’s business. I learned that Lane Hill and Zoe Caine were partners in  
39 their restaurant, Black Diamond Café. At the time, Lane didn’t mention any suspicion of  
40 fraud or wrongdoing. Lane wanted to know why the café was in the red when customers  
41 were steady, and it seemed business was good. Lane and Zoe had been in the  
42 restaurant business for three years.

43         5.       A 2014 study by economists Tian Luo and Philip B. Stark, which used data  
44 from the U.S. Bureau of Labor Statistics, concluded that the highest failure rate in the

45 restaurant industry was during the first year, when approximately 17 percent fail.  
46 However, it is important to note that nearly 20 percent of all new businesses fail during  
47 the first two years of being open, and 45 percent in the first five. So, while it is not  
48 unusual for a restaurant to fail in the first three years, it was a bit surprising to hear  
49 Black Diamond was in the red because I knew that they were receiving positive reviews,  
50 in fact they were selected as the best new café in *City Weekly's* 2019 "Best of" issue.

51           6.       I toured the restaurant facilities the following day, Tuesday, February 25th,  
52 to get a feel for the day-to-day management, the record-keeping process, and for an  
53 overview of the financial records of the business. I advised Lane that in order to do a  
54 complete financial review, audit, and forensic investigation, I would need complete  
55 access to all accounting records. I could start the audit on March 9<sup>th</sup> at the restaurant.  
56 The audit would take up to two weeks and I would charge a flat fee of \$6,500. I would  
57 work on the premises, so I could have access to all of the records and Black Diamond  
58 could continue business as usual. The arrangement also gave me the opportunity to  
59 make observations of suspicious activity I might not otherwise see. I typically start  
60 audits on Mondays, but since the restaurant was closed on Sundays and Mondays, I  
61 said I would start on Tuesday, March 10<sup>th</sup>. Also, because this was a young restaurant, I  
62 required advance payment. Lane agreed to the arrangement and paid me out of  
63 personal funds.

64           7.       During our brief discussions, I could tell Lane was accounting challenged.  
65 Lane has great creativity with food preparation, restaurant style, and service, but more  
66 or less left Zoe Caine to handle the café's financial matters. I wasn't present when Lane  
67 informed Zoe about hiring me to do a forensic investigation, so I cannot state what her

68 initial reaction was, but I didn't notice anything particularly suspicious about Zoe's  
69 behavior during the two weeks that I was performing my forensic accounting work. Well,  
70 maybe there were two strange incidents when Zoe was back in the office area with me.  
71 One time, I had some cancelled checks, bank statements, and ledger cards laid out on  
72 the desk, and Zoe "accidentally" spilled coffee all over the records. At first, I thought it  
73 was an accident. But the second time it happened, I thought Zoe was either especially  
74 clumsy or perhaps was doing something more sinister to obliterate the records. I also  
75 overheard a few conversations Zoe had on the phone. During the first week, I heard  
76 Zoe telling someone, "I promised you I would get the money, and I will, like always." The  
77 first call I heard during the second week was pretty much the same. Zoe told someone,  
78 "You don't need to threaten me. You'll get paid. I just need another week." But the one  
79 that was especially alarming was when Zoe said, "Yes, I remember what happened last  
80 time the payment was late. Please don't. I'll pay you. I promise." Zoe was visibly upset  
81 after the calls, but I wouldn't say she seemed afraid for her life. Initially, I thought Zoe's  
82 conversations were with a vendor. In the restaurant business, if you cannot pay your  
83 bills, the deliveries stop, and your restaurant will go belly up. In retrospect, after learning  
84 about Zoe's gambling debts and that she stole money from Black Diamond to make  
85 payments to Lex Johnson, the loan shark she'd borrowed money from, I think these  
86 telephone conversations were probably between Zoe and Lex. Lex was probably  
87 threatening Zoe because she was struggling to pay her gambling debts. I never heard  
88 who was on the other side of the conversation or what the caller said, and Zoe never  
89 spoke about it with me. But during the first week I was there, when Zoe came into the  
90 restaurant, I noticed a burn mark on her arm, and another time she had bruising around

91 her neck, like someone had grabbed her neck hard. I didn't ask any questions, but as  
92 an investigator, I do notice details others might miss.

93         8.       During the two-week period I was at the café, I frequently saw a person in  
94 the shadows in the alley across the street from the café's back door. At the time, I  
95 assumed it was a person who worked at the business across the street taking a smoke  
96 break. I now recognize the person lurking in the alley was Lex Johnson. Despite the  
97 darkness in the alley, there was a light right above the café's back door.

98         9.       Restaurants are notorious for losing money due to employee theft. The  
99 most common cash fraud scheme is skimming. Skimming is the process by which cash  
100 is removed from the company before it enters the accounting system. Retail  
101 establishments where cash is used frequently – particularly restaurants – are vulnerable  
102 to this type of scheme. A related type of scheme is to ring up a sale for less than the  
103 actual amount. The fraudster then pockets the difference between the actual sale and  
104 the amount on the register tape. Employees may also ring up a sale and then void the  
105 same sale, thereby pocketing the cash from the register.

106         10.     An employee who collects the cash and also makes the bank deposit has  
107 an excellent opportunity to misappropriate company funds. For example, an employee  
108 in the food services industry might receive the daily receipts from the cashier, along with  
109 the cash register tapes. The employee would then mutilate the register tapes, so the  
110 tapes could not be read. With the evidence now destroyed, the employee would pocket  
111 a portion of the day's receipts and deposit the balance. If the daily deposit amounts are  
112 not compared with the cash register tapes, the fraud can go undetected.

113         11.     Checks can also be an instrument for fraud. Employees with signature

114 authority on a company bank account can make checks payable to cash or to  
115 themselves, then mark the check void in the company's check register and write an  
116 inflated amount for another check written in the check register to offset the amount of  
117 the voided check. When the bank statements are received, the employee merely  
118 removes the printout page showing the cancelled checks.

119         12. In performing my forensic investigation, I reviewed the following financial  
120 and business records: general ledger, journal entries, adjusted journal entries, trial  
121 balances, checking accounts, cancelled checks, deposit slips, cash register tapes, order  
122 tickets, and vendor invoices. I also personally interviewed Lane Hill and Zoe Caine, as  
123 well as a couple of the restaurant employees to understand the flow of money and  
124 internal controls used by the company. Although both Zoe and Lane had authority to  
125 sign checks, Zoe primarily assumed that role. Lane managed the kitchen staff, the  
126 menus, ordering food supplies, scheduling employees, reservations, and keeping the  
127 customers happy. Zoe primarily operated the cash register during business hours,  
128 ordered food and supplies, and managed the financial aspects of the business.

129         13. During the second week of my investigation, I started to strongly suspect  
130 Zoe Caine had been stealing from the café. I don't believe I mentioned my suspicions to  
131 anyone. I seem to recall both Zoe and Lane asking me how the investigation was  
132 proceeding, but I don't typically comment on what I'm finding until my investigation is  
133 complete. In my view, it is important to have all your facts and figures together before  
134 any conclusions are announced.

135         14. After I had completed my two-week forensic investigation, it was evident  
136 Zoe had been taking cash from Black Diamond for some time. I found evidence of each

137 of the typical theft schemes mentioned previously. For example, skimming had  
138 occurred. There were several instances where one of the waitstaff had a carbon copy of  
139 an order ticket in their book, but the order was not included on the cash register receipt  
140 for the day. An example of this is shown in Exhibit #2. The check marks on the cash  
141 register tapes are my notations for cross-checking the order tickets for that day. I cannot  
142 say for certain the skimming is attributed to Zoe. Someone else could have been  
143 managing the cash register at the time. However, in looking at the events as a whole,  
144 there are events I can directly connect to Zoe. For example, certain daily cash register  
145 tapes did not match the deposit made. These deposit slips were written in Zoe's  
146 handwriting and were part of her normal job responsibilities, not the responsibility of any  
147 other employee. Thus, as you will see from Exhibit #3, the deposit slip for Friday's and  
148 Saturday's sales was in the amount of \$587.93 on Monday, February 10, 2020, even  
149 though the cash register tapes show receipts from Friday, February 7th in the amount of  
150 \$2,299.61 and from Saturday, February 8th for \$3,089.57. Finally, I found checks  
151 written to cash or to Zoe that were shown as void in the check register but cleared the  
152 bank. In order to balance the account, another check in the check register and ledger  
153 accounts was manipulated to increase the payment to cover the amount of the "voided"  
154 check to Zoe. Exhibit #4 is an example of this occurrence. There is a check register  
155 entry for check #1098 paid to Supplies Unlimited in the amount of \$3,093.45. However, I  
156 found the Supplies Unlimited invoice paid with check #1098 written in the amount of  
157 \$93.45. As you can see in the exhibit, check #1099 was made out to Zoe for the amount  
158 of \$3,000.00, the difference between the amount paid for the invoice and the  
159 manipulated register amount.

160           15.    In total, I uncovered 67 instances of theft committed by Zoe Caine totaling  
161   \$273,958 over the past two years. It appears no theft occurred from the restaurant  
162   during the first year in operation. Of the 67 instances of theft, more than half occurred in  
163   the six-month period prior to March 2020. Unfortunately, the theft has left Black  
164   Diamond operating at a net loss of \$164,554 and with a negative cash flow.

165           16.    I broke the news to Lane on Friday, March 20, 2020, at about 4 p.m. I  
166   informed Lane that my forensic investigation revealed Black Diamond was insolvent due  
167   to numerous occasions of theft by Zoe Caine which totaled \$273,958. At first, Lane  
168   appeared to be in shock. He kept repeating, "How could this happen?" The more I  
169   explained the specifics of the theft and provided examples of the skimming, check fraud,  
170   and deposit manipulation, the more I saw pure rage on Lane's face. The rage seemed  
171   to consume Lane, and he said, "Well, I'll make Zoe pay for this. She won't make a fool  
172   out of me." Then Lane told me, "You've done your job. You can leave. I'll confront Zoe  
173   alone."

174           17.    I immediately left the building but realized I had left my favorite mechanical  
175   pencil on the desk in the office area. When I went back to retrieve my pencil, I stopped  
176   outside the office door because I could hear Lane talking to Zoe in strained, but  
177   controlled, hushed tones. I couldn't hear everything being said clearly because I was  
178   standing near the kitchen door in the hallway next to the office, and the kitchen  
179   employees were pulling out pots and pans, which was very noisy, in preparation for the  
180   dinner crowd. But I am pretty sure I heard Zoe say something about gambling and that  
181   Lane and Zoe had to come up with the money right away. I also recall hearing Lane  
182   threaten to kill Zoe, but I don't know the exact wording Lane used because of the

183 background noise. Then I heard Lane say quite clearly, “You’ll get your just desserts.”

184           18. While I was reviewing the company records, I also came across a buy-sell  
185 agreement for the restaurant. The buy-sell agreement states in the event of the death of  
186 either partner, the other partner shall be the beneficiary of a \$500,000 insurance policy.  
187 A copy of the buy-sell agreement is attached as Exhibit #5. So, upon Zoe’s death, Lane  
188 expected to receive a \$500,000 payout from the insurance policy. It isn’t unusual,  
189 however, for partners in a business to have a buy-sell agreement in place, funded by  
190 insurance. It’s actually smart to plan for contingencies like someone’s death and what  
191 happens to a partnership interest in the business. You don’t want the family coming in  
192 and trying to manage the business, rather you would want to be able to buy them out.

193           19. Following the horrible death of Zoe Caine, Detective Haiden with the  
194 Emigration Police Department interviewed me for further information about the financial  
195 audit. Lane had disclosed the audit to Haiden, which is why Haiden came to me.

196           20. I believe I have an excellent reputation among my peers in both audit work  
197 and forensic accounting. All of my peer review examinations have yielded outstanding  
198 results. I did have one malpractice action filed against me about five years ago relating  
199 to tax preparation work I had performed, specifically with a car dealership’s inventory.  
200 My insurance company paid a small nuisance settlement to make it go away, but the  
201 settlement papers specifically state that I deny liability.

202           21. Of the available exhibits, I am familiar with the following and only the  
203 following: Exhibit #1, my curriculum vitae; Exhibit #2, ticket orders and a cash register  
204 tape; Exhibit #3, a deposit slip and cash register tapes from February 7 and 8, 2020;  
205 Exhibit #4, check #1099 and the check register; and Exhibit #5, a buy-sell agreement.

*Kai Iona*

SIGNATURE

*Paul Winchester*

Paul Winchester  
Notary Public

Date: April 23, 2020

THE STATE OF ZION

Paul Winchester

My commission expires

12/16/25



Affidavit of  
**CAMERON HAIDEN**

---

1           1.       My name is Cameron Haiden. I am 43 years old. I am an investigator with  
2 the Criminal Investigations Division of the Emigration Police Department (EPD). I am a  
3 twenty-year veteran of law enforcement and hold a bachelor's degree in Criminal  
4 Justice from Arizona State University. During my career, I have been involved in every  
5 type of criminal investigation at the local, state, and federal levels. For six years, I  
6 served as a member of the Zion Attorney General's Task Force on Organized Crime,  
7 working in an undercover capacity. I use the information I learned during my time as an  
8 undercover agent to investigate crimes where there is a suspicion of organized crime  
9 involvement. I currently work closely with the EPD's Metro Gang Task Force, and the  
10 Zion FBI offices. Besides my duties at the EPD, I am an adjunct instructor at the Zion  
11 Criminal Justice Academy and the Federal Law Enforcement Training Center (FLETC)  
12 in Brunswick, Georgia. I have also been a guest lecturer at the National Advocacy  
13 Center.

14           2.       As an investigator for the Zion Attorney General's Task Force on  
15 Organized Crime, I made countless arrests and testified against many men and women  
16 connected with organized crime. I have received numerous awards for my work,  
17 including the Police Medal of Valor, Meritorious Service Medal, and the Zion Law  
18 Enforcement Officers Association Officer of the Year Award in 2010. My efforts have  
19 also been the focus of a story in Newsweek, ABC Television News Program 20/20, and  
20 Dateline NBC.

