

*facto
file*

FILED

AUG 22 2006

DEPARTMENT OF REAL ESTATE

BY: *Laura B. Brown*

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)	No. H-31615 LA
)	
BEVERLY HILLS ESTATES FUNDING INC.,)	L-2005040651
a California Corporation,)	
DESERT PACIFIC FINANCIAL, INC.,)	
a California Corporation,)	
JUDITH REBASZ BLANCHARD,)	
MATTHEW TODD COMPTON,)	
MARK ALAN ABRAMS,)	
DONNA MARIE COMPTON,)	
)	
)	
)	
)	
Respondent.)	

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On March 15, 2005, a First Amended Accusation was filed in this matter against Respondents BEVERLY HILLS ESTATES FUNDING, INC., DESERT PACIFIC FINANCIAL, INC., JUDITH REBASZ BLANCHARD, MATTHEW TODD COMPTON, MARK ALAN ABRAMS, and DONNA MARIE COMPTON.

On February 6, 2006, Respondent MATTHEW TODD COMPTON petitioned the Commissioner to voluntarily surrender his real

1 estate broker license pursuant to Section 10100.2 of the Business
2 and Professions Code.

3 IT IS HEREBY ORDERED that Respondent MATTHEW TODD
4 COMPTON'S petition for voluntary surrender of his real estate
5 broker license is accepted as of the effective date of this Order
6 as set forth below, based upon the understanding and agreement
7 expressed in Respondent's Declaration dated February 6, 2006
8 (attached as Exhibit "A" hereto). Respondent's license
9 certificate(s), pocket card(s) and any branch office license
10 certificate shall be sent to the below listed address so that
11 they reach the Department on or before the effective date of this
12 Order:

13 Department of Real Estate
14 Atten: Licensing Flag Section
15 P.O. Box 187000
Sacramento, CA 95818-7000

16 This Order shall become effective at 12 o'clock noon on

17 SEP 11 2008

18 DATED: 5-17-06

19 JEFF DAVI
20 Real Estate Commissioner

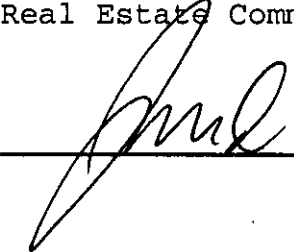
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Exhibit "A"

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)

No. H-31615 LA

BEVERLY HILLS ESTATES FUNDING)

INC., a California Corporation,)

L-2005040651

DESERT PACIFIC FINANCIAL, INC.,)

A California Corporation,)

JUDITH REBASZ BLANCHARD,)

MATTHEW TODD COMPTON)

MARK ALAN ABRAMS,)

DONNA MARIE COMPTON)

Respondents.)

DECLARATION

My name is MATTHEW TODD COMPTON, I am currently
licensed as a real estate broker and/or have license rights with
respect to said license.

In lieu of proceeding in this matter in accordance with
the provisions of the Administrative Procedure Act (Sections
11400 et seq., of the Government Code) I wish to voluntarily
surrender my real estate license issued by the Department,
pursuant to Business and Professions Code Section 10100.2.

1 I understand that by so voluntarily surrendering my
2 license, that it can only be reinstated in accordance with the
3 provisions of Section 11522 of the Government Code. I also
4 understand that by so voluntarily surrendering my license, I
5 agree to the following:

6 The filing of this Declaration shall be deemed as my
7 petition for voluntary surrender. It shall also be deemed to
8 be an understanding and agreement by me that, I waive all rights
9 I have to require the Commissioner to prove the allegations
10 contained in the Accusation filed in this matter at a hearing
11 held in accordance with the provisions of the Administrative
12 Procedure Act. (Government Code Sections 11400 et seq.), and that
13 I also waive other rights afforded to me in connection with the
14 hearing such as the right to discovery, the right to present
15 evidence in defense of the allegations in the Accusation and the
16 right to cross-examine witnesses. I further agree that upon
17 acceptance by the Commissioner, as evidenced by an appropriate
18 order, all affidavits and all relevant evidence obtained by the
19 Department in this matter prior to the Commissioner's acceptance,
20 and all allegations contained in the Accusation filed in the
21 Department Case No. H-31615 LA, may be considered by the
22 Department to be true and correct for the purpose of deciding
23 whether or not to grant reinstatement of my license) pursuant to
24 Government Code Section 11522.

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1 I declare under penalty of perjury under the laws of
2 the State of California that the above is true and correct and
3 that I freely and voluntarily surrender my license and all
4 license rights attached thereto.
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6 _____
Date and Place

MATTHEW TODD COMPTON
Respondent

FEB-04-06 SAT 03:21 PM

FAX NO.

P. 07/07

1 I declare under penalty of perjury under the laws of
2 the State of California that the above is true and correct and
3 that I freely and voluntarily surrender my license and all
4 license rights attached thereto.

5 2/6/06 Clayton, NC
6 Date and Place

7 Matthew T. Compton
8 MATTHEW TODD COMPTON
9 Respondent
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FILED

AUG 22 2006

DEPARTMENT OF REAL ESTATE

BY: James B. Olson

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of) No. H-31615 LA
)
BEVERLY HILLS ESTATES FUNDING INC.,) L-2005040651
) a California Corporation,)
14 DESERT PACIFIC FINANCIAL, INC.,)
) a California Corporation,)
15 JUDITH REBASZ BLANCHARD,)
MATTHEW TODD COMPTON,)
16 MARK ALAN ABRAMS,)
DONNA MARIE COMPTON,)
)
)
)
)
)
Respondent.)

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On March 15, 2005, a First Amended Accusation was filed in this matter against Respondents BEVERLY HILLS ESTATES FUNDING, INC., DESERT PACIFIC FINANCIAL, INC., JUDITH REBASZ BLANCHARD, MATTHEW TODD COMPTON, MARK ALAN ABRAMS, and DONNA MARIE COMPTON.

On February 6, 2006, Respondent DONNA MARIE COMPTON petitioned the Commissioner to voluntarily surrender her real

1 estate broker license pursuant to Section 10100.2 of the Business
2 and Professions Code.

3 IT IS HEREBY ORDERED that Respondent DONNA MARIE
4 COMPTON'S petition for voluntary surrender of her real estate
5 broker license is accepted as of the effective date of this Order
6 as set forth below, based upon the understanding and agreement
7 expressed in Respondent's Declaration dated February 6, 2006
8 (attached as Exhibit "A" hereto). Respondent's license
9 certificate(s), pocket card(s) and any branch office license
10 certificate shall be sent to the below listed address so that
11 they reach the Department on or before the effective date of this
12 Order:

13 Department of Real Estate
14 Atten: Licensing Flag Section
15 P.O. Box 187000
Sacramento, CA 95818-7000

16 This Order shall become effective at 12 o'clock noon on

17 SEP 11 2006

18 DATED: _____

5-17-06

19 JEFF DAVI
20 Real Estate Commissioner

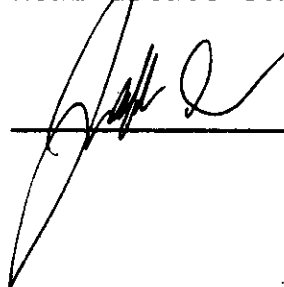
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Exhibit "A"

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)
BEVERLY HILLS ESTATES FUNDING)
INC., a California Corporation,)
DESERT PACIFIC FINANCIAL, INC.,)
A California Corporation,)
JUDITH REBASZ BLANCHARD,)
MATTHEW TODD COMPTON,)
MARK ALAN ABRAMS,)
DONNA MARIE COMPTON,)
Respondents.)

No. H-31615 LA
L-2005040651

DECLARATION

My name is DONNA MARIE COMPTON, I am currently licensed
as a real estate broker and/or have license rights with respect
to said license.

In lieu of proceeding in this matter in accordance with
the provisions of the Administrative Procedure Act (Sections
11400 et seq., of the Government Code) I wish to voluntarily
surrender my real estate license issued by the Department,
pursuant to Business and Professions Code Section 10100.2.

1 I understand that by so voluntarily surrendering my
2 license, that it can only be reinstated in accordance with the
3 provisions of Section 11522 of the Government Code.

4 I also understand that by so voluntarily surrendering my license,
5 I agree to the following:

6 The filing of this Declaration shall be deemed as my
7 petition for voluntary surrender. It shall also be deemed to
8 be an understanding and agreement by me that, I waive all rights
9 I have to require the Commissioner to prove the allegations
10 contained in the Accusation filed in this matter at a hearing
11 held in accordance with the provisions of the Administrative
12 Procedure Act (Government Code Sections 11400 et seq.), and that
13 I also waive other rights afforded to me in connection with the
14 hearing such as the right to discovery, the right to present
15 evidence in defense of the allegations in the Accusation and the
16 right to cross-examine witnesses. I further agree that upon
17 acceptance by the Commissioner, as evidenced by an appropriate
18 order, all affidavits and all relevant evidence obtained by the
19 Department in this matter prior to the Commissioner's acceptance,
20 and all allegations contained in the Accusation filed in the
21 Department Case No. H-31615 LA, may be considered by the
22 Department to be true and correct for the purpose of deciding
23 whether or not to grant reinstatement of my license) pursuant to
24 Government Code Section 11522.

