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Attorneys for Complainant

BEFORE THE DEPARTMENT OF CORPORATIONS

OF THE STATE OF CALIFORNIA

In the Matter of the Accusation of THE CALIFORNIA CORPORATIONS COMMISSIONER, Complainant, vs. PROVIDENCE ESCROW, INC., Respondent.	File No.: 963-1699 STIPULATION

This Stipulation is entered into between the California Corporations Commissioner ("Commissioner") and Providence Escrow, Inc. ("Respondent") and is made with respect to the following facts:

RECITALS

A. Respondent is a corporation in good standing, duly formed and existing pursuant to the laws of the State of California, and authorized to conduct business in the State of California.

B. Respondent currently holds escrow agent's license number 963-1699 with its principal place of business located at 3435 Wilshire Boulevard, Suite 2870, Los Angeles, California, 90010.

C. Elizabeth Venegas is the president of Respondent and is authorized to enter into this Settlement Agreement on behalf of Respondent.

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D. On August 16, 2011, the Commissioner issued an Accusation to Respondent in Support of: (1) Order Suspending Escrow Agent's License Pursuant to Financial Code Section 17608; and, (2) Order Imposing Penalties Pursuant to Financial Code Section 17408 ("Accusation"). An Amended Accusation was filed on February 22, 2012.

E. On March 20, 2012, Respondent entered into a Settlement Agreement with the Commissioner to resolve the regulatory issues alleged in the Accusation.

F. As a term of the Settlement Agreement, Respondent agreed that it would pay penalties of $10,000 no later than April 15, 2012. Respondent paid the full sum of penalties by the due date.

G. As a term of the Settlement Agreement, Respondent also agreed to file with the Commissioner, no later than April 15, 2012, its annual report containing audited financial statements for the year ending September 30, 2011 ("2011 Audit Report") pursuant to Financial Code section 17406. Respondent filed its 2011 Audit Report on April 13, 2012.

H. As a further condition of the Settlement Agreement, the Commissioner issued an order suspending Respondent's escrow agent's license from March 26, 2012 to April 8, 2012, during which period Respondent was not permitted to accept any new escrow business but could continue to service prior and open escrows in accordance with California Financial Code section 17609. Additionally, Respondent was required to engage its certified public accounting firm to review the records of Respondent after the suspension had been completed and report its findings of compliance with the suspension to the Commissioner within 30 days of completion of the suspension. On May 23, 2012, Respondent submitted to the Commissioner a report from its certified public accountant verifying that Respondent had complied with the terms of the suspension.

I. As a condition of the Settlement Agreement, Respondent was also required to provide satisfactory written evidence to the Commissioner, no later than April 15, 2012, that the going concern and net worth deficiency issues identified in its 2010 Audit Report have been remedied in compliance with Financial Code section 17210. To date, Respondent has failed to submit satisfactory evidence to the Commissioner that the going concern and net worth deficiency issues have been remedied in compliance with the Escrow Law.

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J. Respondent acknowledges that it agreed to an automatic revocation of its escrow agent's license in the event that Respondent failed to strictly comply with the terms of the Settlement Agreement.

NOW, THEREFORE, in consideration of the foregoing, and the terms and conditions set forth herein, the parties stipulate as follows:

TERMS AND CONDITIONS

1. Respondent hereby agrees that no later than July 2, 2012 it shall file with the Commissioner a report from its certified public accounting firm showing that all going concern and net worth deficiency issues have been rectified in compliance with Financial Code section 17210 ("Compliance Report").

2. Respondent further agrees that if the Compliance Report is not filed with the Commissioner by July 2, 2012, or the Commissioner determines that Respondent has otherwise failed to provide satisfactory evidence of compliance with Financial Code section 17210, the Commissioner shall immediately issue an order suspending Respondent's escrow agent's license ("Suspension Order") until such time as Respondent provides written evidence of satisfactory compliance with Financial Code section 17201, or for a period of 30 days, whichever period is greater.

Dated: _____6/18/12_____

JAN LYNN OWEN
California Corporations Commissioner

By_____
ALAN S. WEINGER
Deputy Commissioner

Dated: _____6/11/12_____

PROVIDENCE ESCROW, INC.

By_____
ELIZABETH VENEGAS
President

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