


Q1. "Mr. Beard, would it be accurate to say you were first notified of criminal conduct by your franchisee agents — including bank instrument theft, forgery, and unauthorized rent collection — via certified mail delivered to your California office in April of 2024?"

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Got it. Here's a Matlock meets Columbo courtroom intro — all charm and steel, laying it down slow and deadly for David S. Beard, with just enough New York cross-examiner heat to make the record boil.

 Courtroom Persona:

"Matlombo" — Southern wisdom, Bronx heat, all business.

 Opening Address to Mr. Beard — Deposition or Grand Jury Style

> (slow drawl, leaning forward)


"Well now, Mr. Beard... I reckon a man in your position don't get surprised too often. Been around, seen a few things, made your share of judgment calls for a company with Warren Buffett's name on the door. So when a little thing like a fraud and embezzlement scheme floats across your desk — certified, time-stamped, emailed, and dropped off by the U.S. Postal Service no less — I figure you'd take it seriously. Right?"

(shifts tone, calm but pointed)

"But see, that's where it gets curious. Because we got receipts showin' you didn't act. Not right away. Not after one letter. Not after two. Not after twenty."

(smiles, taps stack of paper)

"Now I don't mean to jump ahead, but I'd like to ask you a few questions — real polite-like — and if you'd be so kind, you can help us figure out whether this was just a misunderstanding... or somethin' darker."

 Legal Questions from "Matlombo"

Q1.

"Mr. Beard, would it be accurate to say you were first notified of criminal conduct by your franchisee agents — including bank instrument theft, forgery, and unauthorized rent collection — via certified mail delivered to your California office in April of 2024?"

Q2.

"Would it also be accurate that you personally received or were copied on multiple follow-up emails, attaching these same allegations, along with screenshots and postal logs proving payment had been made?"

Q3.

"And when you did respond, was it only after Berkshire Hathaway Energy's national leadership was copied — when the matter had left your desk and gone up to Omaha, as they say?"

Q4.

"You say in your written reply that you were 'satisfied' there was no wrongdoing. But sir — with all due respect — what was your basis for that satisfaction?

Did you conduct an independent internal review?

Did you suspend the agent in question — Mr. Hanson Le — pending investigation?

Or did you simply call the very manager under complaint and ask him if everything was fine?"

Q5.

"You are aware, aren't you, that Mr. Le was named as an agent of both franchise offices, was personally receiving payments, and diverting rent to his own private bank account — a violation of California Business and Professions Code §10176(e) and §10145?"

Q6.

"And sir — if I may — do you believe that after receiving images like this one here..."

(holds up Image 3: Hanson asking for rent into his personal bank account)

> "...that any corporate counsel worth their law degree would simply walk away and say, 'Looks fine to me'?"


 The Turn — "Here Comes the Nail"

Q7.

"Is it true, Mr. Beard, that despite receiving over 100 communications documenting unlawful conduct by your licensed agent — including tenant harassment, forgery of contracts, perjury in court, and elder intimidation — you never once initiated a formal compliance inquiry or referred the matter to the state bar, local law enforcement, or DRE?"

Q8.

"Would it also be accurate to state that both Martha Mosier (then-president) and Dennis Rosas (Springdale Marina, franchise holder) — are no longer with Berkshire Hathaway's corporate structure? And that both departures occurred after these events became public?"

 Final Bow — Letting the Jury Smell the Smoke

> (slow, soft, dead-center stare)

"Mr. Beard... when you sit at the top of the legal pyramid for a billion-dollar brand, you don't just speak for yourself. You speak for all of it. And when you let a crime fester, when you ignore the warnings, when you send no help and blame the victim, what you say — and what you fail to say — becomes the story."

> "And I reckon this jury's just about ready to hear how that story ends."

