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# UNITED STATES DISTRICT COURT CENTRAL DISTRICT OF CALIFORNIA

SECURITIES AND EXCHANGE COMMISSION,

Plaintiff,

VS.

EAGLE DEVELOPMENT
ENTERPRISES, INC., a Nevada
corporation; EAGLE STORAGE &
DEVELOPMENT, LLC, an Arizona limited
liability company; EAGLE AVIATION
SALES & LEASING, LLC, a California
limited liability company; MICHAEL J.
BOWEN,

Defendants,

EAGLE ASSETS & MANAGEMENT, LLC, a California limited liability company; EAGLE HOUSING & DEVELOPMENT AZ, LLC, an Arizona limited liability company; EAGLE HOUSING & DEVELOPMENT, INC., a California corporation; EAGLE HELICOPTERS & AVIATION, INC., a California Corporation,

Relief Defendants.

SACV09-1470 JVS(MLGX)

Case No.

COMPLAINT FOR VIOLATIONS OF THE FEDERAL SECURITIES LAWS

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Plaintiff Securities and Exchange Commission ("Commission") alleges as follows:

#### JURISDICTION AND VENUE

- 1. The Court has jurisdiction over this action pursuant to Sections 20(b), 20(d)(1) and 22(a) of the Securities Act of 1933 ("Securities Act"), 15 U.S.C. §§ 77t(b), 77t(d)(1) & 77v(a), and Sections 21(d)(1), 21(d)(3)(A), 21(e) and 27 of the Securities Exchange Act of 1934 ("Exchange Act"), 15 U.S.C. §§ 78u(d)(1), 78u(d)(3)(A), 78u(e), and 78aa. The defendants have, directly or indirectly, made use of the means or instrumentalities of interstate commerce, of the mails, or of the facilities of a national securities exchange in connection with the transactions, acts, practices and courses of business alleged in this Complaint.
- 2. Venue is proper in this district pursuant to Section 22(a) of the Securities Act, 15 U.S.C. § 77v(a), and Section 27 of the Exchange Act, 15 U.S.C. § 78aa, because certain of the transactions, acts, practices, and courses of conduct constituting the violations alleged herein occurred within this district, most of the entity defendants are located in this district, and the individual defendant resides in this district.

#### **SUMMARY**

3. This action has been filed to halt an ongoing securities fraud scheme conducted by defendants Michael J. Bowen, Eagle Development Enterprises, Inc. ("Eagle Development"), Eagle Storage & Development, LLC ("Eagle Storage"), and Eagle Aviation Sales & Leasing, LLC ("Eagle Aviation") (collectively, the "Eagle Entities"). Since 2003, Bowen has raised at least \$28 million from approximately 500 investors located throughout the United States through the sale of stock and membership interests in the Eagle Entities. Bowen and his sales agents raised these funds by making false promises about a public offering, misleading investors about Bowen's expertise, and making false representations about the use of investor funds.

- 4. Bowen claimed to use investor funds for specific and limited purposes, such as building storage facilities, developing real estate and assisted living facilities, and acquiring and leasing helicopters. In reality, Bowen commingled and misappropriated investor funds in the amount of approximately \$3.8 million by using the funds to pay for personal expenses and improperly transferring the funds to entities owned or controlled by him.
- 5. Since at least 2007, Bowen and sales agents acting at his direction enticed investors with false promises that Eagle Development would be consolidated with Eagle Storage, a now bankrupt entity, and would go public in the U.K. within months. They also lured investors with baseless projections about Eagle Development's future stock price. The company still has not gone public, however, and has not met the prerequisites for a public offering. Bowen also exaggerated the real estate holdings of his entities to make them appear viable and financially sound. Any real property that Bowen's entities did own was lost to foreclosure.
- 6. Bowen continues to lull Eagle Development investors with promises of distributions and is now operating a website under the name Eagle Management Enterprises, Inc., which references ongoing business operations similar to those of the Eagle Entities.
- 7. The defendants, by engaging in the conduct described in this Complaint, have violated, and unless enjoined will continue to violate, the antifraud provisions of the federal securities laws.