21           3.       I get irritated when people bring up the two times I was investigated by the

22 Office of Professional Responsibility – Internal Affairs (IA) for possible corruption and  
23 connections to the mob. I was accused of evidence tampering and rigging the case  
24 involving Lex Johnson and Lex’s brother Joe, “The Wizard of Odds”, so they could avoid  
25 conviction. Nothing could be further from the truth. I swore to myself that one day I  
26 would find a way to make a solid arrest and put them in prison for good. Bringing up the  
27 IA investigations is an underhanded attempt by defense counsel to discredit me and let  
28 a guilty person go free. It was a long time ago and nothing came of the investigations. I  
29 was never indicted, never suspended, and never reprimanded. Naturally when you  
30 infiltrate the mob, there is always a blur in the public’s view as to where your loyalties  
31 are. If you are going to go undercover, you have to be convincing or you don’t survive,  
32 but that doesn’t mean I’m a dirty cop. Truth be known, I want nothing more than to nail  
33 Lex Johnson for the heinous crimes Johnson orchestrated. Yes, I developed  
34 connections with Lex Johnson, but only to use them against Johnson and other violent  
35 loan sharks.

36 4. On the morning of March 31, 2020, I was called to the scene of a homicide  
37 by the initial responding patrol officer. Co-owner of Black Diamond Café, Zoe Caine,  
38 was discovered padlocked in the kitchen’s walk-in cooler. The body was inside the  
39 cooler, which had been locked from the outside with a padlock. The officer on scene  
40 and I both identified it as a homicide; and I automatically thought it was a mob hit.

41 5. The café was always closed on Sundays and Mondays, which explained  
42 why her body was in the cooler for so long before being discovered. John Harris, the  
43 sous chef, discovered the café’s back door unlocked at 07:15 on Tuesday, March 31,  
44 2020. Harris then discovered the body locked in the cooler 15 minutes later,

45 immediately called 911, and then called co-owner, Lane Hill. When Harris was  
46 interviewed, he had no additional valuable information. Upon my inspection of the café's  
47 kitchen and office areas, nothing was out of place or disturbed to indicate that there had  
48 been a struggle. Caine's purse with her cell phone, wallet, and keys was still in the  
49 bottom right drawer of her desk. After charging and powering on Caine's cell phone, it  
50 showed a missed call at 22:04 on Saturday, March 28, 2020. Upon further interviews of  
51 kitchen staff, they remembered that a person had been lurking in the alley across from  
52 the café's back door for a couple of weeks. Aside from that, they didn't have any further  
53 relevant information to aid the investigation.

54         6.       The crime scene techs finished documenting the evidence on hand and  
55 photographed the position of the body and the word "Killer" along with the start of  
56 another letter spelled out in bacon, marked as Exhibit #7. The Coroner's office took  
57 possession of the body and transported it to the morgue. As the Coroner's van was  
58 leaving, I spoke with Lane Hill. Hill seemed to have been the last person to talk to the  
59 victim at 22:30 on Saturday, March 28, 2020. According to Hill, Caine was going to stay  
60 later because she wanted to jot down some additional menu ideas for the following  
61 week. No notes to that effect were ever found; however, Hill's legal team later turned  
62 over the original menu note to the EPD while keeping a copy. Also, I am not in control of  
63 the evidence room, so the accusation that I tampered with the evidence is ridiculous.

64         7.       Hill stated the cooler was unlocked at the time Hill left the café, and Caine  
65 was supposed to lock up the cooler after checking the inventory for the following week's  
66 menu, shut off the lights, and lock up the restaurant for the night. Further, Hill revealed  
67 the results of a forensic audit of the café's books and showed me the final report dated

68 March 20, 2020. When Hill had confronted Caine on the 20th about the audit results, Hill  
69 said Caine admitted that she had stolen money from the restaurant to pay off her debts.  
70 Hill told me the imminent closing of the café would ruin Hill both professionally and  
71 personally. Hill would be completely financially ruined not only from the loss of Black  
72 Diamond's revenue, but also because Hill had taken out personal loans, that Hill could  
73 no longer pay, to fund the startup of the café. After Caine's admission, Hill tried to come  
74 up with a way to help Caine pay back the loan shark. Hill didn't know which loan shark  
75 Caine owed money to, but Caine had referenced someone named Lex. That is when I  
76 thought the suspect was local loan shark/mobster, Lex Johnson. Hill also mentioned  
77 having seen a person in the alley across from the café's back door upon leaving on the  
78 evening of March 28<sup>th</sup>. I asked Hill to look at a photo array on my tablet and attempt to  
79 identify the person seen lurking in the alley. From the photo array I set up, Hill positively  
80 identified Lex Johnson.

81           8.       After the interview with Hill, I went to Caine's home. It was apparent she  
82 had not been home since Saturday, March 28. She had not retrieved her mail or  
83 collected her Sunday, Monday, or Tuesday newspapers. At Caine's residence, I also  
84 found a printout of a computer spreadsheet showing that Caine owed Lex Johnson over  
85 \$200,000. It was then I knew that even if I didn't have enough evidence to arrest  
86 Johnson for murder, I was going to nail Johnson for loan sharking.

87           9.       As noted in the autopsy report, marked as Exhibit #11, Zoe Caine died of  
88 hypothermia due to prolonged exposure to 35-degree temperatures inside the locked  
89 cooler. The Coroner could not tell me exactly when Caine died from hypothermia, only  
90 that it likely took more than 20 hours before the hypothermia was severe enough to kill

91 her. Based on the actual body temperature at time of discovery, it was likely Caine had  
92 been in the cooler more than 50 hours. In the autopsy report, the Coroner noted that  
93 Caine's weight, height, and age were factors to consider with hypothermia. For  
94 example, a person who is 35 years of age and say 150 pounds in weight would lose 1.5  
95 degrees per hour of core temperature when exposed to a cold environment. The type  
96 and amount of clothing would also impact heat loss as well. In this instance, Caine  
97 weighed significantly less than average and so it is likely that her body temperature loss  
98 per hour would have been increased. When Caine was discovered, she was just  
99 wearing a spring dress and heels.

100       10. It is ironic for anyone to accuse me of trying to pin this murder on Lane Hill  
101 as a scapegoat to let Johnson go free again. I was the person who initially identified it  
102 as a mob hit even though I ended up being wrong. We had an eyewitness identify Lex  
103 Johnson outside Black Diamond on the evening of March 28, 2020. According to Hill,  
104 Caine admitted that Lex had been threatening her life, and she showed Caine evidence  
105 of violent physical "messages," such as cigarette burns on her arms and bruising  
106 around her neck from choking, which Lex had inflicted when Caine had not come up  
107 with the last two payments. Being iced in a cooler is a typical mob hit because it sends  
108 a message to others who owe loan sharks money. Not to mention, being locked in a  
109 cooler is an agonizing way to die over a long period of time. Based on that evidence, I  
110 arrested Johnson for loan sharking and the murder of Zoe Caine. My investigation  
111 report documents my findings and conclusions, marked as Exhibit #6.

112       11. After obtaining counsel and making a deal with the prosecutor's office,  
113 Johnson made a statement admitting to tailing Caine for most of March because she

114 owed Johnson a lot of money. On March 28<sup>th</sup>, while keeping an eye on Caine, Johnson  
115 witnessed Lane Hill pointing a knife at Caine in what looked like a heated discussion.  
116 Lane forced Caine back into the café at knife point. Johnson witnessed Hill leaving the  
117 restaurant around 22:30 and waited an additional hour for Caine before leaving.  
118 Johnson never saw Caine leave the building.

119         12. My first and foremost responsibility is to uphold the law. I had to maintain  
120 my objectivity throughout my investigation regardless of how much I might have wanted  
121 to implicate Johnson. Once the information began to lead me away from Johnson as a  
122 suspect, I interviewed Kai Iona, the forensic accountant who audited Black Diamond's  
123 financial records. Iona told me the audit had been completed and clearly showed that  
124 Caine stole \$273,958 from the restaurant. The café was essentially out of cash and  
125 would have to close. Iona also told me about the buy-sell agreement for a deceased  
126 partner's interest in the business, which named Hill the beneficiary should Caine die.  
127 Finally, Iona disclosed overhearing an argument between Hill and Caine about the theft  
128 of money, which occurred on March 20, 2020, after Iona had released the results of the  
129 audit to Hill.

130         13. After my interview with Kai Iona, I went to the café to ask Hill some follow-  
131 up questions and to look for additional evidence including the knife referenced by Lex  
132 Johnson. I located a knife that matched the description given by Johnson and took it  
133 into evidence. Hill agreed to go to the police station to provide fingerprints for  
134 comparison with those taken from the cooler, padlock, and knives. Hill's fingerprints  
135 matched those taken from the knife, padlock, and cooler door.

136         14. Two things about this case seemed to not fit with a typical mob hit. First, I

137 would have expected to find some additional physical violence to have occurred  
138 immediately prior to Caine's hypothermia. Typically, the mob likes to rough up their  
139 victims before pronouncing the death sentence. In this case, there were no signs that  
140 Caine had struggled with her attacker nor was there any evidence that a physical  
141 altercation had taken place in the café. According to the Coroner's report, there was no  
142 physical abuse associated with the cause or timeline of death. Although there were  
143 signs of previous abuse visible, none were recent enough to be associated with Caine  
144 being assaulted or forced into the cooler. She did, however, have bruising on her hands,  
145 most likely from banging on the door in an attempt to get help. Second, according to my  
146 interview with Hill, Caine had been making payments to Johnson. Loan sharks typically  
147 do not cut off a source of revenue unless it dries up completely or when they feel  
148 threatened. Because Caine was still a source of income for Johnson and there was no  
149 evidence that Johnson felt threatened, I couldn't figure out why Johnson would have  
150 killed Caine at that moment. Unfortunately, my mob hit theory was beginning to seem  
151 less and less probable.

152         15. Upon completing my investigation, it became clear to me that Hill, not  
153 Johnson, murdered Zoe Caine. Hill clearly had a strong motive to want Caine dead.  
154 Iona informed Hill that Caine was stealing money from the café. Caine's death was a  
155 payback in more ways than one – not only for vengeance, but also to collect \$500,000  
156 through the buy-sell agreement. Hill was angry when first learning about the theft and  
157 the café's bankrupt condition. More than one witness heard Hill threaten Caine. Plus,  
158 Hill had the opportunity. Johnson had staked out Black Diamond the night of March 28  
159 and overheard the two arguing outside the café. Johnson also witnessed Hill

160 brandishing a kitchen knife and forcing Caine back into the café right after a sudden rain  
161 shower.

162           16. Unfortunately, there is no accurate way to establish time of death merely  
163 by observing the body since it was chilled to such a low temperature. Thus, as a police  
164 detective, I am trained to use other means, such as witnesses, neighbors, unopened  
165 mail, or other testimonial or physical evidence. Hill was the last person who was with  
166 Caine. The circumstances of Caine's murder make it clear that this was no accident.  
167 The cooler door didn't simply close and lock behind Caine; someone locked the padlock  
168 on the cooler from the outside. Plus, Caine told us what happened in her own words.  
169 She identified her assailant's name on the cooler floor using bacon strips stored in the  
170 cooler. Before she died, Caine spelled out "Killer" with the start of another letter as seen  
171 in the photograph marked as Exhibit #7. As you can also tell, another piece of bacon  
172 was starting to be laid out. Had Caine not succumbed to the hypothermia, she would  
173 have finished spelling the killer's name.

174           17. Additionally, it became quite evident this murder was not committed in the  
175 heat of passion, but rather was premeditated. Black Diamond had been operating for  
176 three years prior to this incident. Hill purchased a lock for the cooler allegedly to stop  
177 employees from stealing, but I think Hill suspected Caine even back then. Hill  
178 contemplated and planned the whole thing out, forcing Caine into the cooler, locking her  
179 in over the weekend, and making it appear like a loan shark was making a typical mob  
180 hit. But Hill was careless; Hill's fingerprints are all over the lock to the cooler, the cooler  
181 door, and the kitchen knife. In addition, Hill did not realize there was a witness watching  
182 from the alley facing the café's back door. We did not find Johnson's fingerprints

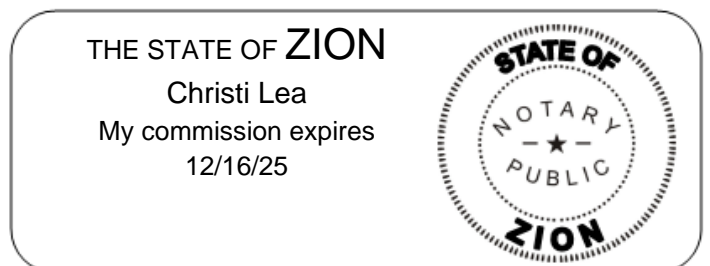
183 anywhere in the restaurant, but several places around the lock and cooler were  
184 smudged. At that point, I had enough evidence to arrest Lane Hill for the murder of Zoe  
185 Caine. After Johnson met with the prosecutor and provided the statement implicating  
186 Hill, all the charges against Johnson were dropped.

187         18. CJ Morgan might have tried to reach me to tell me something about this  
188 case, but I never spoke with Morgan. Sure, I know a detective generally follows all  
189 leads, but not in this instance. Information from Morgan is never reliable and listening to  
190 more of Morgan's lies was not worth my time. I knew every minute I spoke with Morgan  
191 was a minute wasted. After all, Morgan has given false testimony or a false tip in the  
192 past in an attempt to get a lesser sentence, and I wasn't going to let a notorious con-  
193 artist delay my arrest of a murderer.

194         19. Of the available exhibits, I am familiar with the following and only the  
195 following: Exhibit #6 is my complete investigation report. Exhibit #7 is a photograph  
196 taken from inside the café's cooler showing letters made out of bacon, which were  
197 apparently placed by the deceased. Exhibit #11 is the Autopsy Report for Zoe Caine.  
198 Exhibit #12 is a diagram of Black Diamond Café.