25 ///

26 ///

27 ///

1 I declare under penalty of perjury under the laws of
2 the State of California that the above is true and correct and
3 that I freely and voluntarily surrender my license and all
4 license rights attached thereto.
5

6 Date and Place

DONNA MARIE COMPTON
Respondent

1 I declare under penalty of perjury under the laws of
2 the State of California that the above is true and correct and
3 that I freely and voluntarily surrender my license and all
4 license rights attached thereto.

5 2-6-06

6 Date and Place

7 
8 DONNA MARIE COMPTON
9 Respondent

Department of Real Estate
320 West 4th Street, Suite 350
Los Angeles, California 90013-1105

Telephone: (213) 576-6982

FILED

AUG 22 2006

DEPARTMENT OF REAL ESTATE
BY: James B. Dione

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)
BEVERLY HILLS ESTATES FUNDING)
INC., a California Corporation,)
DESERT PACIFIC FINANCIAL INC.,)
A California Corporation,)
JUDITH REBASZ BLANCHARD)
MATTHEW TODD COMPTON)
MARK ALAN ABRAMS)
DONNA MARIE COMPTON)
Respondents.)

NO. H-31615 LA
L-2005040651

STIPULATION AND AGREEMENT

It is hereby stipulated by and between Respondent
JUDITH REBASZ BLANCHARD, and their attorney of record, Clayton
R. Beaver, Esq., and the Complainant, acting by and through
Kelvin K. Lee, Counsel for the Department of Real Estate, as
follows for the purpose of settling and disposing of the
Accusation filed on March 15, 2005 this matter.

1. All issues which were to be contested and all
evidence which was to be presented by Complainant and Respondent
at a formal hearing on the Accusation, which hearing was to be
held in accordance with the provisions of the Administrative

1 Procedure Act ("APA"), shall instead and in place thereof be
2 submitted solely on the basis of the provisions of this
3 Stipulation and Agreement.

4 2. Respondent has received, read and understands
5 the Statement to Respondent, the Discovery Provisions of the
6 APA and the Accusation filed by the Department of Real Estate
7 ("Department") in this proceeding.

8 3. On March 1, 2005 Respondent filed a Notice of
9 Defense pursuant to Section 11506 of the Government Code for the
10 purpose of requesting a hearing on the allegations in the
11 Accusation. Respondent hereby freely and voluntarily withdraws
12 said Notice of Defense. Respondent acknowledges that she
13 understands that by withdrawing said Notice of Defense, she will
14 thereby waive her right to require the Commissioner to prove the
15 allegations in the Accusation at a contested hearing held in
16 accordance with the provisions of the APA and that she will
17 waive other rights afforded to her in connection with the
18 hearing, such as the right to present evidence in defense of the
19 allegations in the Accusation and the right to cross-examine
20 witnesses.

21 4. This Stipulation and Agreement ("Stipulation") is
22 based on the factual allegations contained in the Accusation
23 filed in this proceeding. In the interest of expedience and
24 economy, Respondent chooses not to contest these factual
25 allegations, but to remain silent and understands that, as a
26 result thereof, these factual statements, without being admitted
27 or denied, will serve as a prima facie basis for the

1 disciplinary action stipulated to herein. The Real Estate
2 Commissioner shall not be required to provide further evidence
3 to prove such allegations.

4 5. This Stipulation and Respondent's decision not to
5 contest the Accusation are made for the purpose of reaching an
6 agreed disposition of this proceeding and are expressly limited
7 to this proceeding and any other proceeding or case in which the
8 Department of Real Estate ("Department"), or another licensing
9 agency of this state, another state, or if the federal
10 government is involved and otherwise shall not be admissible in
11 any other criminal or civil proceedings.

12 6. It is understood by the parties that the Real
13 Estate Commissioner may adopt the Stipulation as his decision
14 in this matter thereby imposing the penalty and sanctions on
15 Respondent's real estate licenses and license rights as set
16 forth in the below "Order". In the event that the Commissioner
17 in his discretion does not adopt the Stipulation, the
18 Stipulation shall be void and of no effect, and Respondent shall
19 retain the right to a hearing on the Accusation under all the
20 provisions of the APA and shall not be bound by any stipulation
21 or waiver made herein.

22 7. The Order or any subsequent Order of the Real
23 Estate Commissioner made pursuant to this Stipulation shall
24 not constitute an estoppel, merger or bar to any further
25 administrative or civil proceedings by the Department of Real
26 Estate with respect to any matters which were not specifically
27 alleged to be causes for accusation in this proceeding.

DETERMINATION OF ISSUES

By reason of the foregoing stipulations and waivers and solely for the purpose of settlement of the pending Accusation without a hearing, it is stipulated and agreed that the following determination of issues shall be made:

I

The conduct, acts and/or omissions of Respondent JUDITH REBASZ BLANCHARD, as set forth in the Accusation, constitute cause for the discipline of the real estate licenses and license rights of Respondent JUDITH REBASZ BLANCHARD, under the provisions of Business and Professions Code ("Code") Section 10177(d) for violation of Code Section 10159.2.

ORDER

WHEREFORE, THE FOLLOWING ORDER is hereby made:

I

The licenses and license rights held by Respondent JUDITH REBASZ BLANCHARD, under the Real Estate Law, are hereby
revoked; provided however, a restricted real estate broker
license shall be issued to Respondent pursuant to Section
10156.5 of the Business and Professions Code if Respondent makes
application therefore and pays to the Department of Real Estate the appropriate fee for the restricted license within 90 days of the effective date of this Decision. The restricted license issued to Respondent shall be subject to all provisions of Section 10156.7 of the Business and Professions Code and to the following limitations, conditions, and restrictions imposed under authority of Section 10156.6 of the Code:

1 1. The restricted license issued to Respondent may be
2 suspended prior to hearing by Order of the Real Estate
3 Commissioner in the event of Respondent's conviction or plea of
4 nolo contendere to a crime which is substantially related to the
5 functions, duties and or responsibilities of a real estate
6 licensee.

7 2. The restricted license issued to Respondent may be
8 suspended prior to hearing by Order of the Real Estate
9 Commissioner on evidence satisfactory to the Real Estate
10 Commissioner that the Respondent has violated provisions of the
11 California Real Estate Law, the Subdivided Lands Law,
12 Regulations of the Real Estate Commissioner, or conditions
13 attaching to the restricted license.


14 3. Respondent shall not be eligible to apply for the
15 issuance of an unrestricted real estate broker's license, nor
16 for the removal of any of the conditions, limitations, or
17 restrictions of a restricted license until two (2) years have
18 elapsed from the effective date of the Decision.

19 4. Respondent shall, within nine (9) months from the
20 effective date of this Decision, present evidence satisfactory
21 to the Real Estate Commissioner that Respondent has, since the
22 most recent issuance or an original or renewal real estate
23 license, taken and successfully completed continuing education
24 requirements of Article 2.5 of Chapter 3 of the Real Estate Law
25 for renewal of a real estate license. If Respondent fails to
26 satisfy this condition, the Commissioner may order the
27 suspension of the restricted license until the Respondent

1 presents such evidence. The Commissioner shall afford
2 Respondent the opportunity for a hearing pursuant to the
3 Administrative Procedure Act to present such evidence.

4 5. During the term of the restricted license,
5 Respondent cannot supervise any other real estate licensees,
6 including salespersons and brokers, and Respondent cannot serve
7 as the designated officer of a licensed real estate corporation
8 doing business under the Real Estate Law.

9
10 DATED: 3/13/06




KELVIN K. LEE, Counsel for
the Department of Real Estate.

11 * * *

12
13 I have read the Stipulation and Agreement, and have
14 discussed it with my counsel, and its terms are understood by me
15 and are agreeable and acceptable to me. I understand that I am
16 waiving rights given to me by the California Administrative
17 Procedure Act (including but not limited to Sections 11506,
18 11508, 11509 and 11513 of the Government Code), and we
19 willingly, intelligently and voluntarily waive those rights,
20 including the right of requiring the Commissioner to prove the
21 allegations in the Accusation at a hearing at which I would have
22 the right to cross-examine witnesses against me and to present
23 evidence in defense and mitigation of the charges.