### THE DEFENDANTS

8. **Eagle Development Enterprises, Inc.**, is a Nevada corporation, formed in 2007 with its principal place of business in Orange, California. Bowen is the president, CEO, director, and treasurer of the company. Neither Eagle Development nor its securities are registered with the Commission.

- 9. **Eagle Aviation Sales & Leasing, LLC**, is a California limited liability company, formed in January 2008 with its principal place of business in Orange, California. Bowen is the president of Eagle Aviation Management Group, Inc., which is the manager of Eagle Aviation. Neither Eagle Aviation nor its securities are registered with the Commission.
- 10. **Eagle Storage & Development, LLC**, is an Arizona limited liability company with its principal place of business in Orange, California. Bowen was the manager of Eagle Storage through July 2009. Neither Eagle Storage nor its securities are registered with the Commission. In October 2005, the Alabama Securities Commission entered a cease and desist order (the "2005 Alabama Order") against Eagle Storage, Bowen, and two other individuals for selling unregistered securities of Eagle Storage. On April 13, 2009, Eagle Storage filed for Chapter 11 bankruptcy protection in the United States Bankruptcy Court for the District of Arizona (Case No. 0:09-bk-07205-RJH). The court converted the case to a Chapter 7 bankruptcy proceeding on November 4, 2009. Eagle Storage's registered agent resigned on October 5, 2009 and as a result Eagle Storage is no longer in good standing with the Arizona Corporation Commission.
- 11. **Michael J. Bowen**, age 57, resides in Rancho Cucamonga, California. Bowen is a principal of relief defendant Eagle Housing & Development, Inc. and the manager of relief defendants Eagle Housing & Development AZ, LLC and Eagle Assets & Management, LLC. In addition, Bowen is the sole owner of relief defendant Eagle Helicopters & Aviation, Inc. Bowen does not hold any securities licenses and is not registered with the Commission in any capacity.

# THE RELIEF DEFENDANTS

12. **Eagle Assets & Management, LLC**, ("Eagle Assets") is a California limited liability company with its principal place of business in Irwindale, California.

- 13. **Eagle Housing & Development AZ, LLC**, ("Eagle Housing LLC") is an Arizona limited liability company with its principal place of business in Lake Havasu, Arizona.
- 14. **Eagle Housing & Development, Inc.**, ("Eagle Housing, Inc.") is a California corporation with its principal place of business in San Dimas, California. It was suspended by the Franchise Tax Board on December 3, 2007.
- 15. **Eagle Helicopters & Aviation, Inc.**, ("Eagle Helicopters") is a California corporation with its principal place of business in La Verne, California. It was suspended by the Secretary of State and the Franchise Tax Board on May 28, 2009 and September 1, 2009, respectively.

## THE FRAUDULENT SCHEME

# **Defendants' Unregistered Securities Offerings**

### **Background**

- 16. Since approximately 2003, the defendants raised at least \$28 million through the unregistered offer and sale of common stock and membership interests of the Eagle Entities. Bowen employed unregistered sales agents who used lead lists, purchased and distributed by Bowen, to cold call investors. Bowen met with sales agents and instructed them on the representations to be made to investors. Bowen also personally participated in soliciting investors.
- 17. After the initial cold call, investors received a packet of materials that included a private placement memorandum ("PPM") via Federal Express.

  Investors did not receive any financial statements with the packet. The PPMs for each of the Eagle Entities' offerings tout Bowen's significant experience in the real estate industry and his track record of success in real estate projects.
- 18. Bowen had signatory authority for the Eagle Entities' bank accounts and tightly controlled all the Eagle Entities' bank statements, accounting records, and payments made out of the accounts. In fact, no payments could be made out of the Eagle Entities' accounts without Bowen's approval.