*Cameron Haiden*  
SIGNATURE: Cameron Haiden

*Christi Lea*  
Christi Lea  
Notary Public  
Date: April 24, 2020



Affidavit of  
**LEX JOHNSON**

---

1           1.       My name is Lex Johnson. I am 41 years old. I never needed college. I  
2 learned what I needed to know on the streets of Vegas, where I was born and raised. I  
3 dropped out of high school at the age of 16 to help with the family business, and I  
4 eventually moved to Zion to take on even more responsibility. The family business is  
5 your upscale, classy massage parlor, and we have locations all throughout the  
6 Southwest. I'm a legitimate businessman, and I have been lucky enough to run a  
7 business that is very profitable – there is a lot of stress in the world and people need  
8 massages.

9           2.       Because of how successful I am, I occasionally loan money to people, but  
10 I'm not a loan shark. I loan people money because I like helping people who might have  
11 gotten themselves into a bit of a jam. People who borrow from me know the rules; you  
12 pay back what you borrowed plus interest, but I don't make you fill out any paperwork  
13 like a bank. People know what they owe me and that I expect them to pay. I don't need  
14 a piece of paper to get them to pay me - that isn't how I do business. If someone  
15 doesn't pay me on time, I firmly remind them their payment is due, and then, like magic,  
16 they come up with the money. I guess I'm just a very persuasive person. Yeah, I gave  
17 Zoe Caine a reminder or two, but she was still turning over the Benjamins, so everything  
18 was aight. I may be a baller, but I ain't no mobster or crime boss; cops be twisted if they  
19 think that. Closest I've come to the mob is watching all them classic gangster movies  
20 like The Godfather, Goodfellas, and Scarface.

21           3.       I am testifying in this case because the prosecutor made me an offer I

22 couldn't refuse. By testifying and telling the truth, the prosecutor agreed to drop the loan  
23 sharking charges against me because of my "business deal" with Zoe Caine.

24 4. The cops have had it in for me for a while – always looking to nail me with  
25 something. Now and then they bust me for some petty crime just to flex their muscles. It  
26 just all for show, I never did time for more than a year. My rap sheet started back when I  
27 was in juvie. In 1996, I got popped for stealing some electronics and only had to do  
28 some road crew work. In 1997, I was convicted of assault in the second degree, but I  
29 got a suspended sentence and was only on probation for a year. In 2004, I was  
30 convicted of extortion, but again I was only in the joint for a year. Then, in 2012, I was  
31 charged with bribery, but they couldn't make those charges stick – that was the case  
32 involving Detective Haiden. Haiden was accused of tampering with evidence, but the  
33 case was ridiculous. In 2014, I was charged with criminal threat. The state said I  
34 threatened this guy that I loaned money to, but the case got thrown out because a key  
35 witness ghosted. In September 2020, I was charged with assault in the second degree,  
36 which is still pending because the state said I strangled some guy. I am not worried  
37 about that charge either; these things have a way of going away.

38 5. The state also tried to pin Zoe Caine's murder on me. No way; I ain't no  
39 choir boy, but I'm not a murderer. Plus, why would I kill Zoe? She was making good on  
40 what she owed me, and now that she is dead, I'm taking a loss on what I loaned her.  
41 Sure, I was keeping tabs on her and sometimes I had to flex on her, but that was as far  
42 as it went. Sometimes folks who owe me think about skipping town. If Zoe left town it  
43 would be to look for a big score. She always wanted to get in on some action. Mostly  
44 she would go to restaurants and bars looking for a high-stakes, live games. She always

45 knew the local places that were running poker games in their back rooms. She was  
46 often playing the rush – she'd have a short run of good luck and win big in one hand.  
47 Before Zoe started the café, sometimes she'd gamble for six days straight in a week,  
48 eight hours a day for several weeks, losing thousands of dollars. Lately, Zoe was  
49 desperate, looking for a big score to erase her many personal and business debts. She  
50 frequently was tapping out – you know, losing her entire bankroll and then having to  
51 stop playing. But she wasn't a donkey, you know, an unsophisticated gambler. I would  
52 have stopped her if I thought she was running bad and drawing dead. It's not smart  
53 business if I invest in losers, now, is it?

54         6.       At the time she died, Zoe owed me over \$200,000 due to her recent  
55 gambling losses, but she had made good on nearly \$300,000 of gambling debt before  
56 then. I never cared where Zoe got the money to repay me; I only cared that she paid.  
57 Her loan was coming due soon, so I started keeping closer tabs on her. I wanted to  
58 make sure the payments kept coming. I have been accused of burning and choking  
59 Zoe, but that never happened. Zoe was a smoker and probably burned herself  
60 accidentally. I didn't threaten her either. Sure, I asked her about when she was going to  
61 pay me, but that was it.

62         7.       I tailed Zoe for about three weeks before she died. On the night of March  
63 28<sup>th</sup>, starting at around 9:00 p.m., I parked my black Escalade in the alley across the  
64 street from the Black Diamond Café. You can see the alley I was parked in on the  
65 diagram marked as Exhibit #12. I was parked in the alley by the kitchen back door, and,  
66 sometime after 10:00 p.m., I saw Zoe come outside into the alley to smoke a cigarette. I  
67 knew the café closed at 10:00 p.m., so it was after hours and I thought everyone else

68 had left. Suddenly, this person, who I later identified as Lane Hill, came storming out of  
69 the café's back door and started arguing with Zoe. I didn't hear the entire conversation  
70 because I kept getting distracted by texts from my Boo, but I heard almost all of it. Hill  
71 was in a fit of rage and said Caine had ruined the business, the restaurant was going to  
72 be bankrupt, and was going to have to close all because of her gambling debts. It was  
73 then that I realized the money Caine paid to me most likely was coming from the café all  
74 along. Then I saw that Hill was holding a kitchen knife and was pointing it at Zoe, forcing  
75 her back into the restaurant. I could see everything pretty clearly – that is until the very  
76 end when it started raining. The alley is only 15 feet wide, and there is a bright security  
77 light directly over the café's back door. I know I saw a knife because it glimmered when  
78 the overhead security light shone on it, and it seemed like the blade was about ten  
79 inches long. I was parked in the shadows, so I'm sure Hill didn't see me. At the time of  
80 my release from jail, I identified Hill in a line up at the Emigration Police Department as  
81 the person I saw arguing with Zoe that night and forcing her back into the restaurant at  
82 knife point. I didn't do anything or say anything at the time because, as you can tell from  
83 my rap sheet, me and the cops don't always get along so great. I later saw Hill leave  
84 alone that same night around 10:30 p.m. I waited for another hour and then left, but I  
85 never saw Zoe leave the restaurant. I later told the same thing to Haiden.

86       8.       I was charged initially with killing Zoe and loan sharking. Like I said before,  
87 I didn't ice Zoe even though Haiden was hoping it was me. I didn't say anything about  
88 what I saw because I didn't know at the time how Zoe died or where her body was  
89 found. So, I didn't realize how relevant my observations might be. Plus, until I had my  
90 attorney with me to make a deal on the loan sharking charge, I was not about to say

91 anything about tailing Zoe because she owed me money.

92 9. While in jail, I shared a cell with CJ Morgan. Whatever Morgan is saying I  
93 said while we were in jail together is a flat out lie. Morgan is just trying to get some deal  
94 by conning the cops. Why would I confide in a nobody like Morgan? That makes no  
95 sense.

96 10. Of the available exhibits, I am familiar with the following and only the  
97 following: The statements attributed to me in Exhibit #6 appear to be a fair and accurate  
98 summary of my conversation with the police on April 4, 2020. Exhibit #12 shows the  
99 layout of Black Diamond Café.

*Lex Johnson*

SIGNATURE: LEX JOHNSON

*Kelly Pinkston*

Kelly Pinkston  
Notary Public

Date: April 29, 2020

THE STATE OF ZION  
Kelly Pinkston  
My commission expires  
2/18/23



Affidavit of  
**LANE HILL**

---

1           1.       My name is Lane Hill. I am 29 years old. I grew up on a farm in Cache  
2 County, where life was pretty simple. We were self-sufficient and made a lot of our own  
3 food on the farm, including butter, cheese, cheese curds, sausage, and ice cream. I  
4 suppose making food from home is what got me interested in the culinary arts. After  
5 high school, I made the giant leap and moved to New York to attend the Culinary  
6 Institute of America (CIA). Moving to a big city from a rural community was an eye-  
7 opener. I found out I was pretty naïve, and I guess I probably still am today. At the CIA, I  
8 trained with world-renowned, classically trained chefs. It was the time of my life. After 38  
9 months in the program, I received my bachelor’s degree. It was my dream to one day  
10 open my own restaurant, but I was only 21 and I needed to gain more experience and  
11 raise some funds. I moved back to Zion to be closer to my family yet be in a city that  
12 could offer me a decent wage and experience. I was thrilled when I landed a position at  
13 Log Haven, one of Emigration’s top-rated restaurants. I worked there for four years and  
14 developed my skills in a variety of areas. I initially started as a pantry chef, making  
15 salads and cold appetizers, such as elaborate fruit plates. I also worked as a poissonier,  
16 or fish chef, and as a pastry chef, which was my passion. After those first two years, I  
17 was asked to step in as a saucier, the person who is responsible for sautéing and  
18 making all of the sauces for the restaurant. The next year, I became sous chef, which  
19 meant I was the second in command. On the rare occasion that I took any time off, I  
20 used it to further my skills by doing things like entering culinary ice sculpting  
21 competitions. I worked long and hard during those years – six days a week, usually ten-

22 hour days. But the sacrifices were worth it, especially because it helped me reach my  
23 goal of owning my own restaurant.

24         2.       I initially met Zoe Caine at a conference of the Western Region of the  
25 American Culinary Federation. The conference was about owning your own restaurant,  
26 and Zoe was one of the speakers. Zoe seemed very knowledgeable about the  
27 management and finances of owning a restaurant, which made sense with her  
28 background. She graduated magna cum laude from California State Polytechnic in  
29 Pomona with a double major in Food Service Management and Accounting in 2012.  
30 She was extremely bright and energetic with an air of sophistication, and it was pretty  
31 clear that she came from money and was well connected. I could tell she had already  
32 started to make her mark on the culinary world. After the conference, I made a point of  
33 meeting her. I was thrilled when she told me she was looking to open a fine dining  
34 restaurant in Emigration – which she said was the perfect place to start in the restaurant  
35 business -- and that she needed a partner who could focus on the food preparation  
36 aspects of the restaurant while she focused on the management end of things. This was  
37 my dream opportunity, I mean, we seemed like a partnership made in Heaven. By the  
38 next week, we were making plans for our restaurant. I was in awe at how much she  
39 knew about the restaurant business. We decided that we'd look for a building in the  
40 Timpanogos Square area, where we could stand out with our niche dining experience.  
41 We weren't going to be like the hundreds of other restaurants in Emigration. Instead, we  
42 would create a world-class reputation that would bring in the wealthy ski tourists from  
43 around the world, while still catering to our local upper-class patrons.

44         3.       We found a great place in Timpanogos Square, and Black Diamond Café

45 was born. We planned everything for the café, from the theme and layout to menus,  
46 staffing, ordering, keeping the books, etc. We agreed we wanted to be closed on  
47 Sundays and Mondays, since those were the two slowest days in the restaurant  
48 business. When it came to funding the restaurant and to the profits, we agreed to a 50-  
49 50 split on everything. We each were bringing our respective talents to the table, excuse  
50 the pun. We agreed we would both contribute the same working capital. She already  
51 had a substantial bankroll of cash to contribute for the start-up. It was like nothing for  
52 her to come up with the \$100,000, and, I suppose in all honesty, in a way I resented her  
53 for already having so much money on hand. I've never been in a position where cash  
54 was so readily available to me. I grew up on a farm, and my family didn't have a lot of  
55 money. I'd been skimping and saving toward my dream the entire time I worked at Log  
56 Haven. So, in order to come up with my share of the start-up, I emptied my savings  
57 account of the \$40,000 I had saved, and I had to take out personal loans for the other  
58 \$60,000 of my share. As a result, everything I owned in my entire life and for some time  
59 into the future would be invested in the café. I invested sweat equity, too. Of course, I  
60 knew starting any new business was risky, especially when the business was a  
61 restaurant. And I knew that if Black Diamond failed, I would probably have to file  
62 bankruptcy for not only the business, but personally as well. But opening Black  
63 Diamond with Zoe was my dream come true, and I was willing to accept the risk.

64 4. Zoe always took care of all the financial aspects of the business. In  
65 hindsight, I guess I should have paid more attention to what she was doing, but I trusted  
66 Zoe and we each had our own area of expertise. I handled all aspects of the food  
67 preparation and presentation, including menu selection, working with vendors to order

68 food products, and preparing the food or directing the food preparation. While Zoe was  
69 fully in charge of finances and management, she also had creative ideas for food  
70 presentation or preparation. Every now and then she would jot her menu suggestions  
71 for the following week on a piece of paper and leave it for me or John Harris, our sous  
72 chef. On the other hand, I have never understood financial statements or accounting,  
73 which Zoe took care of for us. When we were starting up the restaurant back in June of  
74 2017, it was her suggestion to put in place a buy-sell agreement funded by insurance.  
75 Initially, I didn't understand its purpose, but I agreed to sign because she said it was to  
76 protect both of us. The buy-sell agreement was in place in the event one of us died and  
77 would pay out \$500,000 to the surviving partner. She said the income flow from the  
78 restaurant would pay for the policy. Now, I am thankful she had the buy-sell agreement  
79 in place because it will save the business and me personally. I think of it as her way of  
80 making things right after stealing from the business. I plan on re-opening after I am  
81 cleared.