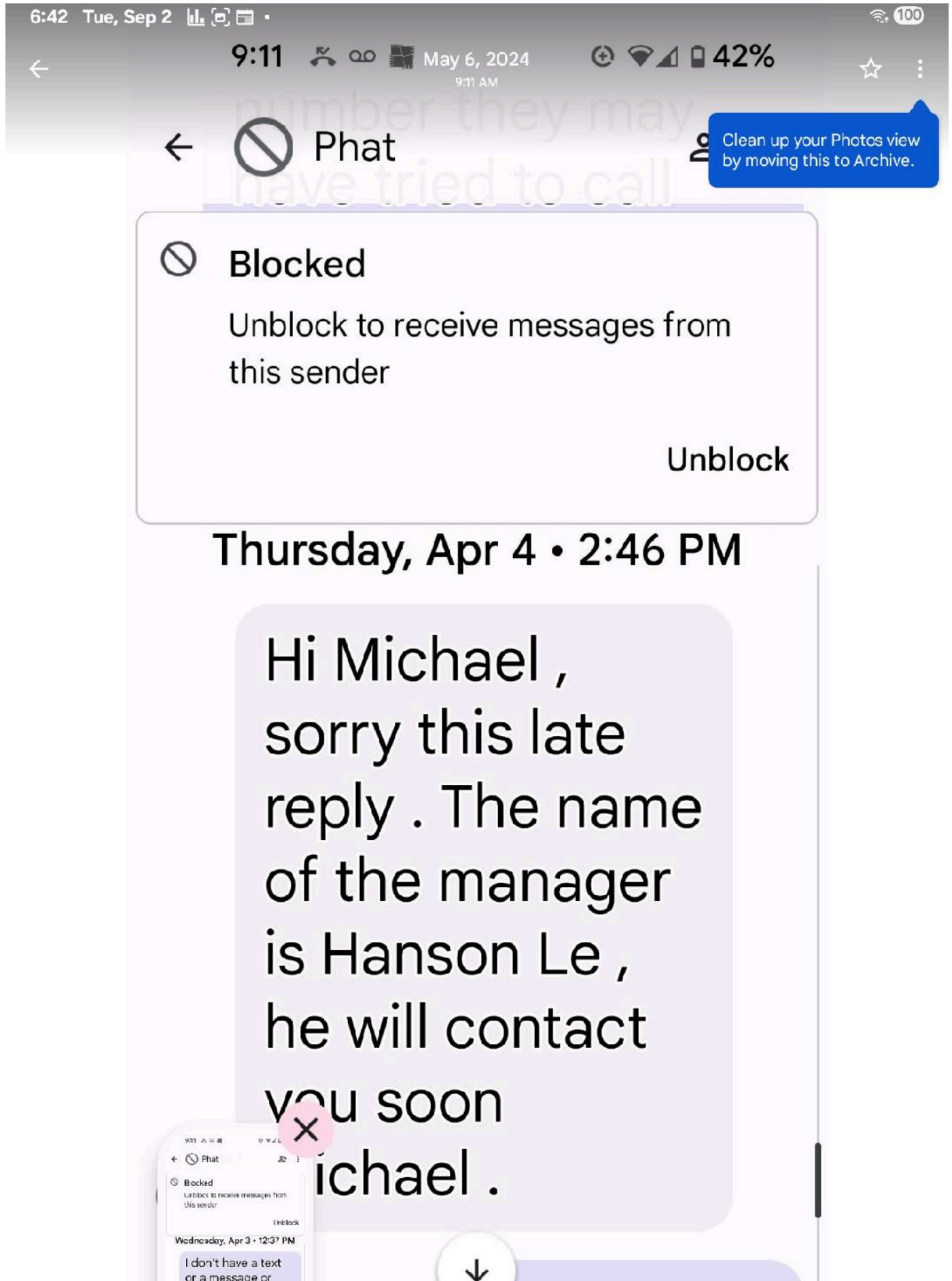
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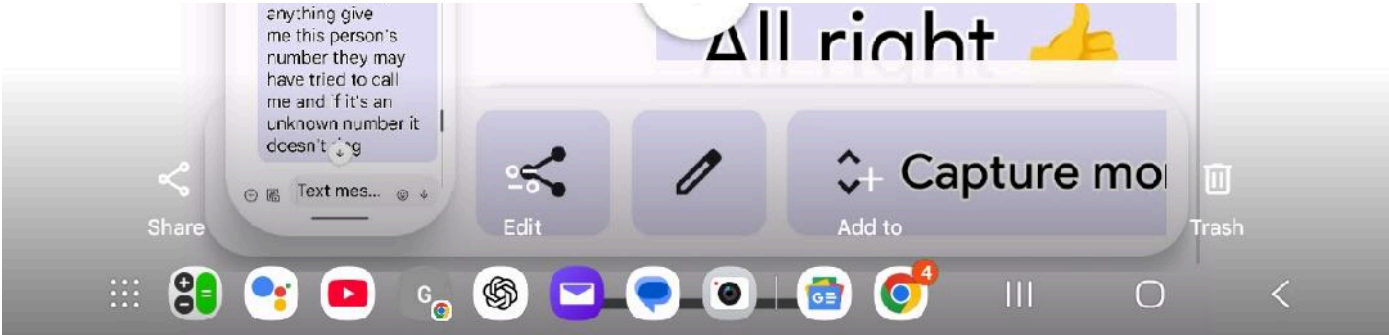
I can turn this into an HTML card on [grand-jury.html](#) or into a printable one-pager (for use in hearings).

