

**SUMMARY OF ENFORCEMENT ACTIONS (ADMINISTRATIVE AND CIVIL)
BY THE CALIFORNIA DEPARTMENT OF BUSINESS OVERSIGHT
February 2018**

SUBJECT	ACTION	VIOLATIONS & CHARGING SECTIONS
1st Transactional Funder, LLC Jack Phillips Pruet Evergreen, Colorado	Desist and Refrain Order February 2, 2018	Unlawful California Financing Law Activity (Financial Code Section 22100)
Directors Mortgage, Inc. dba USA Direct Funding Lake Oswego, Oregon	Consent Order February 2, 2018	Unlawful Residential Mortgage Lending Activity (Financial Code Sections 50204(o), 50321, 50504 and 50513)
Urban Fulfillment Services, LLC fka Provodis Mortgage, LLC Highlands Ranch, Colorado	Consent Order Order to Discontinue Violations February 5, 2018	Unlawful Residential Mortgage Lending Activity (Financial Code Sections 50002, 50201(a) and 50321)

SUBJECT	ACTION	VIOLATIONS & CHARGING SECTIONS
Joseph P. Guinan Power of the Prayers, LLC Albuquerque, New Mexico	Stipulation February 5, 2018	Unlawful Offer and Sale of Securities (Corporations Code Sections 25110 and 25401)
Stanski, Inc. Chatsworth, California	Order Denying Application for California Financing Law License February 7, 2018	Unlawful California Financing Law Activity (Financial Code Sections 22100 and 22100(a))
Tower Escrow, Inc. Los Angeles, California	Statement of Facts in Support of Order to Discontinue Violations and Notice of Intent to Make Order Final Order to Discontinue Violations February 8, 2018	Unlawful Escrow Law Activity (Financial Code Sections 17414, Title 10 § 1738, 1738.1 and 1738.2 and 17602)
Jack Easton Las Vegas, Nevada	Settlement Agreement February 9, 2018	Unlawful California Financing Law Activity (Financial Code Sections 22107 and 22159)

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Lakeside Virtual Family Office, LLC Toluca Lake, California	Order Summarily Revoking Investment Adviser Certificate of Lakeside Virtual Family Office, LLC February 13, 2018	Unlawful Investment Adviser Activity (Corporations Code Section 25242)
Perl Mortgage, Inc. Chicago, Illinois	Settlement Agreement February 13, 2018	Unlawful Residential Mortgage Lending Activity (Financial Code Sections 50204(e) and 50321)
Fredrick Rice Deep Rock Ventures, Inc. Thousand Oaks, California	Desist and Refrain Order February 14, 2018	Unlawful Offer and Sale of Securities (Corporations Code Section 25130)
Smart Fitness, LLC Culley Wayne Davis http://getspinx.com Draper, Utah	Desist and Refrain Order February 14, 2018	Unlawful Offer and Sale of Securities (Corporations Code Section 25401)

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<p>Maxlend, LLC Los Angeles, California</p>	<p>Order Conditionally Granting Petition for Reinstatement February 14, 2018 Order Granting Petition for Reinstatement and Reinstating License February 28, 2018</p>	<p>Unlawful California Financing Law Activity (Government Code Section 11522)</p>
<p>New Era Escrow, Inc. Manhattan Beach, California</p>	<p>Accusation in Support of Order to Suspend Escrow Agent License Statement of Facts in Support of Order to Discontinue Violations Order to Discontinue Violations February 20, 2018</p>	<p>Unlawful Escrow Law Activity (Financial Code Sections 17602 and 17608)</p>

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Woodbridge Group of Companies, LLC WMF Management, LLC Woodbridge Structured Funding, LLC Woodbridge Pre-Settlement Funding LLC Woodbridge Mortgage Investment Fund 1, LLC Woodbridge Mortgage Investment Fund 2, LLC Woodbridge Mortgage Investment Fund 3, LLC Woodbridge Mortgage Investment Fund 3A, LLC Woodbridge Mortgage Investment Fund 4, LLC Woodbridge Commercial Bridge Loan Fund 1, LLC Woodbridge Commercial Bridge Loan Fund 2, LLC Robert H. Shapiro Sherman Oaks, California	Consent Order February 21, 2018	Unlawful Offer and Sale of Securities (Corporations Code Sections 25110 and 25401)
Buttonwood Tree Management, LLC Costa Mesa, California	Settlement Agreement February 26, 2018	Unlawful Investment Adviser Activity (Corporations Code Section 25249)

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<p>Venta Financial Group, Inc. dba Alterra Home Loans</p> <p>Las Vegas, Nevada</p>	<p>Accusation</p> <p>Statement of Facts in Support of Order to Discontinue Violations and Notice of Intent to Make Order Final</p> <p>Order to Discontinue Violations</p> <p>February 26, 2018</p>	<p>Unlawful Residential Mortgage Lending Activity</p> <p>(Financial Code Sections 50204(o), 50321 and 50513(b))</p>
<p>Dedicated Sound and Audio, Inc. Steve Ventre Choice Equity Eric Lovy fka Eric Beltran</p> <p>Lake Forest, California Beverly Hills, California Cheyenne, Wyoming Fountain Valley, California</p>	<p>Desist and Refrain Order</p> <p>February 26, 2018</p>	<p>Unlawful Offer and Sale of Securities and Broker-Dealer Activity</p> <p>(Corporations Code Sections 25110, 25210 and 25401)</p>

SUBJECT	ACTION	VIOLATIONS & CHARGING SECTIONS
Harry Basson Los Angeles, California	Accusation February 27, 2018	Unlawful Residential Mortgage Lending Activity (Financial Code Sections 50141, 50144, 50316, 50327 and 50513)
Bowl of Heaven Franchise Group, LLC dba Bowl of Heaven Rancho Santa Margarita, California Coto de Caza, California	Consent Order February 28, 2018	Unlawful Franchise Investment Law Activity (Corporations Code Sections 31200, 31201 and 31406)
Pravati Capital, LLC Pravati Investment Fund 1, LLC Scottsdale, Arizona	Consent Order February 28, 2018	Unlawful California Financing Law Activity (Financial Code Sections 22100 and 22107)
Suzanne R. Ewen Torrance, California	Accusation in Support of Order Barring Suzanne R. Ewen from Employment, Management or Control of any Escrow Agent February 28, 2018	Unlawful Escrow Law Activity (Financial Code Sections 17414 and 17423)