82         5.       When we opened in June 2017, Black Diamond Café took off right from  
83 the start, soon becoming the talk of the town. We had rave reviews from food critics in  
84 *City Weekly*, *The Zion Journal* and *Emigration Today*. We were even featured in  
85 *Timpanogos Food & Wine*, a local magazine. The restaurant continued to grow over the  
86 next three years. We had a steady flow of customers – some loyal customers from the  
87 very beginning and new customers every day. It was getting pretty difficult for our  
88 customers to get a reservation for a Friday or Saturday evening unless they called  
89 weeks in advance. Zoe and I were contemplating opening a new dining experience near  
90 the Eccles Theater in downtown Emigration where we would exclusively serve desserts

91 to the after-theater crowd. Zoe had already worked up the business plan, and we  
92 decided to call it “Just Desserts.”

93           6.       I was surprised when Zoe told me we were running in the red, because  
94 business was going so well. My initial thought was that our prices weren’t covering our  
95 expenses sufficiently. So, when I saw the Chamber of Commerce presenting a  
96 “Realizing Your Full Potential” seminar on February 24, 2020, where speakers would be  
97 talking about making your business more profitable, I thought it was a good idea to  
98 attend so I could sharpen my business sense. The timing was perfect. Zoe had  
99 disclosed our financial woes the week prior, and the seminar was on a Monday when  
100 the restaurant was closed. I attended the presentation and spoke with Kai Iona, a  
101 presenter who had talked about preventing accounting problems in your business,  
102 immediately after the presentation. A copy of Kai’s curriculum vitae, marked as Exhibit  
103 #1, was included in the presentation materials. I hired Kai to do an audit of the café to  
104 see where we could improve – perhaps we could negotiate for better pricing from our  
105 vendors or change our menu pricing. I also learned during the seminar that restaurants  
106 and retail business have a lot of opportunity for employee theft, and it made me wonder  
107 if some of our food inventory was “walking off” with employees in the evenings. That  
108 seemed like an easy fix, so the following day I purchased a key and padlock to secure  
109 the food inventory in our cooler. Exhibit #8 is a copy of the padlock receipt. I only gave  
110 keys to the padlock to Zoe and John, and I kept one. Zoe told me she thought it was a  
111 good idea to use the padlock to protect our inventory in case the employees were  
112 helping themselves.

113           7.       Kai came to Black Diamond on Tuesday, February 25<sup>th</sup> to do an overview

114 of the restaurant and the financials. After looking things over, Kai suggested that I agree  
115 to a two-week audit process that would start on Tuesday, March 10th. Kai required  
116 payment in advance of the audit services, so I paid the fee of \$6,500 out of my personal  
117 funds because the restaurant didn't have the cash on hand. When I told Zoe about  
118 hiring Kai to do an audit, Zoe didn't seem nervous or act suspicious. In retrospect, Zoe  
119 was always calm and collected no matter what happened. I suppose Zoe had a good  
120 poker face from all of her gambling experience, or maybe she just thought she'd hidden  
121 her tracks well enough that I wouldn't find out she'd stolen so much money from the  
122 café. I'd only ever seen her gambling one time on a dinner cruise in Tahoe. She lost a  
123 ton of money that night, and when I asked her about it later, Zoe played it off as family  
124 money lost and said it was no big deal. Family money or not, it was hard watching Zoe  
125 being urged on by a "friend" known as Morgan, who I believe caused her to lose a  
126 bunch of money that night.

127       8.       Business went on as usual during the two weeks Kai spent at the café  
128 doing the audit. Zoe came in regularly to do her work, just like she always had. When I  
129 would ask Kai how it was going, Kai would always say, "It's a work in progress." Then  
130 on Friday, March 20th, I got the shock of my life when Kai informed me that the audit  
131 was complete, and that Zoe had stolen nearly \$300,000 from the café! I was stunned. I  
132 couldn't imagine that Zoe would do that – that she would steal from me...from us.

133       9.       I asked Kai for some examples to show me how the theft took place, and  
134 Kai indicated that Zoe was stealing from Black Diamond in a variety of ways. The first  
135 way was skimming. There were several instances where one of the waitstaff had a  
136 carbon copy of a ticket order in their book, but the order was not included on the cash

137 register tape for the day. Kai showed me an example of this, which is marked as Exhibit  
138 #2. Kai showed me check marks on the January 11, 2020, cash register tape showing  
139 the ticket orders, and then showed me a ticket order for that day that hadn't been  
140 entered. Kai was not sure if the skimming was attributed to Zoe, because someone else  
141 could have been managing the cash register at the time. However, when Kai looked at  
142 all of the stealing events as a whole, there were events Kai could directly connect to  
143 Zoe. For example, certain daily cash register tapes didn't match the deposits made.  
144 These deposit slips were written in Zoe's handwriting, and were part of her normal job  
145 responsibilities, rather than the responsibility of any other Black Diamond employee. Kai  
146 showed me a deposit slip, marked as Exhibit #3, in the amount of \$587.93 on Monday,  
147 February 10, 2020. The problem was that the deposit slip didn't add up to the cash  
148 register tapes from Friday, February 7th in the amount of \$2,299.61 and Saturday,  
149 February 8th for \$3,089.57. That deposit should have been \$5,389.18, not 587.93!  
150 Lastly, Kai found checks written to cash or to Zoe; these were shown as void in the  
151 check register but had cleared the bank. In order to balance the account, another check  
152 in the check register was manipulated to increase the payment to cover the amount of  
153 the "voided" check that was made out to Zoe, which is what Kai showed me with Exhibit  
154 #4. The Supplies Unlimited entry in the check register was for \$3,093.45 when it should  
155 have been entered as \$93.45, according to the invoice. I couldn't figure out how Zoe  
156 learned to do this.

157         10. Sure, I was angry when Kai first told me the news. Who wouldn't be? I  
158 probably even said some things about being angry in the moment, but I was not angry  
159 enough to kill Zoe. It didn't even cross my mind! Sure, I said, I was going to make Zoe

160 pay for this – but I meant financially. I expected to tell Zoe she would have to make  
161 things right, even if it meant going to her wealthy family members to ask for help coming  
162 up with the money she needed.

163         11. I confronted Zoe about the thefts after Kai left the restaurant. I was angry  
164 but controlled. I asked Zoe where the money had gone, and she admitted that she was  
165 a gambler and that she'd been on a losing streak for the past six months or so. She told  
166 me that she was in serious debt to a loan shark named "Lex," but she never mentioned  
167 Lex's last name. Zoe told me she owed Lex over \$200,000 and had already paid over  
168 \$300,000, most of which came from the café. She had also borrowed money from her  
169 parents to pay off some of her other gambling debts, but they told her that it was the last  
170 time they were going to bail her out. Zoe explained that she was desperate because Lex  
171 had threatened to kill her if she didn't come up with the money. Zoe even showed me  
172 the burn marks Lex left on her arm and the bruises on her neck from when Lex choked  
173 her. I knew Zoe wasn't lying, and that Lex was dangerous! It was hard for me to process  
174 what was happening. This was a whole new world.

175         12. Yes, I felt betrayed by Zoe, but I also felt scared and sad for her because  
176 she was in serious trouble. Her addiction to gambling was ruining her promising career  
177 in the restaurant business. Zoe said she could string Lex along a little longer, but I was  
178 worried about her and I said, "No, you need to come up with the money right now, or  
179 you could get killed." Maybe my naïveté was still working overtime, but I thought there  
180 might be a way to help her and to get the café back on track. I told her I would loan her  
181 the money to pay off the debt, and we agreed that she would seek professional help for  
182 her gambling addiction. We also agreed that I would get her "Just Desserts" partnership

183 interest. Honestly, I wasn't thinking everything through because all of this shook me. I  
184 don't even know how I thought I could come up with the \$200,000 to help Zoe out of her  
185 jam. Everything I had was wrapped up in the café, and, according to Kai, we were going  
186 to have to file for bankruptcy.

187         13. You can only imagine how anxious I was after my conversation with Zoe  
188 on the 20<sup>th</sup>. I kept trying to come up with solutions, and I couldn't sleep for days. I kept  
189 trying to brainstorm ways to get money for Zoe to get her – and our café -- out of this  
190 nightmare. I thought maybe the best thing she could do was to go to the police and turn  
191 Lex in for loan sharking. Then I went on the internet and Googled "loan sharking" and  
192 found out that her "contract" with Lex was void under the law. I thought that maybe Zoe  
193 could tell Lex that she knew the contract was void, and that Lex needed to back off or  
194 she would have no choice but to call the police to report Lex.

195         14. On Saturday, March 28<sup>th</sup>, after the dinner crowd and the kitchen staff had  
196 gone for the evening around 10:00 p.m., I decided to tell Zoe my solution to her  
197 problems. I followed Zoe as she left the office and stepped out of the kitchen door into  
198 the alley to smoke a cigarette. We both ignored her ringing cell phone. I told her that I  
199 couldn't figure out a way to pay Lex because she had taken so much money out of  
200 Black Diamond that we were going to have to file for bankruptcy and would probably  
201 have to close. I explained my idea of Zoe telling Lex that the contract was void, and Lex  
202 had to leave her alone or she would contact the police. Zoe argued with me because  
203 she didn't think Lex would be receptive to my idea. Finally, Zoe came to her senses and  
204 we agreed that she would confront Lex and threaten to go to the police. I didn't see  
205 anyone in the alley while we were talking. It started to rain, and we went back inside. I

206 never reported this conversation to the police after Zoe was murdered because I was  
207 afraid if I said anything, Lex would come after me to collect on Zoe's loan.

208           15.     In early April, Detective Haiden asked to meet me at Black Diamond to  
209 ask some follow-up questions and to see the place again. Haiden confronted me with  
210 Lex Johnson's statement. Johnson is lying about me threatening Zoe and "brandishing  
211 a knife" – that is ridiculous! Johnson obviously does not want to be nailed for Zoe's  
212 murder. Of course, my fingerprints would show up on the kitchen knife, the padlock, and  
213 the cooler door at my own restaurant. I'm the chef, and I spend most of my time working  
214 in Black Diamond's kitchen, touching all of those things numerous times every day. The  
215 kitchen knife would have been washed that evening and run through our sanitizer, but I  
216 don't know if washing the knife would have eliminated my fingerprints, and I might have  
217 picked up the knife after it was washed. I don't remember. Besides, if I were going to  
218 murder Zoe, why would I do it at our café? And why would I leave my fingerprints on a  
219 knife? I didn't hesitate when Detective Haiden asked me to go down to the station to be  
220 fingerprinted. Would a guilty person willingly provide their fingerprints? After all of that, I  
221 was arrested on April 9, 2020, for Zoe's murder.

222           16.     The last time I saw Zoe was about 10:30 p.m. on the night of March 28,  
223 2020. I was ready to lock up for the evening, but Zoe said she was staying to jot down  
224 some ideas for the next week's menu. When I started to lock the cooler, she said she  
225 would do it after she checked to make sure we had the necessary ingredients for her  
226 menu items. She told me to go ahead and go, and that she would lock up after she  
227 finished. Days after Zoe's death I found the note with Zoe's menu ideas for the next  
228 week, which is marked as Exhibit #9. It had slipped behind one of the kitchen

229 workstations. As I left that night through the kitchen back door, I saw a person in the  
230 shadows in the alley about 50 feet away, standing next to a black Escalade. The next  
231 Tuesday, I returned to the restaurant after receiving a frantic call from Harris, who told  
232 me that Zoe had been found dead in the cooler. I gave the investigator on the scene,  
233 Detective Haiden, a diagram of Black Diamond Café, marked as Exhibit #12, which is  
234 an accurate representation of the restaurant's layout, as well as the street and alley.  
235 When Zoe was found murdered, I told Detective Haiden about the person I saw in the  
236 alley that Saturday night, and Haiden showed me some pictures on a tablet. I identified  
237 Lex Johnson as the person I saw.

238         17. My legal team was smart to keep a copy of Zoe's note before turning over  
239 the original to the police, because they somehow lost the note in the evidence room, so  
240 Exhibit #9 is the copy we kept, and not the original note. Given Detective Haiden's prior  
241 history of evidence tampering, which was all over the news, I think I know why Zoe's  
242 original note, Exhibit #9, disappeared. The forensics guys at the police department  
243 probably could have done scientific testing to figure out that Zoe wrote the note on the  
244 night of her death, or maybe they could have found her fingerprints on it. Who knows?  
245 Either way, the original note could have provided evidence of my innocence. I am  
246 certain Lex Johnson is responsible for Zoe's murder. I would not and did not kill Zoe.  
247 We made amends and were going to figure out a solution together.

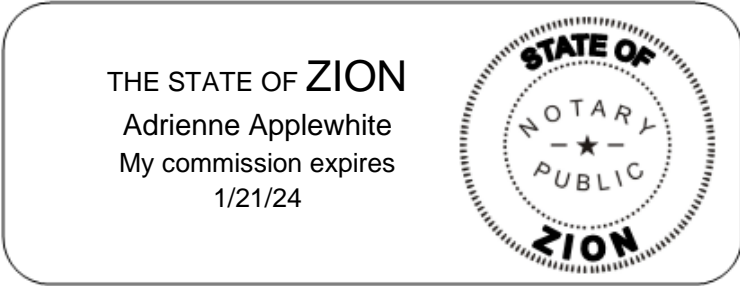
248         18. I'm being raked over the coals for something I didn't do. In fact, the  
249 insurers for the buy-sell agreement, which is Exhibit #5, haven't issued the \$500,000  
250 insurance money because of the fifth clause that voids policy if the beneficiary  
251 intentionally caused the insured's death. I didn't kill Zoe, so that money should be mine.

252 Black Diamond never re-opened after Zoe’s death, and I am in the hole for everything –  
253 my loans, the money she stole from the business, all of it. I should not have been  
254 arrested for Zoe’s murder. I believe that I’m the “fall guy” for a mob hit carried out by Lex  
255 Johnson and covered up by the corrupt cop Cameron Haiden.