24 DATED: 3/10/06


JUDITH REBASZ BLANCHARD,
Respondent

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DATED: 24 Feb 06

Clayton Beaver
CLAYTON R. BEAVER, Counsel for
Respondent, approved as to form

* * *

The foregoing Stipulation and Agreement is hereby
adopted as my Decision and Order as to JUDITH REBASZ BLANCHARD
and shall become effective at 12 o'clock noon on

SEP 11 2008

IT IS SO ORDERED

5-17-06

JEFF DAVIS
Real Estate Commissioner



Tanner B. Am

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)

BEVERLY HILLS ESTATES FUNDING)

INC., a California Corporation,)

DESERT PACIFIC FINANCIAL INC.,)

a California Corporation,)

JUDITH REBASZ BLANCHARD,)

MATTHEW TODD COMPTON,)

MARK ALAN ABRAMS,)

DONNA MARIE COMPTON,)

Respondents.)

No. H-31615 LA
L-2005040651

DECISION

This Decision is being issued in accordance with the provisions of Section 11520 of the Government Code, on evidence of compliance with Section 11505 of the Government Code and pursuant to the Orders of Default filed on February 14, 2006 and March 8, 2006, and the findings of fact set forth herein are based on one or more of the following: (1) Respondent's express admissions; (2) affidavits; and (3) other evidence.

FINDINGS OF FACT

1.

On January 6, 2005, Charles W. Koenig made the Accusation in his official capacity as a Deputy Real Estate Commissioner of the State of California. The Accusation, Statement to Respondent, and Notice of Defense were mailed, by certified mail, to Respondent BEVERLY HILLS ESTATE FUNDING'S last known mailing address on file with the Department on January 6, 2005, and to Respondent Desert Pacific Financial Inc.'s last known mailing address on file with the Department on January 6, 2005.

On March 1, 2005, Charles W. Koenig made the First Amended Accusation in his official capacity as a Deputy Real Estate Commissioner of the State of California. The First Amended Accusation, Statement to Respondent, and Notice of Defense were mailed, by certified mail, to Respondent BEVERLY HILLS ESTATES FUNDING'S last known mailing address on file with the Department on March 15, 2005 and to Respondent Desert Pacific Financial Inc.'s last known mailing address on file with the Department on March 15, 2005.

On February 14, 2006, no Notice of Defense having been filed herein within the time prescribed by Section 11506 of the Government Code, Respondent BEVERLY HILLS ESTATES FUNDING INC.'S default was entered. On March 8, 2006, no Notice of Defense having been filed herein within the time prescribed by Section 11506 of the Government Code, Respondent DESERT PACIFIC FINANCIAL, INC.'S default was entered herein. Respondent MARK ALAN ABRAMS (ABRAMS) voluntarily surrendered his license in a declaration filed June 8, 2005. Likewise, Respondents MATTHEW TODD COMPTON (M. COMPTON) AND DONNA MARIE COMPTON (D. COMPTON) voluntarily surrendered their licenses in declarations dated February 6, 2006. Respondent JUDITH REBASZ BLANCHARD (BLANCHARD) signed a Stipulation and Agreement on March 1, 2006, in which she agreed to a restricted real estate broker's license.

2.

Respondent, DESERT PACIFIC FINANCIAL INC. (DPF) is presently licensed and/or has license rights under the Real Estate Law, Part 1 of Division 4 of the California Business and Professions Code (hereinafter "Code") as a corporate real estate sales broker. On or about October 2, 2003, Respondent BLANCHARD cancelled her status as designated officer of Desert Pacific Financial.

Respondent, BEVERLY HILLS ESTATES FUNDING, INC. (BHEF) was and now is licensed by the Department of Real Estate of the State of California (herein "the Department") as corporate real estate broker by and through MATTHEW TODD COMPTON as designated officer-broker of BHEF to qualify said corporation and to act for said corporation as real estate broker. On January 23, 2006, BHEF's license expired. BHEF retains licensing rights pursuant to Code Section 10201. The Department retains jurisdiction pursuant to Code Section 10103.

3.

At all times relevant herein, BLANCHARD was and now is licensed by the Department as a real estate broker, individually. She served as a designated officer-broker of DPF until on or around October 2, 2003. As said designated officer-broker, BLANCHARD was responsible pursuant to Section 10159.2 of the Code for the supervision of the activities of the officers, agents, real estate licensees and employees of DPF for which a license is required.

4.

At all relevant times, ABRAMS was licensed by the Department as a real estate salesperson until he voluntarily surrendered his salesperson license on June 8, 2005. At all times mentioned herein, ABRAMS served as an officer and/or director of Respondents BHEF and DPF and/or a shareholder owning 10% or more of the stock of Respondents BHEF and DPF.

5.

At all times mentioned herein D. COMPTON was licensed by the Department as a real estate salesperson.

6.

Whenever reference is made in an allegation in this Accusation to an act or omission of BHEF, such allegation shall be deemed to mean that the officers, directors, employees, agents and/or real estate licensees employed by or associated with BHEF committed such act or omission while engaged in the furtherance of the business or operations of such corporate Respondent and while acting within the course of their authority and employment.

7.

Whenever reference is made in an allegation in his Accusation to an act or omission of DHF, such allegation shall be deemed to mean that the officers, directors, employees, agents and/or real estate licensees employed by or associated with DHF committed such act or omission while engaged in the furtherance of the business or operations of such corporate Respondent and while acting within the course of their authority and employment.

8.

At all times herein mentioned, Respondents BHEF, ABRAMS and M. COMPTON engaged in the business of, acted in the capacity of, advertised, or assumed to act as real estate brokers within the State of California within the meaning of Sections 10131(d) of the Code, including the operation and conduct of a mortgage loan brokerage with the public wherein, on behalf of others, for compensation or in expectation of compensation, Respondents solicited lenders and borrowers for loans secured directly or collaterally by liens on real property, and wherein Respondents arranged, negotiated, processed, and consummated such loans.

9.

At all times herein mentioned, Respondents DPF, ABRAMS and BLANCHARD engaged in the business of, acted in the capacity of, advertised, and/or assumed to act as real estate brokers within the State of California within the meaning of Section 10131(a) of the Code, including the operation and conduct of a real estate resale brokerage with the public wherein, on behalf of others, for compensation or in expectation of compensation, Respondents sold and offered to sell, bought and offered to buy, solicited prospective sellers and purchasers of, solicited and obtained listings of, and negotiated the purchase and sale of real property, and in course of such activities such Respondents conducted their own escrows.

THE 12751 MULHOLLAND TRANSACTION
(Fraudulent Escrow Transaction)

10.

At all times mentioned herein between on or about January 6, 2004 and on or about January 18, 2004, in course of the real estate brokerage activities described above, Respondents BHEF and DPF solicited and induced Pacific Guaranty Mortgage Corporation and Lehman Brothers Bank (herein jointly "Lenders") to make a loan, ostensibly to DONNA COMPTON as borrower, in the amount of \$1,467,000 secured by real property at 12751 Mulholland Drive, Los Angeles, California, (herein "the 12751 Mulholland property") to finance the purchase of the 12751 Mulholland property.

11.

At all times mentioned herein between on or about December 4, 2004 and on or about January 18, 2004, in order to induce Lenders to make the loan described in Paragraph 10, above, Respondents BHEF and DPF represented to Lenders (herein "the DONNA COMPTON representations"):

(a) that on or about December 4, 2001 DPF and BLANCHARD received a \$72,600.00 and/or a \$73,350.00 earnest money deposit from D. COMPTON as a downpayment toward the purchase of the 12751 Mulholland property;

(b) that the funds to be used by D. COMPTON to complete the purchase of the 12751 Mulholland property did not include the proceeds of any loan other than Lenders' loan;

(c) that D. COMPTON was purchasing the 12751 Mulholland property for her own account; and

(d) that DONNA COMPTON intended to occupy the 12751 Mulholland property as her primary residence.

12.

At all times mentioned herein each and every representation described in Paragraph 11, above, was false when made, as Respondents BHEF and DPF well and truly knew at the time Respondents BHEF and DPF made each such representation. In truth and fact:

(a) DBF and BLANCHARD never received any earnest money deposit whatever from DONNA COMPTON;

(b) the funds to be used by DONNA COMPTON to complete the purchase of the 12751 Mulholland property consisted of funds advanced by or for ABRAMS;

(c) D. COMPTON was purchasing the 12751 Mulholland property for the account of ABRAMS and not her own account; and

(d) D. COMPTON never intended to occupy the 12751 Mulholland property as her primary residence or at all.

13.

On or about January 18, 2002, Lenders made the loan described in Paragraph 10, above, in reliance on the representations described in Paragraph 11, above, and in ignorance of the facts described in Paragraph 12, above.

THE 2155 ROSCOMARE TRANSACTION
(Fraudulent Escrow Transaction)

14.

At all times mentioned herein between on or about April 15, 2002 and on or about May 10, 2002, in course of the real estate brokerage activities described above, Respondents DPF and BHEF, M. Compton, Blanchard, and Abrams solicited and induced Pacific Guaranty Mortgage Corporation and Lehman Brothers Bank (herein jointly "Lenders") to make a loan, ostensibly to Kathryn Jenkins (herein "Jenkins") as borrower, in the amount of \$1,422,000 secured by real property at 2155 Roscomare Road, Los Angeles, California, (herein "the 2155 Roscomare property") to finance the

purchase of the 2155 Roscomare property.