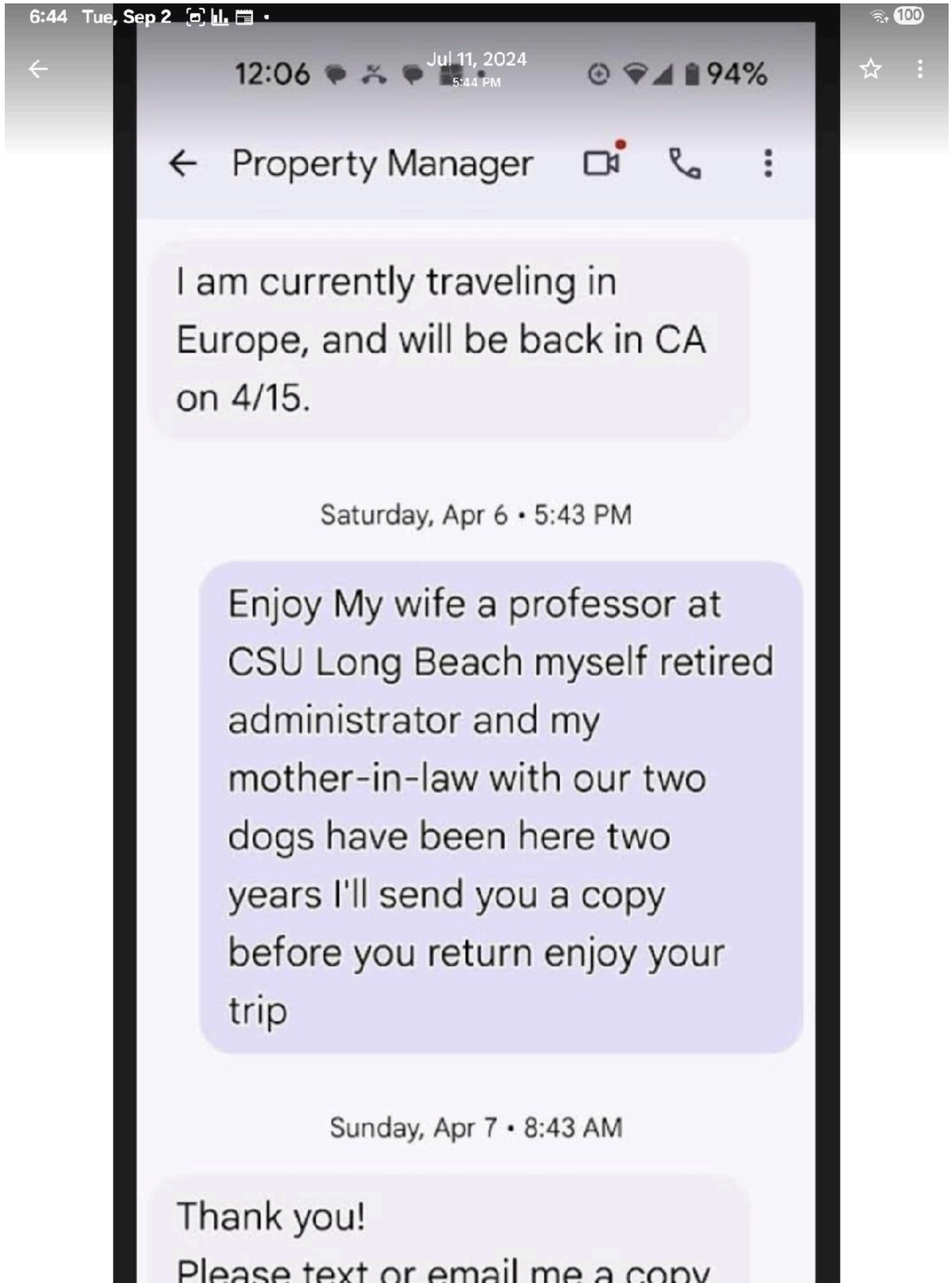
Want this styled like a charge tile, a jury card, or a sworn declaration page?

