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BEFORE THE DEPARTMENT OF CORPORATIONS
OF THE STATE OF CALIFORNIA

In the matter of) File No.: 963 1810
)
)
BBC ESCROW, INC.)
)
a licensee under the Escrow Law)
)

ORDER TO DISCONTINUE ESCROW ACTIVITIES PURSUANT
TO SECTION 17415, CALIFORNIA FINANCIAL CODE

TO: BBC ESCROW, INC.
4700 Spring Street, Suite 310-13
La Mesa, California 91941

THE CALIFORNIA CORPORATIONS COMMISSIONER FINDS THAT:

BBC ESCROW, INC. has failed to comply with the bonding requirements of the Escrow Law (California Financial Code, Section 17202) in that effective November 13, 2009, Bond No. 47993 issued by American Contractors Indemnity Company in favor of BBC ESCROW, INC. expired and no replacement bond has been obtained.

1 Based upon the foregoing, BBC ESCROW, INC. is conducting escrow business in
2 violation of Section 17202 of the Financial Code and is conducting business in an unsafe and
3 injurious manner as to render further operations hazardous to the public or to customers.

4 NOW, BASED ON THE FOREGOING, AND GOOD CAUSE APPEARING
5 THEREFORE, it is hereby ORDERED, under the provisions of Section 17415 of the California
6 Financial Code, that BBC ESCROW, INC. immediately discontinue acceptance of any new escrow
7 or joint control business, and of money, documents or other property in connection therewith.

8 THIS ORDER is to remain in full force and effect until further order of the Commissioner.

9 Section 17415 of the Financial Code provides as follows:

10 (a) If the commissioner, as a result of any examination or from
11 any report made to him or her, shall find that any person subject to this
12 division is in an insolvent condition, is conducting business in such an
13 unsafe or injurious manner as to render further operations hazardous to the
14 public or to customers, has failed to comply with the provisions of Section
15 17212.1 or 17414.1, has permitted its tangible net worth to be lower than
16 the minimum required by law, has failed to maintain its liquid assets in
17 excess of current liabilities as set forth in Section 17210, or has failed to
18 comply with the bonding requirements of Chapter 2 (commencing with
19 Section 17200) of this division, the commissioner may, by an order
20 addressed to and served by registered or certified mail or by personal
21 service on such person and on any other person having in his or her
22 possession or control any escrowed funds, trust funds or other property
23 deposited in escrow with said person, direct discontinuance of the
24 disbursement of trust funds by the parties or any of them, the receipt of
25 trust funds, the delivery or recording of documents received in escrow, or
26 other business operations. No person having in his or her possession any of
27 these funds or documents shall be liable for failure to comply with the
28 order unless he or she has written notice of the order. Subject to
subdivision (b), the order shall remain in effect until set aside by the
commissioner in whole or in part, the person has been adjudged bankrupt,
or pursuant to Chapter 6 (commencing with Section 17621) of this division
the commissioner has assumed possession of the escrow agent.

(b) Within 15 days from the date of any order pursuant to
Subdivision (a), the person may request a hearing under the Administrative
Procedure Act, Chapter 5 (commencing with Section 11500) of Division 3
or Title 2 of the Government Code. Upon receipt of a request, the matter
shall be set for hearing to commence within 30 days after such receipt
unless the person subject to this division consents to a later date. If no
hearing is requested 15 days after the mailing or service of such notice and
none is ordered by the commissioner, the failure to request a hearing shall

1 constitute a waiver of the right to a hearing. Neither the request for a
2 hearing nor the hearing itself shall stay the order issued by the
3 commissioner under subdivision (a).

4 Dated: November 16, 2009
5 Los Angeles, California

6 Preston DuFauchard
7 California Corporations Commissioner

8
9 By _____
10 Kathleen R. Partin
11 Special Administrator
12 (213) 576-7595
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