15.

At all times mentioned herein between on or about April 15, 2002 and on or about May 10, 2002, in order to induce Lenders to make the loan described in Paragraph 14, above, Respondents DPF and BHEF and Matthew Compton, Blanchard, and Abrams represented to Lenders that (herein "the Jenkins representations"):

(a) that on or about April 16, 2002 DPF and Blanchard received a \$67,500.00 and/or a \$71,100.00 earnest money deposit from Jenkins as a downpayment toward the purchase of the 2155 Roscomare property;

(b) that the funds to be used by Jenkins to complete the purchase of the 2155 Roscomare property did not include the proceeds of any loan other than Lenders' loan;

(c) that Jenkins was purchasing the 2155 Roscomare property for her own account; and

(d) that Jenkins intended to occupy the 2155 Roscomare property as her primary residence.

16.

At all times mentioned herein each and every representation described in Paragraph 15, above, was false when made, as Respondents BHEF and DPF well and truly knew at the time Respondents made each such representation. In truth and fact:

(a) DBF and BLANCHARD never received any earnest money deposit whatever from Jenkins;

(b) the funds to be used by Jenkins to complete the purchase of the 2155 Roscomare property consisted of funds advanced by or for ABRAMS;

(c) Jenkins was purchasing the 2155 Roscomare property for the account of ABRAMS and not her own account; and

(d) Jenkins never intended to occupy the 2155 Roscomare property as her primary residence or at all.

17.

On or about May 10, 2002, Lenders made the loan

described in Paragraph 14, above, in reliance on the representations described in Paragraph 15, above, and in ignorance of the facts described in Paragraph 16, above.

THE 490 MOLINO TRANSACTION
(Fraudulent Escrow Transaction)

18.

At all times mentioned herein between on or about November 21, 2002 and on or about January 8, 2003, in course of the real estate brokerage activities described above, Respondents DPF and BHEF and Matthew Compton, Blanchard, and Abrams solicited and induced Pacific Guaranty Mortgage Corporation and Lehman Brothers Bank (herein jointly "Lenders") to make a loan, ostensibly to Clarence Craig (herein "Craig") as borrower, in the amount of \$1,452,000 secured by real property at 490 Molino Avenue, Mill Valley, California, (herein "the 490 Molino property") to finance the purchase of the 490 Molino property.

19.

At all times mentioned herein between on or about November 21, 2002 and on or about January 8, 2003, in order to induce Lenders to make the loan described in Paragraph XXII, above, Respondents DPF and BHEF and M. Compton, Blanchard, and Abrams represented to Lenders that (herein "the Craig representations"):

(a) that on or about November 8, 2002, DPF and BLANCHARD received a \$72,600 earnest money deposit from Craig as a downpayment toward the purchase of the 490 Molino property;

(b) that the funds to be used by Craig to complete the purchase of the 490 Molino property did not include the proceeds of any loan other than Lenders' loan;

(c) that Craig was purchasing the 490 Molino property for his own account; and

(d) that Craig intended to occupy the 490 Molino property as his primary residence.

20.

At all times mentioned herein each and every representation described in Paragraph 19, above, was false when made, as Respondents BHEF and DPF well and truly knew at the time Respondents made each such representation. In

truth and fact:

(a) DBF and BLANCHARD never received any earnest money deposit whatever from Craig;

(b) the funds to be used by Craig to complete the purchase of the 490 Molino property consisted of funds advanced by or for ABRAMS;

(c) Craig was purchasing the 490 Molino property for the account of ABRAMS and not his own account; and

(d) Craig never intended to occupy the 490 Molino property as his primary residence or at all.

21.

On or about January 8, 2003, Lenders made the loan described in Paragraph 18, above, in reliance on the representations described in Paragraph 19, above, and in ignorance of the facts described in Paragraph 20, above.

THE 354 PANORAMIC TRANSACTION
Fraudulent Escrow Transaction)

22.

At all times mentioned herein between on or about August 6, 2002 and on or about September 17, 2002, in course of the real estate brokerage activities described above, Respondents DPF and BHEF and Matthew Compton, Blanchard, and Abrams solicited and induced Pacific Guaranty Mortgage Corporation and Lehman Brothers Bank (herein jointly "Lenders") to make a loan, ostensibly to David Walker (herein "Walker") as borrower, in the amount of \$1,452,000 secured by real property at 354 Panoramic Highway, Mill Valley, California, (herein "the 354 Panoramic property") to finance the purchase of the 354 Panoramic property.

23.

At all times mentioned herein between on or about August 6, 2002 and on or about September 17, 2002, in order to induce Lenders to make the loan described in Paragraph 22, above, Respondents DPF and BHEF and Matthew Compton, Blanchard, and Abrams represented to Lenders that (herein "the Walker representations"):

(a) that on or about August 6, 2002, DPF and BLANCHARD received a \$74,850 earnest money deposit from

Walker as a downpayment toward the purchase of the 354 Panoramic property;

(b) that the funds to be used by Walker to complete the purchase of the 354 Panoramic property did not include the proceeds of any loan other than Lenders' loan;

(c) that Walker was purchasing the 354 Panoramic property for his own account; and

(d) that Walker intended to occupy the 354 Panoramic property as his primary residence.

24.

At all times mentioned herein each and every representation described in Paragraph 23, above, was false when made, as Respondents BHFE and DPF well and truly knew at the time Respondents made each such representation. In truth and fact:

(a) DBF and BLANCHARD never received any earnest money deposit whatever from Walker;

(b) the funds to be used by Walker to complete the purchase of the 354 Panoramic property consisted of funds advanced by or for ABRAMS;

(c) Walker was purchasing the 354 Panoramic property for the account of ABRAMS and not his own account; and

(d) Walker never intended to occupy the 354 Panoramic property as his primary residence or at all.

25.

On or about January 8, 2003, Lenders made the loan described in Paragraph 22, above, in reliance on the representations described in Paragraph 23, above, and in ignorance of the facts described in Paragraph 24, above.

DETERMINATION OF ISSUES

1.

The acts and omissions of Respondents DPF and BHEF, described above constitute substantial misrepresentation of material facts and fraud and dishonest dealing.

2.

The facts alleged above are grounds for the suspension or revocation of all licenses and license rights of Respondents BHEF and DPF under Sections 10176(a) and/or 10176(i) of the Code.

3.

The standard of proof applied was clear and convincing proof to a reasonable certainty.

ORDER

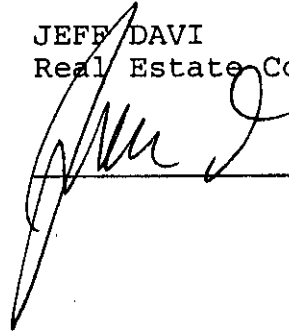
The licenses and license rights of Respondent BEVERLY HILLS ESTATES FUNDING (BHEF) and DESERT PACIFIC FINANCIAL INC. (DPF) under the provisions of Part I of Division 4 of the Business and Professions Code, are revoked.

This Decision shall become effective at 12 o'clock noon on MAY 10 2006.

DATED: _____

4-5-06.

JEFF DAVI
Real Estate Commissioner



1 Department of Real Estate
2 320 West Fourth Street, Suite 350
3 Los Angeles, CA 90013
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7
8 (213) 576-6982

FILED
FEB 14 2006
DEPARTMENT OF REAL ESTATE

By Anna B. Olson

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * * *

11 In the Matter of the Accusation of) NO. H-31615 LA
12 BEVERLY HILLS ESTATES FUNDING INC.,) L-2005040651
13 a California Corporation,) DEFAULT ORDER
14 DESERT PACIFIC FINANCIAL, INC.,)
15 a California Corporation,)
16 JUDITH REBASZ BLANCHARD,)
17 MATTHEW TODD COMPTON,)
18 MARK ALAN ABRAMS,)
19 DONNA MARIE COMPTON,)
20 Respondents.)

21 Respondent BEVERLY HILLS ESTATES FUNDING, INC.,
22 having failed to file a Notice of Defense within the time
23 required by Section 11506 of the Government Code, is now in
24 default. It is, therefore, ordered that a default be entered
25 on the record in this matter.

26 IT IS SO ORDERED

February 9, 2006
JEFF DAVI
Real Estate Commissioner

27 By:

Dolores Weeks
DOLORES WEEKS
Regional Manager

1 Department of Real Estate
2 320 West Fourth Street, Suite 350
3 Los Angeles, CA 90013
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6
7
8 (213) 576-6982

FILED
MAR - 8 2006
DEPARTMENT OF REAL ESTATE

By Laura B. Orem

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * * *

11 In the Matter of the Accusation of) NO. H-31615 LA
12) L-2005040651
12 BEVERLY HILLS ESTATES FUNDING INC.,)
13 a California Corporation,) DEFAULT ORDER
13 DESERT PACIFIC FINANCIAL, INC.,)
14 a California Corporation,)
14 JUDITH REBASZ BLANCHARD,)
15 MATTHEW TODD COMPTON,)
15 MARK ALAN ABRAMS,)
16 DONNA MARIE COMPTON,)
17 Respondents.)