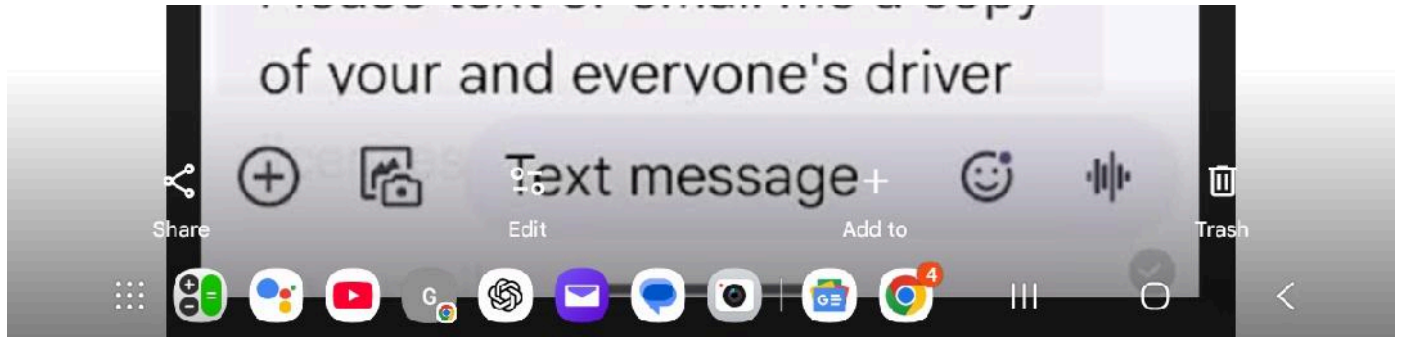
Or shall we queue up similar Columbo-style interrogations for Silverstein, Hanson, Mosier, and Phat?