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### The Eagle Storage Offering

- 19. Bowen formed Eagle Storage in 2003 to purportedly acquire a 40-acre property in Lake Havasu City, to develop a storage facility on a portion of the property, and to eventually sell or lease the entire property. From approximately November 2003 through March 2008, Bowen raised about \$24.2 million from approximately 470 investors located in multiple states through the sale of membership interests in Eagle Storage. Some of these investors were unaccredited. Bowen pooled these offering proceeds in an Eagle Storage bank account. The investors relied on Bowen to manage the company. The PPMs investors received provided for the payment of a management fee to Bowen for this purpose.
- 20. Bowen's sales agents told investors that their money would be used to build a storage facility and that they would receive an 8% annual return on their investments. In addition, the PPMs stated that offering proceeds would be used to pay for the construction of the storage facility, expenses relating to the offering, and for operating purposes of Eagle Storage. The PPMs also stated that investors would receive an 8% annual return or 85% of cash distributions. None of the Eagle Storage investors ever received any returns, however.
- 21. Bowen used a portion of the funds raised, along with a \$6.6 million loan, to acquire a lot and to construct a storage facility. Eagle Storage defaulted on the loan, which resulted in a court-appointed receiver taking over the facility on October 2, 2007. The lender later commenced foreclosure proceedings and the facility was scheduled to be sold in a trustee's sale on April 14, 2009. Bowen caused Eagle Storage to file for bankruptcy on the eve of the sale. The lender recently obtained permission from the bankruptcy court to foreclose on the facility.

# **The Eagle Development Offering**

22. Since approximately 2007, Bowen raised at least \$3.9 million from about 41 investors located throughout the United States. The Eagle Development

PPMs state that the company is offering up to \$25 million of its common stock. Bowen formed Eagle Development in 2007 to, among other things, acquire and develop real property to be held by its wholly owned subsidiary, Eagle Housing LLC, and to purchase the membership interests of Eagle Storage. Bowen and his sales agents represented that Eagle Development would go public and touted Eagle Housing LLC's ownership of 85 lots in a Kingman, Arizona housing development known as Prairie Heights to make Eagle Development appear like a viable entity for a public offering.

# **Eagle Aviation Offering**

23. Bowen formed Eagle Aviation in January 2008 to purportedly acquire, sell and/or lease aircrafts. According to the Eagle Aviation PPM dated March 6, 2009, the company is selling up to \$7.5 million in membership interests at a price of \$10,000 per unit and the net proceeds of the offering will be used to purchase aircraft and for other company operating expenses. The PPM also provides for the payment of a management fee to the company's manager. At least one investor received a copy of the Eagle Aviation PPM in September 2009. In approximately September and October 2009, Bowen and one of his sales agents told at least two investors that the company was engaged in an offering relating to aviation and helicopters. The PPM contains references to offerings in multiple states and offers specific notices for residents of each state.

# Fraudulent Misrepresentations and Omissions

24. Bowen and his sales agents made false and misleading statements to investors to induce them to invest, including false promises about a public offering, misleading statements about Bowen's expertise, and false representations about the use of investor funds.

# False Promises of a U.K. Offering

25. Beginning in at least October 2007, as part of the Eagle Development offering, Bowen and his sales agents told investors orally and in writing that Eagle

Housing LLC and Eagle Storage would be rolled up into Eagle Development. They represented that this "reorganized" entity would then go public in the U.K. Bowen and his agents made the public offering appear imminent. Some investors were told that the public offering would occur within 60 days while others were promised a six-month timeframe. They further lured investors with promises that Eagle Development stock would trade at anywhere from \$2 to \$7 per share when the company went public. On October 23, 2009, at least one investor was told by one of Bowen's sales agents that the stock would trade as high as \$18 to \$20 per share.