18 Respondent DESERT PACIFIC FINANCIAL, INC., having
19 failed to file a Notice of Defense within the time required
20 by Section 11506 of the Government Code, is now in default.
21 It is, therefore, ordered that a default be entered on the
22 record in this matter.

23 IT IS SO ORDERED March 7, 2006.

24 JEFF DAVI
25 Real Estate Commissioner

26 By:

Dolores Weeks
27 DOLORES WEEKS
Regional Manager

FILED
JUN -8 2005

DEPARTMENT OF REAL ESTATE

By 

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)
MARK ALAN ABRAMS,) No. H-31615 LA
Respondent.)

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On March 15, 2005, a First Amended Accusation was filed in this matter against Respondents BEVERLY HILLS ESTATES FUNDING, INC., DESERT PACIFIC FINANCIAL, INC., JUDITH REBASZ BLANCHARD, MATTHEW TODD COMPTON, MARK ALAN ABRAMS, and DONNA MARIE COMPTON.

On May 19, 2005, Respondent MARK ALAN ABRAMS only petitioned the Commissioner to voluntarily surrender his real estate salesperson license pursuant to Section 10100.2 of the Business and Professions Code.

IT IS HEREBY ORDERED that Respondent MARK ALAN ABRAMS' petition for voluntary surrender of his real estate salesperson license is accepted as of the effective date of this Order as set forth below, based upon the understanding and agreement expressed in the Declaration executed by Respondent

1 MARK ALAN ABRAMS on May 19, 2005 (attached as Exhibit "A"
2 hereto).

3 Respondent MARK ALAN ABRAMS' license certificate and
4 pocket card shall be sent to the below-listed address so that
5 they reach the Department on or before the effective date of
6 this Order:

7 DEPARTMENT OF REAL ESTATE
8 Attention: Licensing Flag Section
9 P. O. Box 187000
10 Sacramento, CA 95818-7000

11 This Order shall become effective at 12 o'clock
12 noon on JUNE 29, 2005.

13 DATED: 5-31-05

14 JEFF DAVI
15 Real Estate Commissioner
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BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)	No. H-31615 LA
)	
MARK ALAN ABRAMS,)	
)	
Respondent.)	

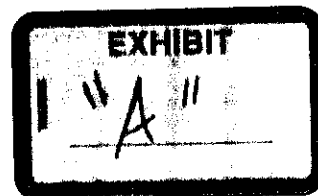
DECLARATION

My name is MARK ALAN ABRAMS. I am currently licensed as a real estate salesperson and have license rights with respect to said license. I am not represented by any attorney in these proceedings.

In lieu of proceeding in this matter in accordance with the provisions of the Administrative Procedure Act (Sections 11400 et seq., of the Business and Professions Code), I wish to voluntarily surrender my real estate license issued by the Department of Real Estate ("Department"), pursuant to Business and Professions Code Section 10100.2.

///

///



1 I understand that by so voluntarily surrendering my
2 license, that it can only be reinstated in accordance with the
3 provisions of Section 11522 of the Government Code. I also
4 understand that by so voluntarily surrendering my license, I
5 agree to the following:

6 The filing of this Declaration shall be deemed as my
7 petition for voluntary surrender. It shall also be deemed to be
8 an understanding and agreement by me that, I waive all rights I
9 have to require the Commissioner to prove the allegations
10 contained in the Accusation filed in this matter at a hearing
11 held in accordance with the provisions of the Administrative
12 Procedures Act (Government Code Sections 11400 et seq.), and
13 that I also waive other rights afforded to me in connection with
14 the hearing such as the right to discovery, the right to present
15 evidence in defense of the allegations in the Accusation and the
16 right to cross examine witnesses. I further agree that upon
17 acceptance by the Commissioner, as evidenced by an appropriate
18 order, all affidavits and all relevant evidence obtained by the
19 Department in this matter prior to the Commissioner's
20 acceptance, and all allegations contained in the Accusation
21 filed in the Department Case No. H-31615 LA, may be considered
22 by the Department to be true and correct for the purpose of
23 deciding whether or not to grant reinstatement of my license
24 pursuant to Government Code Section 11522.

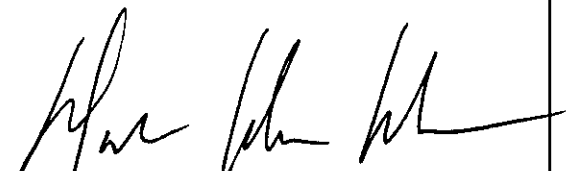
25 ///

26 ///

27 ///

1 I declare under penalty of perjury under the laws of
2 the State of California that the above is true and correct, and
3 that I freely and voluntarily surrender my license and all
4 license rights attached thereto.

5 DATED: 5/19/05

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7 
8 MARK ALAN ABRAMS
9 Respondent
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1 JAMES L. BEAVER, Counsel (SBN 60543)
2 Department of Real Estate
3 P. O. Box 187007
4 Sacramento, CA 95818-7007

5 Telephone: (916) 227-0789
6 -or- (916) 227-0788 (Direct)
7

FILED
MAR 15 2005

DEPARTMENT OF REAL ESTATE

By 

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of)	No. H-31615 LA
)	
12 BEVERLY HILLS ESTATES FUNDING,)	FIRST AMENDED
13 INC., a California Corporation,)	<u>ACCUSATION</u>
14 DESERT PACIFIC FINANCIAL, INC.,)	
15 a California Corporation,)	
16 JUDITH REBASZ BLANCHARD,)	
17 MATTHEW TODD COMPTON,)	
MARK ALAN ABRAMS,)	
DONNA MARIE COMPTON,)	
Respondents.)	

18
19 The Complainant, Charles W. Koenig, a Deputy Real
20 Estate Commissioner of the State of California, for cause of
21 Accusation against DESERT PACIFIC FINANCIAL, INC., a California
22 corporation (herein "DPF"), BEVERLY HILLS ESTATES FUNDING, INC.,
23 a California corporation (herein "BHEF"), JUDITH REBASZ
24 BLANCHARD (herein "BLANCHARD"), MATTHEW TODD COMPTON (herein
25 "MATTHEW COMPTON"), MARK ALAN ABRAMS (herein "ABRAMS") and DONNA
26 MARIE COMPTON (herein "DONNA COMPTON"), is informed and alleges
27 as follows:

1 V

2 At all times herein mentioned, DPF was and now is
3 licensed by the Department of Real Estate of the State of
4 California (herein "the Department") as a corporate real estate
5 broker by and through BLANCHARD as designated officer-broker of
6 DPF to qualify said corporation and to act for said corporation
7 as a real estate broker.

8 VI

9 At all times herein mentioned, BLANCHARD was and now
10 is licensed by the Department as a real estate broker,
11 individually and as designated officer-broker of DPF. As said
12 designated officer-broker, BLANCHARD was at all times mentioned
13 herein responsible pursuant to Section 10159.2 of the Code for
14 the supervision of the activities of the officers, agents, real
15 estate licensees and employees of DPF for which a license is
16 required.

17 VII

18 At all times mentioned herein Respondent ABRAMS was
19 and now is licensed by the Department as a real estate
20 salesperson.

21 VIII

22 At all times mentioned herein ABRAMS was and now is an
23 officer and/or director of Respondents BHEF and DPF and/or a
24 shareholder owning 10% or more of the stock of Respondents BHEF
25 and DPF.

26 ///

27 ///

1 IX

2 At all times mentioned herein Respondent DONNA COMPTON
3 was and now is licensed by the Department as a real estate
4 salesperson.

5 X

6 Whenever reference is made in an allegation in this
7 Accusation to an act or omission of BHEF, such allegation shall
8 be deemed to mean that the officers, directors, employees,
9 agents and/or real estate licensees employed by or associated
10 with BHEF committed such act or omission while engaged in the
11 furtherance of the business or operations of such corporate
12 Respondent and while acting within the course and scope of their
13 authority and employment.

14 XI

15 Whenever reference is made in an allegation in this
16 Accusation to an act or omission of DPF, such allegation shall
17 be deemed to mean that the officers, directors, employees,
18 agents and/or real estate licensees employed by or associated
19 with DPF committed such act or omission while engaged in the
20 furtherance of the business or operations of such corporate
21 Respondent and while acting within the course and scope of their
22 authority and employment.

