

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

BEFORE THE DEPARTMENT OF CORPORATIONS
OF THE STATE OF CALIFORNIA

In the matter of) File No.: 963 1739
)
)
CULTURE ESCROW, INC.)
)
a licensee under the Escrow Law)

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

TO: CULTURE ESCROW, INC.
2060 Huntington Drive, Unit #9
San Marino, CA 91108

THE CALIFORNIA CORPORATIONS COMMISSIONER FINDS THAT:

CULTURE ESCROW, INC. has failed to comply with the bonding requirements of the Escrow Law (California Financial Code, Section 17202) in that effective June 3, 2011, Bond No. 402821 issued by American Contractors Indemnity Company in favor of CULTURE ESCROW, INC. expired and no replacement bond has been obtained.

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

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

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

7 Section 17415 of the Financial Code provides as follows:

8 (a) If the commissioner, as a result of any examination or from
9 any report made to him or her, shall find that any person subject to this
10 division is in an insolvent condition, is conducting business in such an
11 unsafe or injurious manner as to render further operations hazardous to the
12 public or to customers, has failed to comply with the provisions of Section
13 17212.1 or 17414.1, has permitted its tangible net worth to be lower than
14 the minimum required by law, has failed to maintain its liquid assets in
15 excess of current liabilities as set forth in Section 17210, or has failed to
16 comply with the bonding requirements of Chapter 2 (commencing with
17 Section 17200) of this division, the commissioner may, by an order
18 addressed to and served by registered or certified mail or by personal
19 service on such person and on any other person having in his or her
20 possession or control any escrowed funds, trust funds or other property
21 deposited in escrow with said person, direct discontinuance of the
22 disbursement of trust funds by the parties or any of them, the receipt of
23 trust funds, the delivery or recording of documents received in escrow, or
24 other business operations. No person having in his or her possession any of
25 these funds or documents shall be liable for failure to comply with the
26 order unless he or she has written notice of the order. Subject to
27 subdivision (b), the order shall remain in effect until set aside by the
28 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
constitute a waiver of the right to a hearing. Neither the request for a
hearing nor the hearing itself shall stay the order issued by the
commissioner under subdivision (a).

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

Dated: June 3, 2011
Los Angeles, California

Preston DuFauchard
California Corporations Commissioner

By _____
Kathleen R. Partin
Special Administrator
(213) 576-7595

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

BEFORE THE DEPARTMENT OF CORPORATIONS
OF THE STATE OF CALIFORNIA

In the Matter of THE COMMISSIONER OF)	Case No.: 963-1739
CORPORATIONS OF THE STATE OF)	
CALIFORNIA,)	ORDER SETTING ASIDE ORDER TO
)	DISCONTINUE ESCROW ACTIVITIES
Complainant,)	PURSUANT TO CALIFORNIA FINANCIAL
)	CODE SECTION 17415
vs.)	
)	
CUTURE ESCROW, INC.)	
)	
)	
Respondent)	
)	

TO: CUTURE ESCROW, INC.
2060 Huntington Drive Unit #9
San Marino, CA 91108

NOW, THEREFORE, the California Corporations Commissioner having found CUTURE ESCROW, INC. has complied with bonding requirements of the Escrow Law, Financial Code Section 17202 as of June 10, 2011, the Order to Discontinue Escrow Activities Pursuant to Financial Code Section 17415 issued on June 3, 2011 is hereby set aside as of June 10, 2011.

/
/
/

1 Dated: Los Angeles, California
2 June 13, 2011

3 Preston DuFauchard
4 California Corporations Commissioner

5
6 By _____
7 Kathleen R. Partin
8 Special Administrator
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28