26. In reality, no public offering is under way because Bowen does not have the audited financial information necessary for a public filing in the U.K. The CPA Bowen hired to audit the Eagle Entities' could not complete the audit because of the disastrous state of the Eagle Entities' books and records. Bowen failed to provide the CPA with back up documentation relating to a significant number of suspicious transactions, including transfers to various entities owned or controlled by Bowen. By at least mid-2008, Bowen's CPA told him he could not complete audits of the Eagle Entities. Bowen knew that an audit was necessary for a public offering in the U.K. and knew about the dire state of the Eagle Entities' books and records because he tightly controlled them. Nevertheless, Bowen and his sales agents continued to solicit investors, luring them with promises of an imminent public offering and making baseless stock price projections.

# Misrepresentations About the Assets of Eagle Housing LLC and Eagle Storage

27. In addition to misrepresentations about a public offering, Bowen and his sales agents also made materially misleading statements to Eagle Development investors about the assets of Eagle Storage and Eagle Housing LLC from approximately November 2007 through December 2008. They made Eagle Development appear to be a marketable entity for a public offering by representing

to investors orally and in writing through the PPMs that Eagle Housing LLC, Eagle Development's subsidiary, owned 85 lots of land in Kingman, Arizona. In reality, Eagle Housing LLC never owned 85 lots. It only purchased 24 lots, but the lender began foreclosure proceedings with respect to those lots in August 2008 and the lots were eventually foreclosed on in January 2009. Despite this fact, until at least December 2008, Bowen continued to tell investors that Eagle Housing LLC owned 85 lots.

28. The representations made in the Eagle Development PPMs about Eagle Storage were also materially misleading. The PPM for Eagle Development dated June 1, 2009 and earlier versions of that PPM provided that the offering proceeds may be used to purchase ownership interests in Eagle Storage. The June 2009 PPM also includes a detailed description of Eagle Storage's storage facility, which is purportedly 60% leased out. These statements are materially misleading because the PPMs failed to disclose that the storage facility had been in receivership since October 2007.

# Misleading Statements About Bowen's Expertise

- 29. The Eagle Entities' PPMs also omitted material information about Bowen. The PPMs flaunt Bowen's 21 years of extensive experience in the construction and remodeling business and tout his track record of obtaining 25% to 43% returns on various real estate projects. The PPMs fail to provide a complete picture about Bowen, however, because they fail to disclose the 2005 Alabama Order in which Bowen was ordered to stop selling the unregistered securities of Eagle Storage.
- 30. The March 6, 2009 PPM for Eagle Aviation also highlights Bowen's experience in the aviation industry and his ownership of Air Kauai and Eagle Helicopters. The PPM boasts that Air Kauai provides a "pipeline of demand" for the aircraft Eagle Aviation intends to acquire with the offering proceeds. The PPM also showcases the business operations of Air Kauai, making it seem like a fully

functioning business. In particular, the PPM claims that Air Kauai operates two helicopters providing charters for tourists and that it seeks to expand its tourism business. These statements are materially misleading. In reality, there is no "pipeline of demand" because Air Kauai filed for Chapter 11 bankruptcy protection on November 7, 2008, is no longer operating, and the bank repossessed its main assets consisting of two helicopters in January 2009.

# **Commingling and Misuse of Investor Funds**

- 31. Contrary to the representations made to investors about the use of offering proceeds, Bowen commingled the assets of various entities he owned or controlled. Bowen knew exactly how the offering proceeds were being used because he controlled all of the Eagle Entities' accounts. Bowen deposited investor funds from Eagle Development into Eagle Storage bank accounts and used the Eagle Storage bank accounts to pay for Eagle Development expenses.
- 32. Bowen's commingling was so extensive that he often could not determine which investors invested in each of his particular offerings. The Eagle Entities' records were so inadequate that in 2007 a significant number of investor deposits were categorized in Eagle Storage's general ledger as "unknown deposits."
- 33. Bowen used Eagle Storage's bank account to fund expenses of his other entities. Bowen characterized many of the transfers from Eagle Storage to other entities as "loans" to "Eagle Housing," "Eagle Assets," and "Eagle Helicopter & Aviation." Despite repeated requests, Bowen never provided any loan documents to Eagle Storage's CPA.