256 19. Of the available exhibits, I am familiar with the following and only the  
257 following: Exhibit #1, Kai Iona’s curriculum vitae; Exhibit #2, the ticket order and the  
258 cash register tape; Exhibit #3, the deposit slip and the cash register tapes; Exhibit #4,  
259 check #1099 and the check register; Exhibit #5, the buy-sell agreement; Exhibit #8, the  
260 padlock receipt; Exhibit #9, a copy of the menu Zoe was writing; and Exhibit #12, a  
261 diagram of the layout of Black Diamond Café.

Lane Hill  
SIGNATURE

Adrienne Applewhite  
Adrienne Applewhite  
Notary Public



Dated: April 26, 2020

262

Affidavit of  
**CJ MORGAN**

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1           1.       My name is CJ Morgan and I'm 27 years old. I grew up in Los Angeles,  
2 California. I had a rough home life, so I ran away when I was 17. I've moved around a  
3 lot since then – mostly in the southwestern states – and used my charming personality  
4 to make ends meet. I am not going to lie -- I've definitely had my run-ins with the law. In  
5 2013, I was convicted of credit card fraud and then I served time for check fraud in  
6 Arizona in 2014 and again in 2016. In 2017, I was charged with insurance fraud, but the  
7 charges were later dropped. About a year or so ago, I left Arizona because it was  
8 getting a little hot for me with the law, and some people thought I had scammed them. I  
9 swapped one hot place for another that summer when I came to Zion and ended up in  
10 Emigration. I was looking for a new life and thought I could put the past behind me and  
11 start fresh. But some habits are hard to kick, and on March 19<sup>th</sup> I got busted after I lifted  
12 someone's wallet at the 7-11 on Bald Mountain Drive, so I could use their identification  
13 for some purchases I needed to make.

14           2.       I'm serving my time in the county jail because the identity theft charges  
15 weren't serious enough to land me in the Zion State Prison (ZSP). I've found that in  
16 local jails there are always people coming and going for various reasons. My last cell  
17 mate got convicted of a third DUI and got transported over to ZSP to do some serious  
18 time, which left me with an empty bed. So, when Lex Johnson got arrested for loan  
19 sharking and the murder of Zoe Caine, he got dropped in my cell. I knew Johnson – I  
20 think most people who run in our scene do. We'd often run into each other at a club  
21 when I was looking for a mark, and Johnson was shaking someone down for a

22 payment. See, Johnson is known for lending money to people who don't like to use  
23 conventional banks. I did my best to stay out of Johnson's way, and I kept my mouth  
24 shut the few times I unintentionally witnessed Johnson delivering a violent late payment  
25 reminder. Johnson knew I was trustworthy.

26         3.       There's not a lot to do in county lockup, so Johnson and I started to talk.  
27 So, we're gabbing this one day and I ask, "What are you doing time for?" Johnson tells  
28 me about being arrested for the murder of Zoe Caine, which blew my mind 'cause I had  
29 a history with Zoe. We'd hung out during a couple of dinner cruises, and we both liked  
30 to find a friendly poker game in town or to ride the Fun Bus to Wendover for some real  
31 gambling. I always thought that Zoe kept each foot in a different world, one in the  
32 business world and one in the gambling world. I figured she was pretty good at walking  
33 the fine line between the two. But last spring, I rode the bus back from Wendover with  
34 Zoe, and she started talking to me about some of her losses and saying she was in the  
35 hole. She said she'd noticed my hot streak and how I was working the tables that day,  
36 and she asked for advice. One thing led to another and before I knew it, I was telling her  
37 about my history and the different ways I knew to scam money from people and  
38 businesses without them even knowing. She lit up when I explained how easy it was to  
39 skim cash from a business, especially if you knew or controlled the person who did the  
40 bookkeeping. We ended up at a truck stop getting coffee, and we must have talked for  
41 three or four hours about various ways to get rich without working – or at least how to  
42 pay off your bookie without a lot of hassle.

43         4.       Zoe needed this info, 'cause she was a maniac when she played, always  
44 loose and aggressive, even when she didn't have anything in her hand. Johnson called

45 her a "pigeon" because she was such a poor player. Johnson said, "I should have had  
46 Zoe swimming with the fish a long time ago," because Zoe was on a huge losing streak;  
47 a "tilt" Johnson called it. She just kept playing, even when she'd lost a lot of money.  
48 Johnson said, "Once you're on a tilt, you make bad decisions and put yourself in bad  
49 situations." Well, from my experience with Zoe, she was always on a tilt. She never had  
50 a sense of self-preservation, and she never knew when to walk away from a losing  
51 table. You have to understand that lady luck never stays long at a table, so you have to  
52 move before the house takes you for everything.

53         5.       There was this one time that I ran into Zoe and Lane Hill on a dinner  
54 cruise in Tahoe. They were in Tahoe for a hospitality and restaurant conference. I kept  
55 my distance during the dinner 'cause it looked like they were having a good time. But  
56 after dinner, I found Zoe by herself at a Texas Hold 'em table. Zoe was on a tilt, as  
57 usual, and I might have been enjoying the spectacle by cheering her on and telling her  
58 that each new hand was going to be her big winner. Hill must have walked up when I  
59 wasn't looking, cause all of the sudden, Hill spins me around and starts yelling at me to  
60 stop, and that Zoe had lost enough money. I said, "Hey back off," and Hill throws a drink  
61 in my face. It was pretty messed up.

62         6.       A while after that, I stopped at Black Diamond Café when I was hungry,  
63 thinking that maybe I could get a free meal. Zoe recognizes me and looks around for a  
64 second like she's worried. When she saw that Hill wasn't in sight, she gave me a hug  
65 and seated me at a table in the back corner and gave me a free steak dinner. She sat  
66 down with me during her break, and I asked how business was. Zoe looked upset when  
67 she told me that business was good, but not good enough to keep up with her "little

68 problem” – she even used her fingers to make air quotes when she said it. So, of course  
69 I assumed she meant the money she owed her bookie. Zoe may have been a bit  
70 dramatic, but when she told me she was out of options and thought Johnson was going  
71 to kill her because she couldn’t make her loan payment, I believed that she was scared.  
72 I mean she was physically shaking, even. Her stories about Johnson’s little reminders  
73 made me agree that Johnson might kill her. Turns out I was right to think that. Zoe  
74 asked if I thought going to the police would help her get out from under her debt to  
75 Johnson, and I stopped her immediately. I told her going to the police was a bad idea  
76 and if she did, Johnson would be even more angry than if she simply had trouble  
77 making payments. From where I was sitting that night, I could see into the kitchen area,  
78 including the cooler where she later died – what an awful way to go. The café is laid out  
79 like the diagram marked as Exhibit #12. When I was heading out of Black Diamond and  
80 back to a friend’s place in Timpanogos Square, I know I saw Lex Johnson’s car parked  
81 at the edge of the alleyway overlooking the back of Black Diamond. Johnson’s car was  
82 a black Escalade, clearly identifiable because of the custom wheels and custom  
83 exhaust system. Johnson was never subtle, especially not when staying where the  
84 people who owed money could easily see Johnson was watching over them.

85       7.       So anyway, in the jail cell, Johnson starts telling me this whole story about  
86 how Zoe was into Johnson for some really big money. Johnson mentioned recently  
87 learning that Zoe had “bled her business dry and was worthless.” Zoe couldn’t even  
88 make payments for the interest on her loan. And apparently Johnson overheard Zoe say  
89 she was going to threaten Johnson with going to the cops if Johnson didn’t walk away  
90 from her debt. Like I had already told Zoe, going to the cops was a stupid thing to do.

91 Johnson's laughing and says, "Like some loan shark is going to say, 'Oh, I'm so scared,  
92 please don't turn me in. I won't ask you to pay me back the money you borrowed from  
93 me.'" Then Johnson says to me, all straight-faced, with no emotion or nothing, "So, I put  
94 Zoe on ice." And when Johnson said "ice," I knew it didn't mean going to the refrigerator  
95 to cool down, if you know what I mean. Johnson stated that the idea was to make Zoe  
96 suffer too, because it was no longer about money once Zoe started talking about turning  
97 Johnson in to the cops. So, Johnson described forcing Zoe into a cooler for a slow, cold  
98 death.

99           8.       Johnson also talked about doing a good job of "cleaning" up any tracks left  
100 behind, to make sure Zoe's death didn't lead back to Johnson. Johnson also described  
101 how gloves were worn so no fingerprints could be found. Johnson wasn't worried at all  
102 because Johnson said something about "having a connection on the inside" at the  
103 Emigration Police Department. Johnson never said who it was, and I knew better than  
104 to ask.

105           9.       Johnson mentioned that Haiden was the detective investigating Zoe's  
106 murder. Haiden was my arresting officer on some previous charges, so I knew who  
107 Johnson was talking about. Anyway, I never turned Johnson in for loan sharking in the  
108 past, but murder is something else, so I tried calling Detective Haiden twice to report  
109 what Johnson told me, but Haiden never took my calls. Haiden probably didn't return my  
110 calls because one time I ratted on someone else in jail, and I might have gotten some  
111 facts mixed up.

112           10.       Eventually, after the murder charges against Johnson were dropped and  
113 Zoe's business partner was arrested, I saw some newspaper articles about the

114 upcoming trial that named Hill's attorneys. My better side came out, and I decided to do  
115 my civic duty, so I reached out to Hill's attorneys, who came to meet me in jail to hear  
116 what I had to say. I wanted to help Hill, who was an innocent person about to take the  
117 rap for a murder, so I told Hill's attorneys what I knew.

118           11. I have no reason to lie, and I'm getting nothing out of this. It's not like I'm  
119 testifying for the prosecution for a reduced sentence, or anything like that. And Hill isn't  
120 some rich dude who can pay for my testimony. There is no reason for me to make this  
121 stuff up, I mean, who needs perjury on their rap sheet, am I right? Besides, I wouldn't  
122 know so many details if Johnson hadn't told me what happened. In fact, people should  
123 understand that I'm risking my neck by snitching on a member of the Johnson family.

124           12. I know you probably wonder why Johnson would blabber about a murder  
125 to a lowlife nobody like me. I think I'm a pawn to get the word out on the street that  
126 Johnson means business when asking people to pay their debts and not go to the cops.  
127 When you're in the loan shark racket, the biggest thing you have going is the fear factor.  
128 It makes sense now why Johnson wasn't worried about saying anything to me about  
129 Zoe's murder. Looks like Johnson's "connections on the inside" worked some magic to  
130 get Johnson off the hook and to make me look like a liar.

131           13. Of the available exhibits, I am familiar with the following and only the  
132 following: Exhibit #12, a diagram of the layout of Black Diamond Café.

*CJ Morgan*

SIGNATURE

*Michelle Strickland*

Michelle Strickland  
Notary Public

Date: April 27, 2020

THE STATE OF ZION  
Michelle Strickland  
My commission expires  
9/16/25



Affidavit of  
**EZRA SANCHEZ**

---

1           1.       My name is Ezra Sanchez and I am 54 years old. I am a criminal justice  
2 professor at the University of Zion (UZ). I have been back at my alma mater for more  
3 than a decade now. After graduating from UZ in 1988, I went on to earn my master's  
4 degree in Sociology at Cal State Fullerton, as well as my Ph.D. in Criminal Justice. I am  
5 also a licensed private investigator in Idaho and Zion. A copy of the abbreviated version  
6 of my curriculum vitae is marked as Exhibit #10. Of course, I have had many more  
7 publications, such as journal articles, chapters written for books, book reviews, and a  
8 host of seminar presentations and lectures. I presume the abbreviated version of my  
9 curriculum vitae will demonstrate that I am well-recognized as an expert in the study of  
10 organized crime.

11           2.       Reliable information about organized crime is not always easy to obtain.  
12 However, I have devoted my research and teachings to organized crime, including the  
13 historical background, theories and research, specific crime groups and their  
14 operations, and law enforcement strategies to counter organized crime. I am currently a  
15 co-director of the International Association for the Study of Organized Crime (IASOC),  
16 which is a professional association of criminologists, researchers, teachers and  
17 students. Founded in 1984, IASOC holds meetings in conjunction with the American  
18 Society of Criminology. IASOC works to promote greater understanding and research  
19 about organized crime in all of its manifestations.

20           3.       A significant portion of my research and study has been on the type of  
21 crimes – particularly murder – committed by people within organized crime. The

22 underlying crimes in organized crime are the typical selection of preferred mob rackets  
23 and methods: loan sharking, sports betting, extortion, income tax evasion, income tax  
24 fraud, narcotics, and human trafficking. Intimidation, violence, murder, and obstruction  
25 of justice are used to further the goals of people in organized crime. The wiseguy life is  
26 a sharp and cocky, cash-driven subculture. Sure, they can sometimes come across as  
27 good guys and do some good, but ultimately, they do their deeds through deception,  
28 intimidation, violence, and murder.

29         4.       Men and women within organized crime have a particular signature when  
30 committing crimes, which takes one of two avenues: either committing the crime in such  
31 a heinous fashion so as to send a message; or expertly hiding the crime and their  
32 connection to it. An example of the former is with a public warning, such as when John  
33 Gotti arranged for Paul Castellano to be gunned down on a public sidewalk, so that  
34 Gotti could become the head of the Gambino crime family.

35         5.       Organized crime's use of hiding the crimes or their connection to the crime  
36 definitely has its own signature. Each mob group has their own preferred style, but often  
37 word spreads of another group's style and sometimes there are copycats among the  
38 mob. We have probably all heard of "swimming with the fishes" in which the mob would  
39 tie the victim to a cement block and throw them in a body of water. Another of the mob's  
40 popular execution methods is to hide a corpse in a false bottom of another person's  
41 casket. Other disposal methods include dismemberment, burial, or placing the body in  
42 the trunk of a car and having it crushed in a junkyard.