23 XII

24 At all times herein mentioned, Respondents BHEF,
25 ABRAMS and MATTHEW COMPTON engaged in the business of, acted in
26 the capacity of, advertised, or assumed to act as real estate
27 brokers within the State of California within the meaning of

1 Sections 10131(d) of the Code, including the operation and
2 conduct of a mortgage loan brokerage with the public wherein, on
3 behalf of others, for compensation or in expectation of
4 compensation, Respondents solicited lenders and borrowers for
5 loans secured directly or collaterally by liens on real
6 property, and wherein Respondents arranged, negotiated,
7 processed, and consummated such loans.

8 XIII

9 At all times herein mentioned, Respondents DPF, ABRAMS
10 and BLANCHARD engaged in the business of, acted in the capacity
11 of, advertised, and/or assumed to act as real estate brokers
12 within the State of California within the meaning of Section
13 10131(a) of the Code, including the operation and conduct of a
14 real estate resale brokerage with the public wherein, on behalf
15 of others, for compensation or in expectation of compensation,
16 Respondents sold and offered to sell, bought and offered to buy,
17 solicited prospective sellers and purchasers of, solicited and
18 obtained listings of, and negotiated the purchase and sale of
19 real property, and in course of such activities such Respondents
20 conducted their own escrows.

21 THE 12751 MULHOLLAND TRANSACTION

22 XIV

23 At all times mentioned herein between on or about
24 January 6, 2004 and on or about January 18, 2004, in course of
25 the real estate brokerage activities described above,
26 Respondents solicited and induced Pacific Guaranty Mortgage
27 Corporation and Lehman Brothers Bank (herein jointly "Lenders")

1 to make a loan, ostensibly to DONNA COMPTON as borrower, in the
2 amount of \$1,467,000 secured by real property at 12751
3 Mulholland Drive, Los Angeles, California, (herein "the 12751
4 Mulholland property") to finance the purchase of the 12751
5 Mulholland property.

6 XV

7 At all times mentioned herein between on or about
8 December 4, 2004 and on or about January 18, 2004, in order to
9 induce Lenders to make the loan described in Paragraph XIV,
10 above, Respondents represented to Lenders that (herein "the
11 DONNA COMPTON representations"):

12 (a) That on or about December 4, 2001 DPF and
13 BLANCHARD received a \$72,600.00 and/or a \$73,350.00 earnest
14 money deposit from DONNA COMPTON as a downpayment toward the
15 purchase of the 12751 Mulholland property;

16 (b) That the funds to be used by DONNA COMPTON to
17 complete the purchase of the 12751 Mulholland property did not
18 include the proceeds of any loan other than Lenders' loan;

19 (c) That DONNA COMPTON was purchasing the 12751
20 Mulholland property for her own account; and

21 (d) That DONNA COMPTON intended to occupy the 12751
22 Mulholland property as her primary residence.

23 XVI

24 At all times mentioned herein each and every
25 representation described in Paragraph XV, above, was false when
26 made, as Respondents well and truly knew at the time Respondents
27 made each such representation. In truth and fact:

1 (a) DBF and BLANCHARD never received any earnest
2 money deposit whatever from DONNA COMPTON;

3 (b) The funds to be used by DONNA COMPTON to complete
4 the purchase of the 12751 Mulholland property consisted of funds
5 advanced by or for ABRAMS;

6 (c) DONNA COMPTON was purchasing the 12751 Mulholland
7 property for the account of ABRAMS and not her own account; and

8 (d) DONNA COMPTON never intended to occupy the 12751
9 Mulholland property as her primary residence or at all.

10 XVII

11 On or about January 18, 2002, Lenders made the loan
12 described in Paragraph XIV, above, in reliance on the
13 representations described in Paragraph XV, above, and in
14 ignorance of the facts described in Paragraph XVI, above.

15 THE 2155 ROSCOMARE TRANSACTION

16 XVIII

17 At all times mentioned herein between on or about
18 April 15, 2002 and on or about May 10, 2002, in course of the
19 real estate brokerage activities described above, Respondents
20 DPF, BHEF, MATTHEW COMPTON, BLANCHARD, and ABRAMS solicited and
21 induced Pacific Guaranty Mortgage Corporation and Lehman
22 Brothers Bank (herein jointly "Lenders") to make a loan,
23 ostensibly to Kathryn Jenkins (herein "Jenkins") as borrower, in
24 the amount of \$1,422,000 secured by real property at 2155
25 Roscomare Road, Los Angeles, California, (herein "the 2155
26 Roscomare property") to finance the purchase of the 2155
27 Roscomare property.

1 XIX

2 At all times mentioned herein between on or about
3 April 15, 2002 and on or about May 10, 2002, in order to induce
4 Lenders to make the loan described in Paragraph XVIII, above,
5 Respondents DPF, BHEF, MATTHEW COMPTON, BLANCHARD, and ABRAMS
6 represented to Lenders that (herein "the Jenkins
7 representations"):

8 (a) That on or about April 16, 2002 DPF and BLANCHARD
9 received a \$67,500.00 and/or a \$71,100.00 earnest money deposit
10 from Jenkins as a downpayment toward the purchase of the 2155
11 Roscomare property;

12 (b) That the funds to be used by Jenkins to complete
13 the purchase of the 2155 Roscomare property did not include the
14 proceeds of any loan other than Lenders' loan;

15 (c) That Jenkins was purchasing the 2155 Roscomare
16 property for her own account; and

17 (d) That Jenkins intended to occupy the 2155
18 Roscomare property as her primary residence.

19 XX

20 At all times mentioned herein each and every
21 representation described in Paragraph XX, above, was false when
22 made, as Respondents well and truly knew at the time Respondents
23 made each such representation. In truth and fact:

24 (a) DBF and BLANCHARD never received any earnest
25 money deposit whatever from Jenkins;

26 ///

27 ///

1 (b) The funds to be used by Jenkins to complete the
2 purchase of the 2155 Roscomare property consisted of funds
3 advanced by or for ABRAMS;

4 (c) Jenkins was purchasing the 2155 Roscomare
5 property for the account of ABRAMS and not her own account; and

6 (d) Jenkins never intended to occupy the 2155
7 Roscomare property as her primary residence or at all.

8 XXI

9 On or about May 10, 2002, Lenders made the loan
10 described in Paragraph XVIII, above, in reliance on the
11 representations described in Paragraph XIX, above, and in
12 ignorance of the facts described in Paragraph XX, above.

13 THE 490 MOLINO TRANSACTION

14 XXII

15 At all times mentioned herein between on or about
16 November 21, 2002 and on or about January 8, 2003, in course of
17 the real estate brokerage activities described above,
18 Respondents DPF, BHEF, MATTHEW COMPTON, BLANCHARD, and ABRAMS
19 solicited and induced Pacific Guaranty Mortgage Corporation and
20 Lehman Brothers Bank (herein jointly "Lenders") to make a loan,
21 ostensibly to Clarence Craig (herein "Craig") as borrower, in
22 the amount of \$1,452,000 secured by real property at 490 Molino
23 Avenue, Mill Valley, California, (herein "the 490 Molino
24 property") to finance the purchase of the 490 Molino property.

25 ///

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1 XXIII

2 At all times mentioned herein between on or about
3 November 21, 2002 and on or about January 8, 2003, in order to
4 induce Lenders to make the loan described in Paragraph XXII,
5 above, Respondents DPF, BHEF, MATTHEW COMPTON, BLANCHARD, and
6 ABRAMS represented to Lenders that (herein "the Craig
7 representations"):

8 (a) That on or about November 8, 2002, DPF and
9 BLANCHARD received a \$72,600 earnest money deposit from Craig as
10 a downpayment toward the purchase of the 490 Molino property;

11 (b) That the funds to be used by Craig to complete
12 the purchase of the 490 Molino property did not include the
13 proceeds of any loan other than Lenders' loan;

14 (c) That Craig was purchasing the 490 Molino property
15 for his own account; and

16 (d) That Craig intended to occupy the 490 Molino
17 property as his primary residence.

18 XXIV

19 At all times mentioned herein each and every
20 representation described in Paragraph XXIII, above, was false
21 when made, as Respondents well and truly knew at the time
22 Respondents made each such representation. In truth and fact:

23 (a) DBF and BLANCHARD never received any earnest
24 money deposit whatever from Craig;

25 (b) The funds to be used by Craig to complete the
26 purchase of the 490 Molino property consisted of funds advanced
27 by or for ABRAMS;

1 (c) Craig was purchasing the 490 Molino property for
2 the account of ABRAMS and not his own account; and

3 (d) Craig never intended to occupy the 490 Molino
4 property as his primary residence or at all.

5 XXV

6 On or about January 8, 2003, Lenders made the loan
7 described in Paragraph XXII, above, in reliance on the
8 representations described in Paragraph XXIII, above, and in
9 ignorance of the facts described in Paragraph XXIV, above.