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34. Between November 2006 and December 2007 Bowen misappropriated Eagle Storage investor funds by transferring at least \$1.5 million to entities that he owned or controlled. During a seven-month period in 2008, Bowen also misappropriated Eagle Development investor funds by making similar improper transfers out of that entity's account in the amount of at least \$122,400. The following chart outlines the flow of money from Eagle Storage and Eagle Development to Bowen's entities:

	Amount
Entity	Misappropriated
Eagle Assets	\$117,000
Eagle Helicopters	\$860,978
Eagle Housing, Inc. or	\$680,500
Eagle Housing LLC	
Eagle Development	\$10,000
Eagle Storage	\$10,000

35. Between June 2006 and December 2007, Bowen also misused Eagle Storage investor funds as follows: (1) Bowen used at least \$1,027,176 to purchase the shares of Air Kauai; (2) Bowen used at least \$225,000 to finance Eagle Housing LLC's purchase of some of the Prairie Heights lots; (3) Bowen spent at least \$692,000 on an attempted purchase of 225 acres in Kingman, Arizona; (4) Eagle Storage reimbursed Bowen for trips to Hawaii and Costa Rica in the amount of approximately \$34,000 when Eagle Storage did not have any operations or business in these locations; (5) Bowen used approximately \$170,000 to purchase luxury cars and motorcycles; and (6) Bowen spent \$45,000 to contribute to the National Republican Congress.

#### FIRST CLAIM FOR RELIEF

# Unregistered Offer And Sale of Securities Violations of Sections 5(a) and 5(c) of the Securities Act (Against All Defendants)

- 36. The Commission realleges and incorporates by reference paragraphs 1 through 35 above.
- 37. Defendants Bowen, Eagle Development, Eagle Storage, Eagle Aviation, and each of them, by engaging in the conduct described above, directly or indirectly, made use of means or instruments of transportation or communication in interstate commerce or of the mails, to offer to sell or to sell securities, or to carry or cause such securities to be carried through the mails or in interstate commerce for the purpose of sale or for delivery after sale.
- 38. No registration statement has been filed with the Commission or has been in effect with respect to the offerings alleged herein.
- 39. By engaging in the conduct described above, defendants Bowen, Eagle Development, Eagle Storage, Eagle Aviation, and each of them, violated, and unless restrained and enjoined will continue to violate, Sections 5(a) and 5(c) of the Securities Act, 15 U.S.C. §§ 77e(a) and 77e(c).

# SECOND CLAIM FOR RELIEF

# FRAUD IN THE OFFER OR SALE OF SECURITIES Violations of Section 17(a) Of the Securities Act (Against All Defendants)

- 40. The Commission realleges and incorporates by reference paragraphs 1 through 35 above.
- 41. Defendants Bowen, Eagle Development, Eagle Storage, Eagle Aviation, and each of them, by engaging in the conduct described above, directly or indirectly, in the offer or sale of securities by the use of means or instruments of transportation or communication in interstate commerce or by use of the mails:

- with scienter, employed devices, schemes, or artifices to defraud;
- b. obtained money or property by means of untrue statements of a material fact or by omitting to state a material fact necessary in order to make the statements made, in light of the circumstances under which they were made, not misleading; or
- engaged in transactions, practices, or courses of business which
  operated or would operate as a fraud or deceit upon the
  purchaser.
- 42. By engaging in the conduct described above, defendants Bowen, Eagle Development, Eagle Storage, Eagle Aviation, and each of them, violated, and unless restrained and enjoined will continue to violate, Section 17(a) of the Securities Act, 15 U.S.C. § 77q(a).

