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Deputy Commissioner
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10 Attorneys for Complainant

11
12 BEFORE THE DEPARTMENT OF FINANCIAL PROTECTION AND INNOVATION
13 OF THE STATE OF CALIFORNIA

14 In the Matter of:) FILE NO.: 96DBO-109316 and 963-2116

15)
16)
17 THE COMMISSIONER OF FINANCIAL)
PROTECTION AND INNOVATION,)

18)
19 Complainant,)

20 v.)

21 FOUNTAIN VALLEY ESCROW, INC.,)
22 INTEGRITY ESCROW, INC.,)

23)
24 Respondents.)

**ORDER APPOINTING KITLIN CHAN
CONSERVATOR PURSUANT TO
FINANCIAL CODE SECTION 17630**

25 I, CLOTHILDE V. HEWLETT, Commissioner of Financial Protection and Innovation,
26 pursuant to Financial Code section 17630, do hereby appoint Kitlin Chan, Senior Financial
27 Institutions Examiner, of the Department of Financial Protection and Innovation as Conservator of
28 the trust accounts and all bank and escrow records pertinent thereto of Fountain Valley Escrow, Inc.

1 (FVE), and Integrity Escrow, Inc. (IE) including, but not limited to, all FVE and IE trust accounts
2 on deposit with City National Bank or elsewhere, in order that she may take possession of the trust
3 accounts and records for the protection of the escrow agents, the customers of the escrow agents, and
4 the public.

5 The Conservator, pursuant to Financial Code section 17630, shall have all the rights, powers,
6 and privileges of FVE and IE, their officers and directors, and shall have the same powers and rights
7 as the Commissioner of Financial Protection and Innovation, while she is in possession of the trust
8 accounts and pertinent bank and escrow records of FVE and IE. These rights, powers and privileges
9 shall include all acts as are necessary or expedient to collect, conserve, and protect the trust accounts
10 and pertinent bank and escrow records of FVE and IE, including (a) the collection, recovery, and
11 compromise of claims, deeds, property and rights in favor of or belonging to FVE and IE regarding
12 the trust accounts; (b) the execution of all deeds, conveyances, agreements, compliances, and
13 instruments of every kind and nature in connection with the trust accounts and pertinent bank and
14 escrow records of FVE and IE; (c) the employment of accountants and attorneys to the extent
15 reasonably necessary; and (d) with the prior consent of the Commissioner of Financial Protection
16 and Innovation, the institution, maintenance and defense of suits related to the affairs of FVE and IE
17 and/or the filing of petitions or applications in court or elsewhere with respect to the trust accounts
18 and pertinent bank and escrow records of FVE and IE, for all purposes.

19 All expenses of the Conservatorship shall be paid out of the assets of FVE and IE and shall
20 be a lien thereon which shall be prior to any other lien.

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This Order is effective on the date hereof and may be amended or terminated upon further order of the Commissioner of Financial Protection and Innovation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal.

Dated: May 10, 2024



CLOTHILDE V. HEWLETT
Commissioner of Financial Protection and Innovation

By _____
MARY ANN SMITH
Deputy Commissioner
Enforcement Division