43         6.       One of the more notorious mob men is Richard Kuklinski, who earned the  
44 nickname "Iceman" following his experiments with disguising the time of death of his

45 victims by freezing their corpses in an industrial freezer. The condition of the body is  
46 sometimes the only means available for the coroner to estimate the time of death.  
47 Generally, body temperature is used as an indicator of the post-mortem interval during  
48 the first 12 to 24 hours after death. Kuklinski himself claims he used a Mister Softee ice  
49 cream truck for this purpose. Later on, he said he got the idea from a hitman named  
50 Mister Softee, who drove a Mister Softee truck to appear inconspicuous. Kuklinski's  
51 method was uncovered by the authorities when Kuklinski once failed to let one of his  
52 victims properly thaw before disposing of the body on a warm summer's night, and the  
53 coroner found chunks of ice in the corpse's heart. This methodology gained some  
54 popularity among those involved in organized crime in the late 1990's and into the 21<sup>st</sup>  
55 century. It is still fairly common today to find mob victims frozen in industrial freezers.

56         7. I have reviewed Detective Haiden's Investigation Report, marked as  
57 Exhibit #6. I have also reviewed the autopsy report marked as Exhibit #11 and the  
58 diagram of the Black Diamond Café marked as Exhibit #12. In addition, I have seen the  
59 receipt for the padlock marked as Exhibit #8 and a copy of the menu notes left behind  
60 by Zoe marked as Exhibit #9. It is my understanding that due to the gruesome nature of  
61 the photographs of the decedent, these photographs are not part of the evidence of this  
62 case with the exception of the photograph of the victim's dying message to identify her  
63 killer, which is marked as Exhibit #7. I did not go to the crime scene, nor have I  
64 undertaken any independent physical examinations of the victim or fingerprint analysis. I  
65 had, however, been to the café prior to Zoe Caine's murder. While I agree that Zoe  
66 Caine stole funds from Black Diamond, I am not convinced it is the only reason the café  
67 is in such financial trouble. On the night I was there, I saw some guests in my own

68 dinner party experiencing problems with their meals. To my surprise, Lane Hill, one of  
69 the owners, came over to our table and comped the entire table and not just the ones  
70 having a problem. Comping entire tables can create large revenue losses and shows a  
71 lack of business sense. If Hill handled issues like ours every time something minor  
72 happened with a meal, Black Diamond would be out of business quickly.

73         8.       Based upon my review of the foregoing, and my extensive knowledge and  
74 expertise in studying criminal behavior in organized crime, it is my opinion Zoe Caine  
75 was murdered by a person involved in organized crime. The spreadsheet found by  
76 police at Caine's home showed payments made to Lex Johnson. Injuries on Caine's  
77 body reinforce having received previous "warnings" to pay. The mob typically punishes  
78 people for their late payments by burning them with cigarettes or choking them until they  
79 pass out, both known signatures of Lex Johnson. Lex Johnson somehow must have  
80 found out that Caine's restaurant was going bankrupt, and she wouldn't be able to make  
81 any further payments. Johnson would be even more motivated to kill Caine if Johnson  
82 knew Caine was thinking about turning Johnson in to the cops.

83         9.       I am familiar with Lex Johnson, who, despite denying it, is clearly involved  
84 in organized crime. While Johnson may appear to just be a money collector and/or  
85 minor enforcer; Johnson family members have been known to personally "take care of  
86 business". Admittedly, Johnson might normally want to send a message with a hit, but  
87 because he is already facing serious criminal charges in a different case, Hill became a  
88 convenient fall guy for Johnson.

89         10.      The methodology used in this crime is also consistent with a mob hit. The  
90 use of an industrial freezer or cooler to hide the victim's time of death and the "cleaning"

91 of the crime scene is indicative of a sophisticated skill level of crime inherent in  
92 organized crime. This method is completely inconsistent with the method and mode of a  
93 person committing a crime in the heat of passion. Had Hill murdered Caine in rage over,  
94 say, theft of funds from the business, a quick death would be more likely at the sharp  
95 end of a knife. This is what happens when a person snaps in the moment – picking up  
96 the closest available weapon and killing another person. In the case of a restaurant,  
97 knives are both plentiful and available. The average person committing a crime of  
98 passion or in the heat of the moment would not lock someone in a cooler, because said  
99 person would then have ample time to cool off (no pun intended), calm down, and let  
100 the victim back out of the cooler before death became imminent. With most people, “in  
101 the heat of the moment” is just that, not rational thought but rather done on murderous  
102 impulse. Once the impulse is gone, regret and anguish take over. Had Hill locked Caine  
103 in the cooler in rage over the theft of funds from the business, Hill would have had a  
104 clear cool down period in which to reevaluate the situation and let Caine out of the  
105 cooler prior to her death. In addition to that, a heat of the moment argument would only  
106 be valid for March 20<sup>th</sup> when Hill first confronted Caine about the theft of funds. A full  
107 week later, the impulse to kill would not remain, and especially not in such a slow and  
108 agonizing way. This is the type of killing meant to send a message to others, and the  
109 message is pay up or suffer horrifically.

110 11. I am also extremely critical of the police investigation in this matter. I have  
111 done a significant amount of research in the study of corruption in law enforcement.  
112 One reason organized crime has survived and thrived for so many years is, in part,  
113 because of a few corrupt police officers, who have lost or tampered with evidence, or

114 tipped off the mob. Detective Haiden should never have been assigned to investigate  
115 this case. Detective Haiden was previously accused of tampering with evidence after  
116 receiving a bribe from Lex Johnson. This accusation alone should have disallowed  
117 Haiden from working on any case in which Johnson and Haiden could intersect. I am  
118 unconvinced Haiden exerted independence when first arresting Johnson. The charges  
119 were later dropped and, I believe, the arrest could have easily been a ruse to hide the  
120 fact that Haiden was still colluding with Johnson. This entire murder investigation was  
121 compromised due to Haiden's involvement.

122         12. I have been paid \$3,000 to render an expert opinion in this case. I came  
123 into the case with no preconceived notions, and strictly looked at the facts as presented.  
124 I have spent a total of four hours reviewing evidence, and then I have additional time  
125 incurred in providing this statement as well as my testimony in court. I have testified in  
126 numerous cases in which organized crime may be a factor. I have testified both for the  
127 prosecution and the defense. Normally, my rate is \$5,000 to render an expert opinion,  
128 but because I went to school with one of the attorneys for the defense, I have  
129 discounted my rate as a professional courtesy.

130         13. Of the available exhibits, I am familiar with the following and only the  
131 following: Exhibit #6 contains the EPD's Incident Report dated April 10,2020, and three  
132 Supplemental Investigation Reports with the same date. Exhibit #7 is a photo taken at  
133 the crime scene of the inside of Black Diamond Cafe's cooler. Exhibit #8 is a receipt  
134 from Emigration Lock & Key dated February 25, 2020. Exhibit #9 appears to be original  
135 menu notes for Black Diamond Café signed by Zoe Caine. Exhibit #10 is obviously my  
136 abbreviated Curriculum Vitae. Exhibit #11 is the Autopsy Report for Zoe Caine. Exhibit

137 #12 is a diagram of Black Diamond Café.

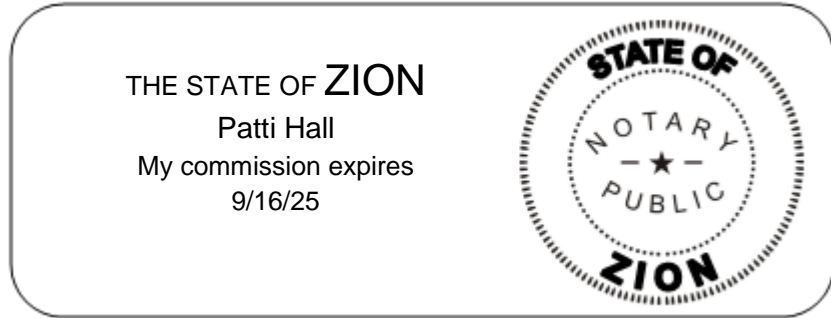
*Ezra Sanchez*

SIGNATURE: EZRA SANCHEZ

*Patti Hall*

Patti Hall  
Notary Public

Date: April 24, 2020



# EXHIBITS

## Exhibits Available To Both Parties

The parties have stipulated to the authenticity of the trial exhibits listed below. The Court will, therefore, not entertain objections to authenticity of these trial exhibits. The parties have reserved any objections to the admissibility of any of these exhibits until the trial of the above-captioned matter. The trial exhibits may be introduced by either the Plaintiff or the Defendant, subject to the Rules of Evidence and the stipulations of the parties contained in the materials.

<b>#</b>	<b>EXHIBIT DESCRIPTION</b>
1	Iona's Curriculum Vitae
2	Ticket Order and Cash Register Tape
3	Deposit Slip and Cash Register Tapes
4	Check and Check Register
5	Buy-Sell Agreement
6	Investigation Report
7	Photo Inside Black Diamond Café's Cooler
8	Padlock Receipt
9	Menu Notes
10	Sanchez's Curriculum Vitae
11	Autopsy Report for Zoe Caine
12	Diagram of Black Diamond Café

**EXHIBIT #1: Iona’s Curriculum Vitae**

**KAI IONA, CPA, CFE**

513 South Bald Mountain Drive, Emigration, Zion

**EDUCATION**

University of California, Los Angeles	
B.S. in Accounting – May 1983	Cum Laude, 3.75
Master of Business Administration – May 1985	Cum Laude, 3.80
Beta Alpha Psi - Accounting Major Honorary, Treasurer	Top Accounting Student
Beta Gamma Sigma – Business Honorary	Luca Pacioli Award

**CERTIFICATIONS**

Certified Public Accountant	June 1985 to present
Certified Fraud Examiner	June 2005 to present

**EMPLOYMENT**

Elite Accounting, CPA (owner) 513 South Bald Mountain Drive, Emigration, Zion Full service accounting firm, providing a variety of accounting services to our clients including, bookkeeping, general accounting, audit, tax management and preparation, personal financial planning, and business valuation. Specialization in forensic accounting, conducting forensic investigations, utilizing my accounting, auditing, and investigative skills. Instrumental to numerous investigations detecting accounting fraud.	September 1989 – present
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Arthur Andersen CPA 33 W. Monroe, Chicago, Illinois Manager. Consumer and Business Products Auditing Division. Audited financial statements of clients and responsible for management of audit team. Promoted rapidly.	May 1985- August 1989
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**MEMBERSHIPS**

- Association of Certified Fraud Examiners (ACFE)
- American Institute of Certified Public Accountants (AICPA)
- Utah Association of Certified Public Accountants (UACPA)

**CONTINUING EDUCATION**

- E-Fraud: Preventing and Detecting Technology-Based Crimes (ACFE; July 2012) Co-presenter
- Money Laundering: Tracing Illicit Funds (ACFE; July 2012)
- Advance Fraud Examination Techniques (ACFE; July 2008)
- Computers in Fraud (ACFE; July 2008)
- Contract & Procurement Fraud (ACFE; July 2007)
- Auditing for Internal Fraud (ACFE; July 2007)
- Fraud Prevention (ACFE; July 2006)
- Investigating by Computer (ACFE; July 2006)
- Conducting Internal Investigations (ACFE; July 2005)
- Auditing for Internal Fraud (ACFE; July 2005)
- Principles of Fraud Examination (ACFE; July 2004)
- Building Your Fraud Examination Practice (ACFE; July 2004)

**EXHIBIT #2: Ticket Order and Cash Register Tape**

Black Diamond Café		
1/11/20		
1	Tuna Tartar	\$8.95
1	Bruschetta	\$4.95
1	Lettuce Wedge Salad	\$4.45
1	Lettuce Wedge Salad	\$4.45
1	Pork Medallions	\$19.95
1	Chilean Sea Bass	\$21.95
1	Roasted Asparagus	\$5.95
1	Glass House Merlot	\$6.95
1	Glass House Chardonnay	\$5.95
1	Mini Baked Alaska	\$5.95
1	Chocolate Cake	\$5.95
	Sub-Total	\$95.45
	Zion Tax	8.35
	Total	103.80
	Tip	_____
	Total	_____

01-11-20	
✓	96.34
✓	83.24
✓	164.32
✓	54.80
✓	97.66
✓	123.76
✓	114.93
✓	82.54
✓	66.44
✓	79.91
✓	85.56
✓	99.33
✓	58.75
✓	93.99
✓	65.00
✓	74.45
✓	92.34
✓	123.98
✓	78.78
✓	116.43
✓	224.56
✓	95.87
✓	183.24
✓	48.56
✓	64.34
✓	114.56
✓	2583.68

**EXHIBIT #3: Deposit Slip and Cash Register Tapes**

<b>DEPOSIT</b>		
<b>Black Diamond Café Acct# 34533245</b>	Coins	<i>43.00</i>
	Cash	<i>325.00</i>
	Checks	<i>219.93</i>
	Sub-Total	<i>587.93</i>
<b>Date:</b>	Less Cash Received	<i>0</i>
<i>Feb. 10, 2020</i>	Total	<i>587.93</i>

*Zion's Best Bank, Emigration, Zion*

Friday, 02-07-20	
✓	39.65
✓	92.34
✓	99.00
✓	114.32
✓	178.67
✓	154.36
✓	86.45
✓	119.60
✓	45.54
✓	92.34
✓	136.45
✓	78.84
✓	91.70
✓	85.16
✓	123.55
✓	48.56
✓	78.84
✓	93.25
✓	44.21
✓	116.87
✓	46.78
✓	90.91
✓	143.22
✓	99.00
2299.61	

Saturday, 02-08-20	
✓	36.54
✓	46.78
✓	86.98
✓	99.00
✓	78.84
✓	83.45
✓	92.34
✓	77.44
✓	154.36
✓	178.67
✓	183.77
✓	92.34
✓	144.68
✓	114.32
✓	86.45
✓	48.56
✓	93.25
✓	87.36
✓	136.45
✓	119.60
✓	98.46
✓	85.16
✓	48.56
✓	92.34
✓	178.67
✓	123.98
✓	91.70
✓	67.18
✓	93.25
✓	45.54
✓	123.55
3089.57	

**EXHIBIT #4: Check and Check Register**

Black Diamond Café #1099  
 38 Bald Mountain Drive, Emigration, Zion 84000

Date 02/25/20

Pay to the  
 Order of: Zoe Caine \$ 3,000.00

Three thousand and 00/100 Dollars

Memo \_\_\_\_\_ Zoe Caine

•:548200• 648752• 01099

CHECK REGISTER						
Number	Date	Transaction Description	Payment Fee/Withdrawal	✓	Deposit, Credit	BALANCE
						11,345.22
1094	02/19/20	Let Us Produce	165.00			11,180.22
1095	02/19/20	Meat Market	465.00			10,715.22
1096	02/20/20	State Liquor Store	455.85			10,259.37
	02/20/20	Deposit			825.36	11,084.73
	02/21/20	Deposit			923.45	12,008.18
1097	02/21/20	Laundry Time	122.35			11,885.83
	02/22/20	Deposit			654.92	12,540.75
1098	02/25/20	Supplies Unlimited	3,093.45			9,447.30
1099	02/25/20	** Void **				9,447.30
1100	02/26/20	Let Us Produce	128.00			9,319.30

## **EXHIBIT #5: Buy-Sell Agreement**

### **PARTNERSHIP CROSS-PURCHASE WITH BUY-SELL AGREEMENT**

This Agreement is made June 14, 2017, by and between Lane Hill and Zoe Caine.

