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**STATE OF CALIFORNIA**  
**BUSINESS TRANSPORTATION AND HOUSING AGENCY**  
**DEPARTMENT OF CORPORATIONS**

TO: First Southwestern Escrow, Inc.  
Michael Macapagal  
Theresita Macapagal  
Katherine Macapagal  
30593 Union City Blvd., Suite 104  
Union City, CA 94587

**DESIST AND REFRAIN ORDER**  
**(Pursuant to Section 17416 of the Financial Code)**

The California Corporations Commissioner finds that:

1. Respondent First Southwestern Escrow, Inc. (hereinafter referred to as “FSE Inc.”) is an escrow agent licensed by the California Corporations Commissioner (hereinafter referred to as “Commissioner”) pursuant to the Escrow Law of the State of California (California Financial Code sections 17000 et seq.) The escrow license number for FSE Inc. is 963-2527. FSE Inc. has its principal place of business located at 30593 Union City Blvd., Suite 104, Union City, CA 94587.

2. At all relevant times herein, the President of FSE Inc. was Theresita Macapagal and the Vice-President was Katherine Macapagal. Michael Macapagal identified himself as the “Manager” of FSE Inc. on the Summary of Personnel form provided to the Department examiner.

3. On October 23, 2009 the Commissioner commenced a regulatory examination of FSE Inc. After visiting offices in Daly City at 455 Hickey Blvd., Suite 205 C, Daly City, CA 94015 (“Daly City office”) and offices in Milpitas at 500 East Calaveras Blvd., Suite 214, Milpitas, CA 95035, (“Milpitas office”) and examining documents from a third location, at 1652 West Texas St., Suite 273, Fairfield, CA 94533 (“Fairfield office”), it became clear that FSE Inc. is operating three unlicensed branch offices in violation of California Financial Code section 17200. FSE Inc. filed applications for branch office licenses for the Daly City office and the Milpitas office on September

1 24, 2009. No application for a branch office license for the Fairfield office has ever been filed, and  
2 no branch licenses have been approved for the Daly City office or the Milpitas office.

3 Based on the foregoing findings the California Corporations Commissioner is of the opinion  
4 that First Southwestern Escrow, Inc., Michael Macapagal, Theresita Macapagal and Katherine  
5 Macapagal are conducting escrow activities at unlicensed branch offices at the addresses set out  
6 below:

- 7 a) 455 Hickey Blvd., Suite 205 C, Daly City, CA 94015
- 8 b) 500 East Calaveras Blvd., Suite 214, Milpitas, CA 95035
- 9 c) 1652 West Texas St., Suite 273, Fairfield, CA 94533

10 Further, the California Corporations Commissioner is of the opinion that the conduct of the  
11 unlicensed escrow activities at the above locations is in violation of Financial Code section 17200.

12 Pursuant to Financial Code section 17416, First Southwestern Escrow, Inc., Michael  
13 Macapagal, Theresita Macapagal and Katherine Macapagal are hereby ordered to desist and refrain  
14 from the business of receiving escrows for deposit or delivery until they shall have secured a license  
15 from the Commissioner to operate these branch offices under the Escrow Law.

16 This Order is necessary, in the public interest, for the protection of citizens and consistent  
17 with the purposes, policies and provisions of the California Escrow Law.

18 Dated: June 7, 2010  
19 Los Angeles, California

PRESTON DuFAUCHARD  
California Corporations Commissioner

21 By \_\_\_\_\_  
22 ALAN S. WEINGER  
23 Deputy Commissioner  
24 Enforcement Division  
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