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 Assistant Chief Counsel  
 3 JUDY L. HARTLEY (CA BAR NO. 110628)  
 Senior Corporations Counsel  
 4 Department of Business Oversight  
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 6 Attorneys for Complainant

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 8  
 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 Nos.: 963-0817
13	BUSINESS OVERSIGHT,	)	
14	Complainant,	)	ORDER DENYING PETITION FOR
15	vs.	)	REINSTATEMENT (California Government
16	ALLAN D. SNYDER,	)	Code section 11522)
17	Respondent.	)	
18		)	
19		)	

20 TO: Allan D. Snyder  
 21 26895 Aliso Creek Road, Suite B-714  
 22 Aliso Viejo, California 92656

23 KAMALA D. HARRIS  
 24 ATTORNEY GENERAL, STATE OF CALIFORNIA  
 25 Department of Justice  
 P.O. Box 944255  
 Sacramento, California 94244-2550

26 Petitioner, Allan D. Snyder, having filed a petition for reinstatement regarding the  
 27 January 2, 1991 order barring Petitioner from any position of employment, management or control  
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1 of an escrow agent issued by the California Corporations Commissioner now known as the  
2 Commissioner of Business Oversight; the petition and letters of recommendation having been  
3 considered, this agency finds that:

4         Petitioner is not entitled to reinstatement of employment, management or control of an  
5 escrow agent for the following reasons:

6         1.         Petitioner has yet to understand the severity of the violations that led to the January 2,  
7 1991 bar order or accept full responsibility for his actions.<sup>1</sup> Petitioner states in his Petition that “I  
8 was responsible for some transactions that may not have been and/or were not in compliance with  
9 escrow rules and regulations.” The transactions at Terra, An Escrow Corporation (“Terra”), “that led  
10 to the bar order were unauthorized disbursements of trust funds to the general account in violation of  
11 Financial Code section 17414 and California Code of Regulations, title 10, section 1738, and  
12 refusing the Commissioner access to the books and records in violation of Financial Code section  
13 17405. At least \$121,606.00 of the unauthorized disbursements of trust funds to the general account  
14 was used to operate the business. Additionally, because trust funds continued to be transferred from  
15 the trust account to the general account without authorization despite admonishments and required  
16 replacement of trust funds to the trust account, the Commissioner determined that it was necessary to  
17 take possession of Petitioner’s escrow company and appoint a conservator to handle the remaining  
18 trust funds on deposit. On August 11, 1988, the Commissioner took possession of Terra and  
19 appointed a conservator.

20         2.         Petitioner has submitted no evidence of any educational training in escrow or  
21 otherwise demonstrated that he possesses the technical skills or knowledge of the policies,  
22 procedures, and controls necessary to competently be employed, manage and/or control an escrow  
23 agent and ensure that the same problems did not recur in the future. Moreover, Petitioner has  
24 submitted no evidence of rehabilitation.

25         3.         Finally, in light of the gravity of Petitioner’s actions in the Terra, an Escrow  
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27         <sup>1</sup> For some reason, Petitioner found it necessary to comment that two and one-half years passed after Terra had  
28 been closed before the Commissioner issued the January 2, 1991 bar order against him. However, Petitioner  
conveniently fails to mention that the action to bar Petitioner was initiated by the Commissioner back in December 1988.

1 Corporation matter, little weight can be given to the letters of recommendation that have been  
2 submitted in support of Petitioner’s request for reinstatement as none of the letters speak to  
3 Petitioner’s competency in the escrow arena.

4 WHEREFORE, IT IS ORDERED that the Petition be denied.

5 Dated: October 2, 2013  
6 Los Angeles, CA

JAN LYNN OWEN  
Commissioner of Business Oversight

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8 By \_\_\_\_\_  
9 Mary Ann Smith  
10 Deputy Commissioner  
11 Enforcement Division  
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