**WHEREAS**, the above-named individuals are partners doing business under the incorporated name of Black Diamond Café, LLP at 38 Bald Mountain Drive, Emigration, Zion 84000, the respective partnership interests of the partners being divided equally; and

**WHEREAS**, the partners desire to ensure the continuity of harmonious management of the partnership by providing for the purchase of a partnership interest by the other partner in the event a partner dies;

**NOW THEREFORE**, in consideration of the premises and mutual covenants contained herein, it is agreed by and between the parties as follows:

**FIRST:** Upon the death of a partner, the surviving partner shall purchase and the legal representative of the estate of the deceased partner shall sell to such surviving partner, the partnership interest owned by the deceased partner for the price established in accordance with the provisions of the SECOND and FOURTH Article.

**SECOND:** Unless and until a new value is established as herein provided, the value of the respective partnership interest of the partners for purposes of this agreement is \$100,000 each. At the end of each fiscal year, the partners shall agree upon the value of their respective shares. If the partners have not made such determination within two years of the death of a partner, an independent certified public accountant shall determine the value of the deceased partner's interest.

**THIRD:** In order to assure the availability of funds for the purchase of the partnership interest of a deceased partner by the surviving partner, the partnership has purchased insurance on the lives of each partner. The value of insurance on each of the partners shall be set initially at \$500,000. Payment of these policies shall be made from the LLC corporate accounts. The partners may purchase additional insurance as deemed necessary.

**FOURTH:** Upon the death of a partner, the other partner may immediately collect the proceeds of the policy on the life of the deceased partner. If the proceeds of all the policies on the life of the deceased partner are not sufficient to purchase the deceased partner's interest, the surviving partner shall be obligated to pay the remaining balance to the deceased partner's estate. If the proceeds of all the policies on the life of the deceased partner are in excess of the purchase price of the deceased partner's interest, the surviving partner shall be entitled to any excess funds.

**FIFTH:** Should the death of one partner occur at the hand of the other partner, then the surviving partner shall be excluded from any benefits laid out herein.

**UPON PAYMENT** of the purchase price of the partnership interest of the deceased partner the legal representative of the estate of the deceased partner shall execute and deliver to the surviving partner such instruments as shall be necessary to transfer complete title to the surviving partner.

**IN WITNESS WHEREOF**, the partners have executed this agreement the day and year first herein above written.

Zoe Caine 6/14/17

Lane Hill 6/14/17

**EXHIBIT #6: Investigation Report (Page 1 of 4)**

<b>AGENCY ID</b> EPD04719		<b>EMIGRATION POLICE DEPARTMENT</b> Emigration, Zion (803) 555-1234				<b>INCIDENT #</b> 47-108290911							
<b>INCIDENT REPORT</b> PRINT OR TYPE ALL INFORMATION													
<b>EVENT</b>	INCIDENT TYPE			COMPLETED	FORCED ENTRY	PREMISE TYPE	UNITS ENTERED	TYPE VICTIM					
	Homicide - Body located in locked cooler			<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Bus.	1	<input checked="" type="checkbox"/> Individual <input type="checkbox"/> Business <input type="checkbox"/> Government <input type="checkbox"/> Other					
				<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO								
	INCIDENT LOCATION (SUBDIVISION, APARTMENT AND NUMBER, STREET NAME AND NUMBER)					ZIP CODE		WEAPON TYPE					
	38 Bald Mountain Drive - Black Diamond Cafe					84000		N/A					
	INCIDENT DATE		24 HOUR CLOCK		TO	DATE		24 HOUR CLOCK					
	03/31/20		07:30			03/31/20		12:45					
VICTIM'S NAME (LAST, FIRST, MIDDLE)				DATE OF BIRTH		HEIGHT	WEIGHT						
Caine, Zoe (deceased)				05/13/84		5'3"	115 lbs.						
ADDRESS				CITY		STATE	ZIP CODE						
169 King Charles Road				Emigration		Zion	84000						
<b>SUBJECT NO.1</b>	NAME (LAST, FIRST, MIDDLE)				AKA								
	FACIAL HAIR, SCARS, TATOOS, GLASSES, CLOTHING, PHYSICAL PECULARITIES, ETC.												
	ADDRESS		CITY		STATE		ZIP CODE						
	SUBJECT (NO.1) USING: ALCOHOL <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNKNOWN DRUGS <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNKNOWN		ARRESTED NEAR OFFENSE SCENE <input type="checkbox"/> YES <input type="checkbox"/> NO		DATE / TIME OF OFFENSE		DATE / TIME OF ARREST						
<b>NARRATIVE</b>	3/31/20 - 08:00 - Called to the scene by Emigration PD's patrol office because of suspected homicide. Victim's body discovered lying on floor of restaurant's cooler by restaurant cook, John Harris.												
	03/31/20 - 08:30 - Arrived on scene. Controlled and assessed scene. Diagram of restaurant is a separate document.												
	Body does not appear to have been moved or compromised. Victim appears to have died from hypothermia; the body is pale and waxy. There appears to be no recent outward signs of physical trauma to victim or evidence of physical disturbance in cooler or restaurant. Will wait for conclusions of autopsy. Body lying on floor of restaurant cooler next to bacon spelling												
<b>PROPERTY</b>	TYPE (GROUP)						TOTAL VALUE						
	STOLEN												
	DAMAGED												
	BURNED												
	RECOVERED												
<b>ADMINISTRATIVE</b>	SUBJECT IDENTIFIED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		SUBJECT LOCATED NO		<input checked="" type="checkbox"/> ACTIVE <input type="checkbox"/> ADM. CLOSED <input type="checkbox"/> UNFOUNDED		<input type="checkbox"/> ARRESTED UNDER 18 <input type="checkbox"/> ARRESTED 18 AND OVER		<input type="checkbox"/> EX-CLEAR UNDER 18 <input type="checkbox"/> EX-CLEAR 18 AND OVER				
	REASON FOR EXCEPTIONAL CLEARANCE: 1. <input type="checkbox"/> OFFENDER DEATH. 2. <input type="checkbox"/> NO PROSECUTION 3. <input type="checkbox"/> EXTRACTION DENIED 4. <input type="checkbox"/> VICTIM DECLINES OPERATION 5. <input type="checkbox"/> JUVENILE NO CUSTODY												
	REPORTING OFFICER			DATE		24 HR CLOCK		APPROVING OFFICER			DATE		UNIT NUMBER
	Inv. C. Haiden			04/10/20		17:23		Jady Johnson			04/05/20		4618
	FOLLOW-UP INVESTIGATION REQUIRED <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO												

**EXHIBIT #6: Investigation Report (Page 2 of 4)**

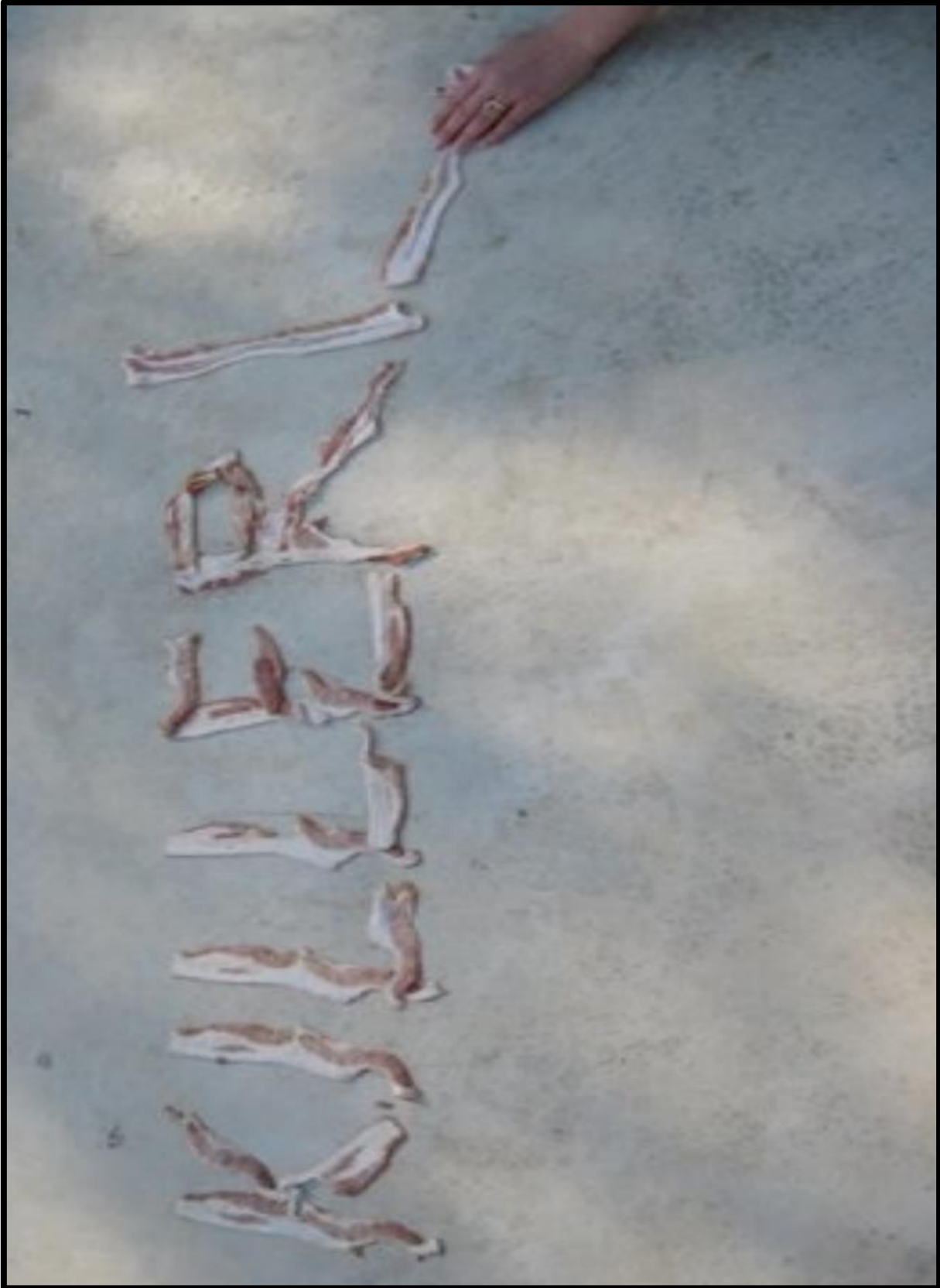
<b>AGENCY ID</b> EPD04719	<b>EMIGRATION POLICE DEPARTMENT</b> EMIGRATION, Zion (803) 555-1234	<b>INCIDENT #</b> 47-108290911	
<b>SUPPLEMENTAL INVESTIGATION REPORT</b> PRINT OR TYPE ALL INFORMATION)			
<b>DATE</b>	03/31/20		
SUPPLEMENTAL NARRATIVE	"Killer" and the start of another letter. Victim holding an additional slice of bacon in hand next to bottom of last letter – appears to attempt to spell another letter. Victim shows signs of non-recent physical trauma – ¼" round burn marks on inside of right arm; bruising on neck consistent with someone grabbing her at neck. Victim also shows bruised hands from attempting escape from the locked cooler. No evidence of break-in at restaurant. Inspected the premises and nothing was out of order. Purse, keys, wallet, and cell phone of the victim were in her desk drawer. Nature of death, use of cooler, is consistent with mob hit.		
	03/31/20 – 09:20 – Interviewed Harris and other kitchen staff. Victim was co-owner of restaurant. Witnesses state victim's body had not been moved prior to my arrival. Harris arrived at restaurant through an unlocked kitchen back door at 07:15. No sign of disturbance noted by witness. Approximately 15 minutes later, Harris unlocked padlocked door to cooler and discovered body and called 911 and Lane Hill. Only Harris and restaurant owners, Zoe Caine and Lane Hill, have keys to lock doors to restaurant and cooler. Padlock is new to cooler and staff. Some inconsistency in remembering to lock cooler at the end of the day. Harris and kitchen staff do not know who would want to harm Caine. Kitchen staff observed someone lurking in alley across the street frequently, and most recently on Saturday, March 28 <sup>th</sup> . Victim was seen and heard from last on the evening of Saturday, March 28 <sup>th</sup> at Black Diamond Cafe up until closing time. Several witnesses observed (now identified) Johnson lurking in alley across from back of restaurant door for a couple of weeks.		
	03/31/20 – 10:00 – Interviewed Lane Hill, co-owner of Black Diamond Cafe. Hill was last to see Caine at 22:30 on March 28 <sup>th</sup> at the café. According to Hill, on Saturday night, Caine stayed behind to make notes for the following week's menu. No such note was located. Caine was going to look at inventory in cooler and then intended to padlock cooler door when leaving. Hill states the cooler door was not locked before leaving. Hill had recently purchased a padlock for the cooler, due to concerns of employee theft. Keys for the restaurant and cooler padlock were distributed only to Harris, Caine, and Hill. As Hill was leaving the restaurant March 28 <sup>th</sup> , Hill noticed a person standing in the shadows in the alley across the street next to a black Escalade. After being shown a photo array on the investigator's tablet, Hill identified the person as Lex Johnson. Hill stated about recently hiring a forensic accountant, Kai Iona, to determine cause for company's financial struggles despite steady business. Iona's investigation revealed Caine had been skimming from the business. Hill questioned Caine about thefts on Friday, March 20 <sup>th</sup> . Caine explained to Hill she liked to gamble, but had been unlucky lately, and thus, had borrowed money from a loan shark, Johnson. Caine owed Johnson over \$200,000. According to Hill, Caine had been physically accosted with cigarette burns on the arm, and had been choked by Johnson to come up with past due payments. So, Caine took money from the business. According to Hill, Caine said she had become		
	<b>REPORTING OFFICER</b>	<b>DATE</b>	<b>24 HOUR CLOCK</b>
	Inv. C. Haiden	04/10/20	17:23
	<b>SUPERVISING OFFICER</b>		Jadyn Johnson