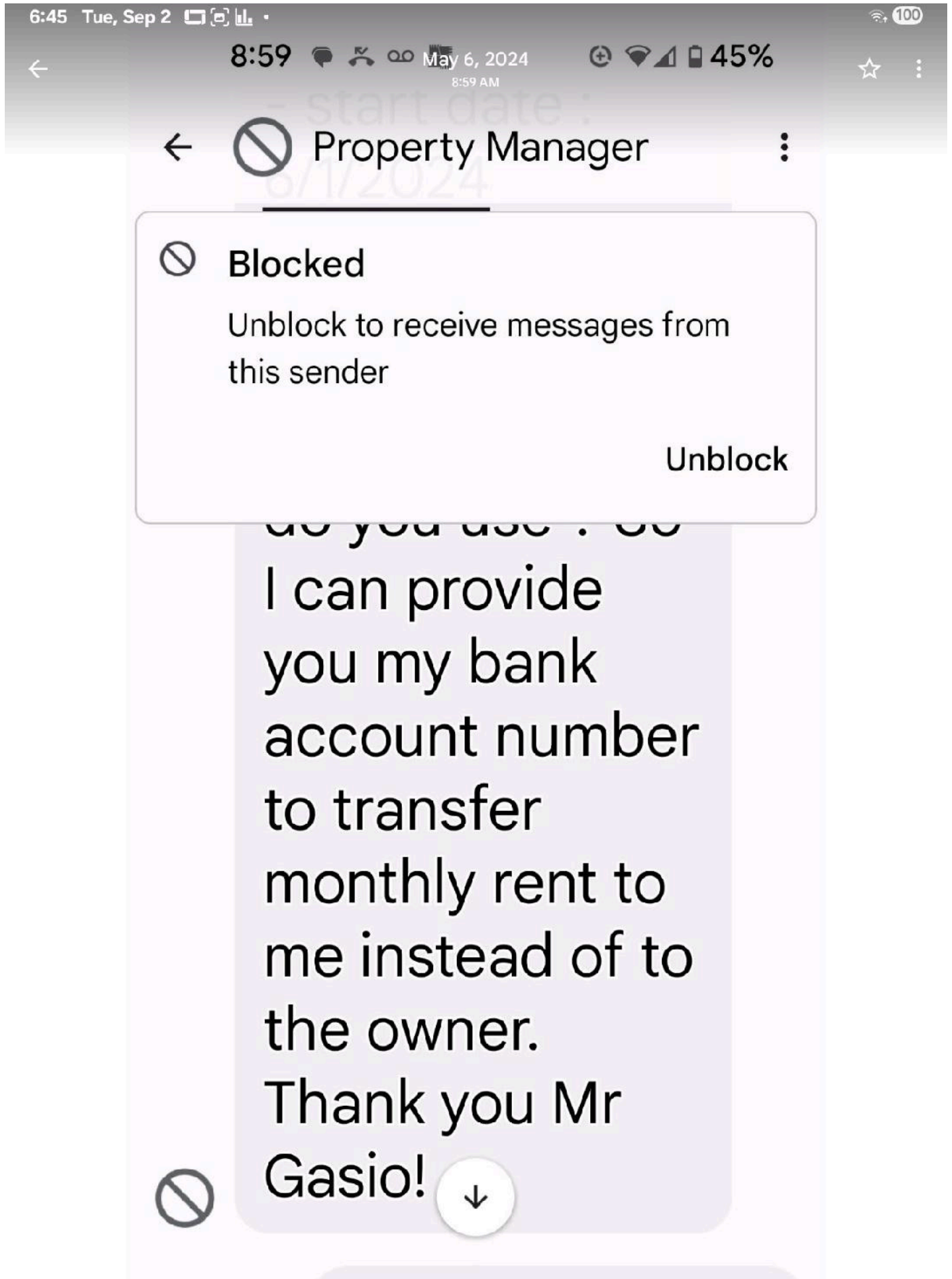
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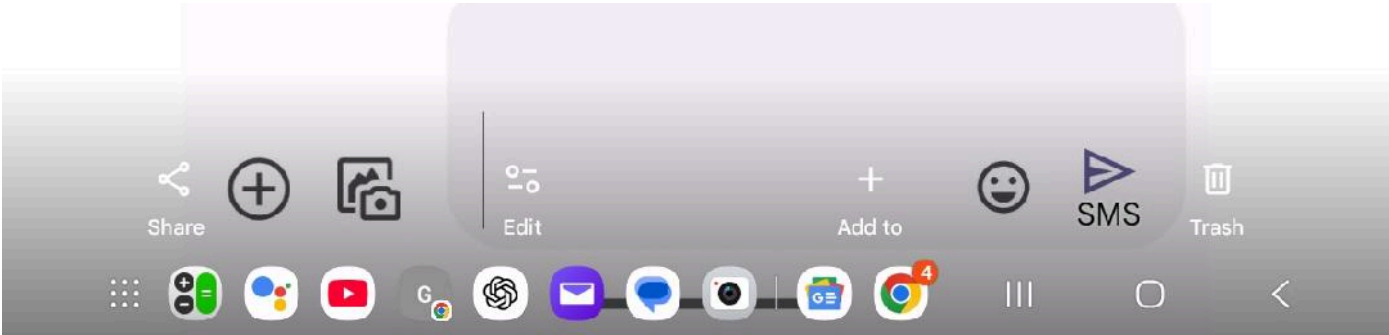








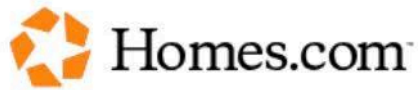




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78%

Hanson Le |...
homes.com



Hanson Le

Huntington Beach, CA
Berkshire Hathaway
HSCP



35	\$27M	\$545K-\$1.2M	\$776.6K
Closed	Total	Price	Average

Connect

Contact

So that's where they get the cash to pay us.
I never looked at it as aiding and abetting.



General Counsel at HSF Affiliates LLC