10 THE 354 PANORAMIC TRANSACTION

11 XXVI

12 At all times mentioned herein between on or about
13 August 6, 2002 and on or about September 17, 2002, in course of
14 the real estate brokerage activities described above,
15 Respondents DPF, BHEF, MATTHEW COMPTON, BLANCHARD, and ABRAMS
16 solicited and induced Pacific Guaranty Mortgage Corporation and
17 Lehman Brothers Bank (herein jointly "Lenders") to make a loan,
18 ostensibly to David Walker (herein "Walker") as borrower, in the
19 amount of \$1,452,000 secured by real property at 354 Panoramic
20 Highway, Mill Valley, California, (herein "the 354 Panoramic
21 property") to finance the purchase of the 354 Panoramic
22 property.

23 XXVII

24 At all times mentioned herein between on or about
25 August 6, 2002 and on or about September 17, 2002, in order to
26 induce Lenders to make the loan described in Paragraph XXVI,
27 above, Respondents DPF, BHEF, MATTHEW COMPTON, BLANCHARD, and

1 ABRAMS represented to Lenders that (herein "the Walker
2 representations"):

3 (a) That on or about August 6, 2002, DPF and
4 BLANCHARD received a \$74,850 earnest money deposit from Walker
5 as a downpayment toward the purchase of the 354 Panoramic
6 property;

7 (b) That the funds to be used by Walker to complete
8 the purchase of the 354 Panoramic property did not include the
9 proceeds of any loan other than Lenders' loan;

10 (c) That Walker was purchasing the 354 Panoramic
11 property for his own account; and

12 (d) That Walker intended to occupy the 354 Panoramic
13 property as his primary residence.

14 XXVIII

15 At all times mentioned herein each and every
16 representation described in Paragraph XXVII, above, was false
17 when made, as Respondents well and truly knew at the time
18 Respondents made each such representation. In truth and fact:

19 (a) DBF and BLANCHARD never received any earnest
20 money deposit whatever from Walker;

21 (b) The funds to be used by Walker to complete the
22 purchase of the 354 Panoramic property consisted of funds
23 advanced by or for ABRAMS;

24 (c) Walker was purchasing the 354 Panoramic property
25 for the account of ABRAMS and not his own account; and

26 (d) Walker never intended to occupy the 354 Panoramic
27 property as his primary residence or at all.

1 XXIX

2 On or about January 8, 2003, Lenders made the loan
3 described in Paragraph XXVI, above, in reliance on the
4 representations described in Paragraph XXVII, above, and in
5 ignorance of the facts described in Paragraph XXVIII, above.

6 CHARGING ALLEGATIONS

7 XXX

8 The acts and omissions of Respondents DPF, BHEF,
9 MATTHEW COMPTON, BLANCHARD, and ABRAMS described above
10 constitute the substantial misrepresentation of material facts
11 and fraud and dishonest dealing.

12 XXXI

13 Respondent MATTHEW COMPTON failed to exercise
14 reasonable supervision over the acts of Respondent BHEF in such
15 a manner as to allow the acts and omissions on the part of
16 Respondent BHEF, described above, to occur.

17 XXXII

18 Respondent BLANCHARD failed to exercise reasonable
19 supervision over the acts of Respondent DPF in such a manner as
20 to allow the acts and omissions on the part of Respondent DBF,
21 described above, to occur.

22 XXXIII

23 The facts alleged above are grounds for the suspension
24 or revocation of all licenses and license rights of Respondents
25 BHEF, DPF, MATTHEW COMPTON and BLANCHARD under Sections 10176(a)
26 and/or 10176(i) of the Code.

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XXXIV

The facts alleged above are grounds for the suspension or revocation of all licenses and license rights of Respondent ABRAMS under Sections 10176(c) and 10177(j) of the Code.

XXXV

The facts alleged in Paragraphs XIV through XVIII, above, are grounds for the suspension or revocation of all licenses and license rights of Respondent DONNA COMPTON under Section 10177(j) of the Code.

XXXVI

The facts alleged in Paragraph XXXI, above, are grounds for the suspension or revocation of all licenses and license rights of Respondent MATTHEW COMPTON under Section 10177(g) and/or Section 10177(h) of the Code and Section 10159.2 of the Code in conjunction with Section 10177(d) of the Code.

XXIX

The facts alleged in Paragraph XXXII, above, are grounds for the suspension or revocation of all licenses and license rights of Respondent BLANCHARD under Section 10177(g) and/or Section 10177(h) of the Code and Section 10159.2 of the Code in conjunction with Section 10177(d) of the Code.

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1 WHEREFORE, Complainant prays that a hearing be
2 conducted on the allegations of this Accusation and that upon
3 proof thereof a decision be rendered imposing disciplinary
4 action against all licenses and license rights of Respondents
5 under the Real Estate Law (Part 1 of Division 4 of the Business
6 and Professions Code) and for such other and further relief as
7 may be proper under other applicable provisions of law.

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10 CHARLES W. KOENIG
Deputy Real Estate Commissioner

11 Dated at Sacramento, California,
12 this 1st day of March, 2005.
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7

FILED
JAN -6 2005

DEPARTMENT OF REAL ESTATE

By L. Zin

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of) No. H-31615 LA
12 BEVERLY HILLS ESTATES FUNDING,)
13 INC., a California Corporation,) ACCUSATION
14 DESERT PACIFIC FINANCIAL, INC.,)
15 a California Corporation,)
16 JUDITH REBASZ BLANCHARD,)
17 MATTHEW TODD COMPTON,)
18 MARK ALAN ABRAMS,)
19 DONNA MARIE COMPTON,)
20 Respondents.)

21 The Complainant, Charles W. Koenig, a Deputy Real
22 Estate Commissioner of the State of California, for cause of
23 Accusation against DESERT PACIFIC FINANCIAL, INC., a California
24 corporation (herein "DPF"), BEVERLY HILLS ESTATES FUNDING, INC.,
25 a California corporation (herein "BHEF"), JUDITH REBASZ
26 BLANCHARD (herein "BLANCHARD"), MATTHEW TODD COMPTON (herein
27 "MATTHEW COMPTON"), MARK ALAN ABRAMS (herein "ABRAMS") and DONNA
MARIE COMPTON (herein "DONNA COMPTON"), is informed and alleges
as follows:

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I

The Complainant, Charles W. Koenig, a Deputy Real Estate Commissioner of the State of California, makes this Accusation in his official capacity.

II

At all times herein mentioned, Respondents BHEF, DPF, BLANCHARD, MATTHEW COMPTON, and DONNA COMPTON (herein "Respondents") were and now are licensed and/or have license rights under the Real Estate Law (Part 1 of Division 4 of the Business and Professions Code) (herein "the Code").

III

At all times herein mentioned, BHEF was and now is licensed by the Department of Real Estate of the State of California (herein "the Department") as a corporate real estate broker by and through MATTHEW COMPTON as designated officer-broker of BHEF to qualify said corporation and to act for said corporation as a real estate broker.

IV

At all times herein mentioned, MATTHEW COMPTON was and now is licensed by the Department as a real estate broker, individually and as designated officer-broker of BHEF. As said designated officer-broker, MATTHEW COMPTON was at all times mentioned herein responsible pursuant to Section 10159.2 of the Code for the supervision of the activities of the officers, agents, real estate licensees and employees of BHEF for which a license is required.

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1 V

2 At all times herein mentioned, DPF was and now is
3 licensed by the Department of Real Estate of the State of
4 California (herein "the Department") as a corporate real estate
5 broker by and through BLANCHARD as designated officer-broker of
6 BHEF to qualify said corporation and to act for said corporation
7 as a real estate broker.

8 VI

9 At all times herein mentioned, BLANCHARD was and now
10 is licensed by the Department as a real estate broker,
11 individually and as designated officer-broker of DPF. As said
12 designated officer-broker, BLANCHARD was at all times mentioned
13 herein responsible pursuant to Section 10159.2 of the Code for
14 the supervision of the activities of the officers, agents, real
15 estate licensees and employees of DPF for which a license is
16 required.

17 VII

18 At all times mentioned herein Respondent ABRAMS was
19 and now is licensed by the Department as a real estate
20 salesperson.

21 VIII

22 At all times mentioned herein ABRAMS was and now is an
23 officer and/or director of Respondents BHEF and DPF and/or a
24 shareholder owning 10% or more of the stock of Respondents BHEF
25 and DPF.

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IX

At all times mentioned herein Respondent DONNA COMPTON was and now is licensed by the Department as a real estate salesperson.

X

Whenever reference is made in an allegation in this Accusation to an act or omission of BHEF, such allegation shall be deemed to mean that the officers, directors, employees, agents and/or real estate licensees employed by or associated with BHEF committed such act or omission while engaged in the furtherance of the business or operations of such corporate Respondent and while acting within the course and scope of their authority and employment.

XI

Whenever reference is made in an allegation in this Accusation to an act or omission of DPF, such allegation shall be deemed to mean that the officers, directors, employees, agents and/or real estate licensees employed by or associated with DPF committed such act or omission while engaged in the furtherance of the business or operations of such corporate Respondent and while acting within the course and scope of their authority and employment.