## THIRD CLAIM FOR RELIEF

# FRAUD IN CONNECTION WITH THE PURCHASE OR SALE OF SECURITIES Violations of Section 10(b) of the Exchange Act and Rule 10b-5 Thereunder (Against All Defendants)

- 43. The Commission realleges and incorporates by reference paragraphs 1 through 35 above.
- 44. Defendants Bowen, Eagle Development, Eagle Storage, Eagle Aviation, and each of them, by engaging in the conduct described above, directly or indirectly, in connection with the purchase or sale of a security, by the use of means or instrumentalities of interstate commerce, of the mails, or of the facilities of a national securities exchange, with scienter:
  - a. employed devices, schemes, or artifices to defraud;
  - made untrue statements of a material fact or omitted to state a
    material fact necessary in order to make the statements made,
    in light of the circumstances under which they were made, not

misleading; or

- engaged in acts, practices, or courses of business which operated or would operate as a fraud or deceit upon other persons.
- 45. By engaging in the conduct described above, defendants Bowen, Eagle Development, Eagle Storage, Eagle Aviation, and each of them, violated, and unless restrained and enjoined will continue to violate, Section 10(b) of the Exchange Act, 15 U.S.C. § 78j(b), and Rule 10b-5 thereunder, 17 C.F.R. § 240.10b-5.

#### PRAYER FOR RELIEF

WHEREFORE, the Commission respectfully requests that the Court:

I.

Issue findings of fact and conclusions of law that defendants Bowen, Eagle Development, Eagle Storage, and Eagle Aviation committed the alleged violations.

II.

Issue judgments, in a form consistent with Rule 65(d) of the Federal Rules of Civil Procedure, temporarily, preliminarily, and permanently enjoining defendants Bowen, Eagle Development, Eagle Storage, Eagle Aviation, and their officers, agents, servants, employees and attorneys, and those in active concert or participation with any of them, who receive actual notice of the order by personal service or otherwise, and each of them, from violating Sections 5(a), 5(c), and 17(a) of the Securities Act, 15 U.S.C. §§ 77e(a), 77e(c), & 77q(a), and Section 10(b) of the Exchange Act, 15 U.S.C. § 78j(b), and Rule 10b-5 thereunder, 17 C.F.R. § 240.10b-5.

#### III.

Issue, in a form consistent with Rule 65 of the Federal Rules of Civil Procedure, a temporary restraining order and a preliminary injunction freezing the assets of each of defendants Bowen, Eagle Development, Eagle Storage, and Eagle

Aviation and relief defendants Eagle Assets, Eagle Housing, Inc., Eagle Housing LLC, Eagle Helicopters and any entity affiliated with any of them, prohibiting each of the defendants and relief defendants from destroying documents, granting expedited discovery, and requiring accountings from each of the defendants and relief defendants.

#### IV.

Order defendants Bowen, Eagle Development, Eagle Storage, and Eagle Aviation and relief defendants Eagle Assets, Eagle Housing, Inc., Eagle Housing LLC, and Eagle Helicopters to disgorge all ill-gotten gains from the illegal conduct alleged herein, together with prejudgment interest thereon.

#### V.

Order defendants Bowen, Eagle Development, and Eagle Aviation to pay civil penalties pursuant to Section 20(d) of the Securities Act, 15 U.S.C. §77t(d) and Section 21(d)(3) of the Exchange Act, 15 U.S.C. §78u(d)(3).

#### VI.

Retain jurisdiction of this action in accordance with the principles of equity and the Federal Rules of Civil Procedure in order to implement and carry out the terms of all orders and decrees that may be entered, or to entertain any suitable application or motion for additional relief within the jurisdiction of this Court.

#### VII.

Grant such other and further relief as this Court may determine to be just and necessary.

DATED: December | , 2009

Megan M. Bergstrom

Attorneys for Plaintiff

Securities and Exchange Commission