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9 BEFORE THE DEPARTMENT OF BUSINESS OVERSIGHT
10 OF THE STATE OF CALIFORNIA
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12 In the Matter of THE COMMISSIONER OF) File No.: 963-1963
BUSINESS OVERSIGHT formerly known as)
13 the CALIFORNIA CORPORATIONS)
COMMISSIONER,) ORDER TERMINATING
14) CONSERVATORSHIP
15 Complainant,)
16 vs.)
17 SEASIDE ESCROW, INC.,)
18 Respondent.)
19)
20)

21 The Commissioner of Business Oversight finds as follows:

- 22 1. Seaside Escrow, Inc., a California corporation ("Seaside"), was an escrow agent
23 licensed by the Commissioner of Business Oversight ("Commissioner"), pursuant to the Escrow Law
24 of the State of California (Financial Code §§ 17000, et seq.).
25 2. According to the documents filed with the Commissioner by Seaside, Nubia Britton
26 ("Britton") was the president and sole shareholder.
27 3. For reasons stated in the documents listed below and dated October 9, 2012, which
28 included a trust account shortage and failure to maintain books and records, the Commissioner took

1 possession of the trust account(s) of Seaside and all bank and escrow records pertinent thereto and
2 appointed Peter A. Davidson as Conservator over Seaside by issuing the following documents:

3 A. Demand For and Order Taking Possession of the Trust Funds and Escrow Records of
4 Seaside Escrow, Inc. Pursuant to California Financial Code Section 17621, and

5 B. Order Appointing Peter A. Davidson as Conservator Pursuant to Financial Code
6 Section 17630, and

7 C. Notice and Summary of Findings Pursuant to Financial Code Section 17621.

8 4. Pursuant to both the Order Taking Possession and the Conservatorship Order, all
9 persons, including Britton, who had possession, custody or control of any of the trust funds and bank
10 account and escrow records of Seaside, became obligated to turn over to the Conservator such trust
11 funds and records.

12 5. The Conservator took possession of the trust funds, and, pursuant to Financial Code
13 Section 17630, took actions to conserve those trust funds pending further disposition of the trust
14 affairs.

15 6. On January 29, 2013, the Commissioner issued an order revoking the escrow agent’s
16 license of Seaside.

17 7. The Conservator has conducted a reconciliation of the escrow trust account(s) of
18 Seaside and obtained the approval of the Commissioner to make a distribution of the Seaside trust
19 funds, including funds paid by Escrow Agent’s Fidelity Corporation (“EAFC”) pursuant to a proof
20 of loss claim settlement.

21 8. The Conservator has distributed such escrow trust funds to the extent that the
22 person(s) could be located, escheated those funds where the claimants were known, but could not be
23 located, and returned the remaining funds for unknown claimants to EAFC.

24 9. The Conservator has returned the escrow records to the Commissioner for retention
25 for the period required by California Code of Regulations, title 10, section 1737.

26 10. The Commissioner is satisfied that termination of the conservatorship may be done
27 safely and is in the public interest.

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11. The Conservator has provided to the Commissioner a final report of the conservatorship.

Now, good cause appearing, IT IS HEREBY ORDERED that:

1. The conservatorship is hereby terminated pursuant to California Financial Code Section 17634.

2. The Commissioner hereby ratifies those actions taken by the Conservator with respect to the trust account(s), indemnity funds paid by E AFC, and any bank and escrow records, and the Conservator, the State of California and each of their respective employees and agents is hereby released from any and all obligation and/or liability arising out of or relating to the conservatorship of Seaside.

Dated: January 13, 2014
Los Angeles, CA

JAN LYNN OWEN
Commissioner of Business Oversight

By _____
Mary Ann Smith
Deputy Commissioner