XII

At all times herein mentioned, Respondents BHEF, ABRAMS and MATTHEW COMPTON engaged in the business of, acted in the capacity of, advertised, or assumed to act as real estate brokers within the State of California within the meaning of

1 Sections 10131(d) of the Code, including the operation and
2 conduct of a mortgage loan brokerage with the public wherein, on
3 behalf of others, for compensation or in expectation of
4 compensation, Respondents solicited lenders and borrowers for
5 loans secured directly or collaterally by liens on real
6 property, and wherein Respondents arranged, negotiated,
7 processed, and consummated such loans.

8 XIII

9 At all times herein mentioned, Respondents DPF, ABRAMS
10 and BLANCHARD engaged in the business of, acted in the capacity
11 of, advertised, and/or assumed to act as real estate brokers
12 within the State of California within the meaning of Section
13 10131(a) of the Code, including the operation and conduct of a
14 real estate resale brokerage with the public wherein, on behalf
15 of others, for compensation or in expectation of compensation,
16 Respondents sold and offered to sell, bought and offered to buy,
17 solicited prospective sellers and purchasers of, solicited and
18 obtained listings of, and negotiated the purchase and sale of
19 real property, and in course of such activities such Respondents
20 conducted their own escrows.

21 XIV

22 At all times mentioned herein between on or about
23 January 6, 2004 and on or about January 18, 2004, in course of
24 the real estate brokerage activities described above,
25 Respondents solicited and induced Pacific Guaranty Mortgage
26 Corporation and Lehman Brothers Bank (herein jointly "Lenders")
27 to make a loan, ostensibly to DONNA COMPTON as borrower, in the

1 amount of \$1,467,000 secured by real property at 12751
2 Mulholland Drive, Los Angeles, California, (herein "the 12751
3 Mulholland property") to finance the purchase of the 12751
4 Mulholland property.

5 XV

6 At all times mentioned herein between on or about
7 December 4, 2004 and on or about January 18, 2004, in order to
8 induce Lenders to make the loan described in Paragraph XIV,
9 above, Respondents represented to Lenders that (herein "the
10 DONNA COMPTON representations"):

11 (a) That on or about December 4, 2001 DPF and
12 BLANCHARD received a \$72,600.00 and/or a \$73,350.00 earnest
13 money deposit from DONNA COMPTON as a downpayment toward the
14 purchase of the 12751 Mulholland property;

15 (b) That the funds to be used by DONNA COMPTON to
16 complete the purchase of the 12751 Mulholland property did not
17 include the proceeds of any loan other than Lenders' loan;

18 (c) That DONNA COMPTON was purchasing the 12751
19 Mulholland property for her own account; and

20 (d) That DONNA COMPTON intended to occupy the 12751
21 Mulholland property as her primary residence.

22 XVI

23 At all times mentioned herein each and every
24 representation described in Paragraph XV, above, was false when
25 made, as Respondents well and truly knew at the time Respondents
26 made each such representation. In truth and fact:

27 ///

1 (a) DBF and BLANCHARD never received any earnest
2 money deposit whatever from DONNA COMPTON;

3 (b) The funds to be used by DONNA COMPTON to complete
4 the purchase of the 12751 Mulholland property consisted of funds
5 advanced by or for ABRAMS;

6 (c) DONNA COMPTON was purchasing the 12751 Mulholland
7 property for the account of ABRAMS and not her own account; and

8 (d) DONNA COMPTON never intended to occupy the 12751
9 Mulholland property as her primary residence or at all.

10 XVII

11 On or about January 18, 2002, Lenders made the loan
12 described in Paragraph XIV, above, in reliance on the
13 representations described in Paragraph XV, above, and in
14 ignorance of the facts described in Paragraph XVI, above.

15 XVIII

16 At all times mentioned herein between on or about
17 April 15, 2002 and on or about May 10, 2002, in course of the
18 real estate brokerage activities described above, Respondents
19 DPF, BHEF, MATTHEW COMPTON, BLANCHARD, and ABRAMS solicited and
20 induced Pacific Guaranty Mortgage Corporation and Lehman
21 Brothers Bank (herein jointly "Lenders") to make a loan,
22 ostensibly to Kathryn Jenkins (herein "Jenkins") as borrower, in
23 the amount of \$1,422,000 secured by real property at 2155
24 Roscomare Road, Los Angeles, California, (herein "the 2155
25 Roscomare property") to finance the purchase of the 2155
26 Roscomare property.

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1 XIX

2 At all times mentioned herein between on or about
3 April 15, 2002 and on or about May 10, 2002, in order to induce
4 Lenders to make the loan described in Paragraph XVIII, above,
5 Respondents DPF, BHEF, MATTHEW COMPTON, BLANCHARD, and ABRAMS
6 represented to Lenders that (herein "the Jenkins
7 representations"):

8 (a) That on or about April 16, 2002 DPF and BLANCHARD
9 received a \$67,500.00 and/or a \$71,100.00 earnest money deposit
10 from Jenkins as a downpayment toward the purchase of the 2155
11 Roscomare property;

12 (b) That the funds to be used by Jenkins to complete
13 the purchase of the 2155 Roscomare property did not include the
14 proceeds of any loan other than Lenders' loan;

15 (c) That Jenkins was purchasing the 2155 Roscomare
16 property for her own account; and

17 (d) That Jenkins intended to occupy the 2155
18 Roscomare property as her primary residence.

19 XX

20 At all times mentioned herein each and every
21 representation described in Paragraph XX, above, was false when
22 made, as Respondents well and truly knew at the time Respondents
23 made each such representation. In truth and fact:

24 (a) DBF and BLANCHARD never received any earnest
25 money deposit whatever from Jenkins;

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1 (b) The funds to be used by Jenkins to complete the
2 purchase of the 2155 Roscomare property consisted of funds
3 advanced by or for ABRAMS;

4 (c) Jenkins was purchasing the 2155 Roscomare
5 property for the account of ABRAMS and not her own account; and

6 (d) Jenkins never intended to occupy the 2155
7 Roscomare property as her primary residence or at all.

8 XXI

9 On or about May 10, 2002, Lenders made the loan
10 described in Paragraph XVIII, above, in reliance on the
11 representations described in Paragraph XIX, above, and in
12 ignorance of the facts described in Paragraph XX, above.

13 XXII

14 The acts and omissions of Respondents DPF, BHEF,
15 MATTHEW COMPTON, BLANCHARD, and ABRAMS described above
16 constitute the substantial misrepresentation of material facts
17 and fraud and dishonest dealing.

18 XXIII

19 Respondent MATTHEW COMPTON failed to exercise
20 reasonable supervision over the acts of Respondent BHEF in such
21 a manner as to allow the acts and omissions on the part of
22 Respondent BHEF, described above, to occur.

23 XXIV

24 Respondent BLANCHARD failed to exercise reasonable
25 supervision over the acts of Respondent DPF in such a manner as
26 to allow the acts and omissions on the part of Respondent DBF,
27 described above, to occur.

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XXV

The facts alleged in Paragraphs XIV through XXII, above, above are grounds for the suspension or revocation of all licenses and license rights of Respondents BHEF, DPF, MATTHEW COMPTON and BLANCHARD under Sections 10176(a) and/or 10176(i) of the Code.

XXVI

The facts alleged in Paragraphs XIV through XXII, above, above are grounds for the suspension or revocation of all licenses and license rights of Respondent ABRAMS under Sections 10176(c) and 10177(j) of the Code.

XXVII

The facts alleged in Paragraphs XIV through XVIII, above, above are grounds for the suspension or revocation of all licenses and license rights of Respondent DONNA COMPTON under Section 10177(j) of the Code.

XXVIII

The facts alleged in Paragraph XXIII, above, are grounds for the suspension or revocation of all licenses and license rights of Respondent MATTHEW COMPTON under Section 10177(g) and/or Section 10177(h) of the Code and Section 10159.2 of the Code in conjunction with Section 10177(d) of the Code.

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1 XXIX

2 The facts alleged in Paragraph XXIV, above, are
3 grounds for the suspension or revocation of all licenses and
4 license rights of Respondent BLANCHARD under Section 10177(g)
5 and/or Section 10177(h) of the Code and Section 10159.2 of the
6 Code in conjunction with Section 10177(d) of the Code.

7 WHEREFORE, Complainant prays that a hearing be
8 conducted on the allegations of this Accusation and that upon
9 proof thereof a decision be rendered imposing disciplinary
10 action against all licenses and license rights of Respondents
11 under the Real Estate Law (Part 1 of Division 4 of the Business
12 and Professions Code) and for such other and further relief as
13 may be proper under other applicable provisions of law.

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16 CHARLES W. KOENIG
Deputy Real Estate Commissioner

17 Dated at Sacramento, California,
18 this 6th day of January, 2005.
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