**EXHIBIT #6: Investigation Report (Page 3 of 4)**

AGENCY ID <b>EPD04719</b>	<b>EMIGRATION POLICE DEPARTMENT</b> Emigration, Zion (803) 555-1234	INCIDENT # <b>47-108290911</b>	
<b>SUPPLEMENTAL INVESTIGATION REPORT</b> PRINT OR TYPE ALL INFORMATION)			
<b>DATE</b>	03/31/20		
SUPPLEMENTAL NARRATIVE	desperate to pay off the debt because her life had been threatened by Johnson. Hill offered to give Caine a personal loan to pay off the debt if Caine sought help for her gambling addiction.		
	03/31/20 – 11:30 – Interviewed remaining restaurant staff. Consistent statements as offered by kitchen staff. No one had seen Caine since Saturday evening, since the restaurant was closed on Sunday and Monday.		
	03/31/20 – 12:45 – Went to victim’s residence. No disturbances to residence. Unopened mail from Saturday, March 28 <sup>th</sup> and newspapers from Sunday, Monday, and Tuesday were lying on front steps undisturbed. Voicemail messages unretrieved on cell phone and home phone from Saturday thru present. No unusual calls or mail. Saw printout of computer spreadsheet of debt owed specifically to Lex Johnson showed balance of \$208,500.		
	04/02/20 – Autopsy results show death caused by hypothermia. Bruising to hands noted. Likely from banging on cooler door. No other physical trauma relating death noted. Exact time of death cannot be determined through physical examination of the body since it was frozen. Autopsy dates cigarette burns to have occurred two weeks prior to death and strangulation of neck, non-life threatening, to have occurred less than one week prior to death.		
	04/03/20 – 13:30 – Johnson was read Miranda rights. Johnson refuses to make statement, and requests to have lawyer present. Johnson was arrested for loan sharking and murder.		
	04/03/20 – 17:20 – There were some smudged and clear fingerprints found. Johnson’s fingerprints were not found on padlock to cooler, cooler door, or doors to restaurant, per fingerprint analysis.		
	04/04/20 – 11:00 – Johnson, in presence of counsel, provided statement. Caine owed Johnson over \$200,000 due to gambling losses. Johnson says Caine was making payments and had been tailing Caine to make sure she did not skip town. Johnson was present the night of March 28 <sup>th</sup> in alley across the street from the café’s back door starting from about 21:00 until approximately 23:30. Johnson observed Hill arguing with Caine and telling her she ruined the business, and Black Diamond was bankrupt and would not be able to continue to operate. Then Johnson saw Hill brandish a kitchen knife and point it at Caine making her go back into the restaurant. Johnson later saw Hill leave alone at 22:30. Johnson waited for another hour and left. Caine never left while Johnson was there.		
	<b>REPORTING OFFICER</b>	<b>DATE</b>	<b>24 HOUR CLOCK</b>
	Inv. C. Haiden	04/10/20	17:23
			<b>SUPERVISING OFFICER</b>
			Jady Johnson



**EXHIBIT #7: Photo Inside Black Diamond Café's Cooler**



**EXHIBIT #8: Padlock Receipt**

Emigration Lock & Key  
531 State Street  
Emigration, Zion 84000

02/25/20	12:33 pm
1 Lg. Padlock w/ Key	\$ 19.49
2 Extra Keys	\$ 1.98
Subtotal	\$ 21.47
Tax (7.75%)	\$ 1.66
Total	\$ 23.13
Cash Paid	\$ 23.25
Change	\$ .12

Thank you for letting  
us serve you.  
Come again.

**EXHIBIT #9: Menu Notes**

*Stuffed eggplant with house Pomodoro sauce*

*Jumbo lump crab cakes and marinated  
portobello mushroom stacks*

*Beef tenderloin medallions tartar drizzled with  
balsamic cream sauce and blue cheese crumbles*

*Parmesan crusted sea scallops with  
with a garlic butter and white wine reduction  
sauce*

*Zoe*

## **EXHIBIT #10: Sanchez's Curriculum Vitae**

### **EZRA SANCHEZ, PH.D. CURRICULUM VITAE**

#### **Education**

Cal State Fullerton

Ph.D. in Criminal Justice 1992

M.A. in Sociology, 1990

University of Zion

B.A. in Sociology, magna cum laude 1988

#### **Present Positions**

Criminal Justice Professor, University of Zion

University of Zion, 2008 – present, Department Chair, 2018 – present

Co-Director International Association for the Study of Organized Crime

New York, New York 2009 – present

#### **Prior Academic Appointments**

Professor, Department of Criminal Justice

Cal State Fullerton, California 1997 – 2008

Assistant and Associate Professor, Department of Criminal Justice

University of California, Los Angeles, California, 1992 – 1997

#### **Memberships and Positions:**

International Association for the Study of Organized Crime (IASOC), 2009 – present

Consultant, National Criminal Justice Commission, 2014 – 2016

American Society of Criminology, President 2011 – 2014

Task Force on Law and Enforcement, President's Commission on Organized Crime, 2006 – 2014

#### **Honors and Awards**

Distinguished Leader in Criminal Justice, Academy of Criminal Justice Sciences

American Society of Criminal Justice, Fellow 2008 – present

Fulbright Research Fellowship, 2002 - 2003

Special Dissertation Research Grant, Cal State Fullerton 1992

Graduate School Fellowship, Cal State Fullerton 1990 - 1992

#### **Publications**

*No Law and Order: Organized Crime New York:* John Wiley, 2018

*Wiseguys Finish First New York:* John Wiley, 2013

*Kuklinski: The Iceman Cometh New York:* Harper & Row, 2010

*Organized Crime: A Study in Methodology of Crimes* Simon and Schuster, 2008

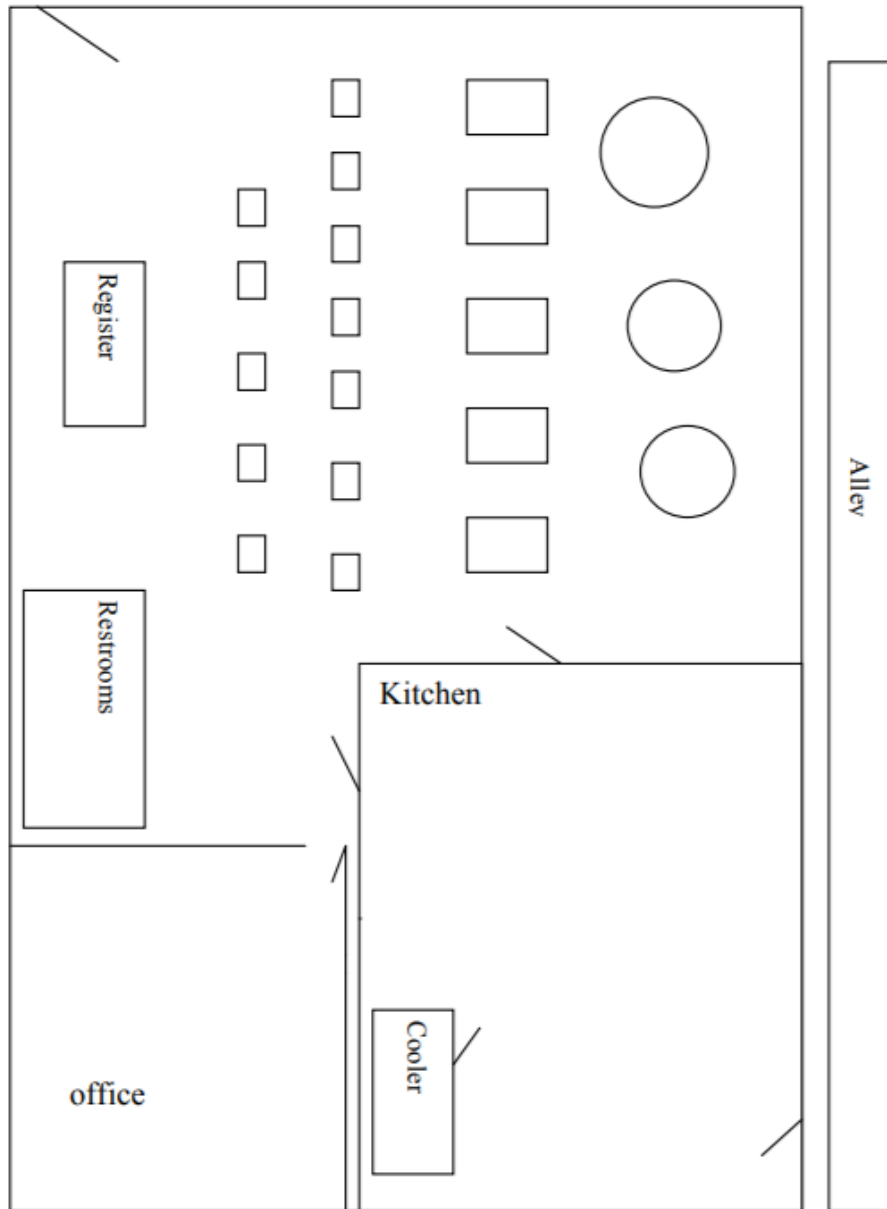
*Bent Cops and Tampered Evidence* Indiana University Press, 1992

## EXHIBIT #11: Autopsy Report for Zoe Caine

STATE OF ZION - ZION BUREAU OF INVESTIGATIONS DIVISION OF FORENSIC SCIENCES - RECORD OF CORONER							
<b>Name of Deceased</b>		Zoe Caine		<b>County</b>		Snow Canyon	
<b>Age</b>	35	<b>Height</b>	63"	<b>Weight</b>	115 lbs.	<b>Date of Birth</b>	05/13/84
<b>Time of Death</b>		Undetermined				<b>Date of Death</b>	03/28/20
MANNER OF DEATH							
( ) Natural	( <b>X</b> ) Homicide	( ) Suicide	( ) Accident	( ) Undetermined	( ) Other		
PURPOSE OF REPORT							
( <b>X</b> ) Autopsy	( ) Limited Dissection	( ) External Exam	( ) History Review				
<b>PERFORMED BY</b>		Chandler Covington, M.D.		<b>Date</b>	04/01/20	<b>Hour</b>	12:05pm
<b>APPROVED</b>		Stephan Bonner, M.D.		<b>Date</b>	04/02/20		
CAUSE OF DEATH							
<p><b>Initial Examination:</b> The body is that of a female adult, approximately 63" in height, and weighing 115 lbs., consistent with the stated age of 35 years.</p> <p><b>Autopsy Findings:</b> In careful review of the body, there were no signs of struggle with another individual or physical violence. The body did appear pale and waxy. Upon collection of the body, the body temperature was at 35 degrees Fahrenheit. Based on the temperature of the body and location of where the body was found in a restaurant cooler, it is determined that Ms. Caine died as a result of hypothermia. Hypothermia is the reduced body temperature that happens when a body dissipates more heat than it absorbs. In humans, it is defined as a body core temperature below 95 degrees Fahrenheit. For Ms. Caine's weight, it most likely took more than 20 hours before the hypothermia was severe enough to kill Ms. Caine. And, based upon the actual body temperature at time of discovery, it was likely Ms. Caine had been in the cooler more than 50 hours.</p> <p><b>Additional Notes:</b> Previous injuries were noted to include cigarette burns on inside right arm in the healing process occurring approximately two weeks prior to death along with fading bruises from what appears to be forced choking around the base of the neck occurring approximately a week prior to death. Neither the cigarette burns, nor the choking occurred in relation to her death. She did; however, have bruising on her hands, which were most likely from banging against a blunt object such as the door to the cooler in which she was found.</p> <p><b>Cardiovascular:</b> The heart is normal size and weight for patient's age and appears structurally normal.</p> <p><b>Respiratory:</b> The lungs appear to be normal size/weight. Tissue is abnormal due to smoking.</p> <p><b>Hepatobiliary:</b> The liver appears to be normal.</p> <p><b>Gastrointestinal:</b> The typically formed tongue, esophagus, gastroesophageal junction, serosal stomach and gastric mucosa are without note. The stomach, large bowels, and small bowels appear normal.</p> <p><b>Toxicology:</b> Nothing abnormal found in blood system.</p> <p><b>Other Procedures:</b></p> <ol style="list-style-type: none"> <li>1. Documentary photographs obtained.</li> <li>2. Blood, urine, bile, and vitreous are submitted for toxicological analysis.</li> <li>3. Head and body hair is submitted.</li> <li>4. Clothing is submitted for volatile determination.</li> </ol> <p><b>Autopsy Findings:</b> At the time of death, this was an otherwise healthy 35-year-old except for smoking.</p> <p><b>Cause of Death:</b> Hypothermia / Homicide</p>							

**EXHIBIT #12: Diagram of Black Diamond Café**

38 Bald Mountain Drive



Key:

／ denotes door

Not to Scale