PRESTON DUFAUCHARD
California Corporations Commissioner
ALAN S. WEINGER
Deputy Commissioner
AFSANEH EGHBALDARI (CA. BAR NO. 250107)
Corporations Counsel
1350 Front Street, #2034
San Diego, California 92101
Telephone: (619) 645-3166

Attorneys for Complainant

BEFORE THE DEPARTMENT OF CORPORATIONS

OF THE STATE OF CALIFORNIA

THE CALIFORNIA CORPORATIONS COMMISSIONER, Complainant, vs. ACE ESCROW, INC., Respondent.	)))))))))))	File No. 963-2262 **ORDER REVOKING ESCROW AGENT'S LICENSE PURSUANT TO CALIFORNIA FINANCIAL CODE SECTION 17608**

The California Corporations Commissioner ("Commissioner") finds that:

I.
INTRODUCTION

1. On August 15, 2005, the Commissioner issued to Respondent Ace Escrow, Inc. ("Ace Escrow") an escrow agent's license, pursuant to the California Escrow Law (California Financial Code Section 17000 et seq.). (All future references to sections are to the California Financial Code unless indicated otherwise.).

///

///

State of California – Department of Corporations

II.

VIOLATIONS OF THE ESCROW LAW

2. California Financial Code section 17600, subsection (b), sets forth the procedure for surrender of an escrow agent's license. A license is not surrendered until the commissioner has reviewed and accepted the closing audit report, a determination has been made by the Commissioner that acceptance of the surrender is in the public interest, and tender of the license is accepted in writing by the Commissioner.

3. On November 3, 2008, Ace Escrow submitted its license for surrender. On November 5, 2008, Ace Escrow was notified in writing that the surrender of its license would not be complete until its closing audit prepared by a Certified Public Accountant had been accepted, a determination had been made by the Commissioner that there is no violation of the Escrow Law, and the surrender of the license had been accepted in writing by the Commissioner.

4. Ace Escrow failed to submit its closing audit and the surrender of its license was not completed.

5. Pursuant to California Financial Code section 17406, all licensees under the Escrow Law are required to file an annual audit report containing audited financial statements ("audit report") within one hundred and five (105) days after the close of their fiscal year. Ace Escrow failed to file its 2008 and 2009 audit reports.

6. Pursuant to California Financial Code section 17207, all licensees are required to pay an annual assessment to the Commissioner. Ace Escrow failed to pay its annual assessment for the past two (2) years, in violation of California Financial Code section 17207.

7. Pursuant to California Financial Code section 17202, all licensees must maintain a surety bond in the minimum amount of 25,000.00.

8. Ace Escrow's surety bond cancelled on August 1, 2009. Ace Escrow failed to provide the Commissioner with proof of bond replacement or reinstatement.

9. On March 7, 2011, the Commissioner issued and served his Notice of Intention to Issue Order Revoking Escrow Agent's License, Accusation and accompanying documents (collectively, "Accusation") against Ace Escrow.

10. Ace Escrow did not request a hearing and the time to request a hearing has expired.

III.

APPLICABLE CALIFORNIA ESCROW LAW

Financial Code section 17608 provides:

> The commissioner may, after notice and a reasonable opportunity to be heard, suspend or revoke any license if he finds that:
>
> (a) The licensee has failed to maintain in effect a bond required under the provisions of this division.
>
> (b) The licensee has violated any provision of this division or any rule made by the commissioner under and within the authority of this division.
>
> (c) Any fact or condition exists which, if it had existed at the time of the original application for such license, reasonably would have warranted the commissioner in refusing originally to issue such license.

IV.

CONCLUSION

The Commissioner finds that, by reason of the foregoing, Ace Escrow, Inc. has violated California Financial Code sections 17207, 17406, 17202 and it is in the best interest of the public to revoke the escrow agent's license of Ace Escrow, Inc.

NOW GOOD CAUSE APPEARING THEREFORE, pursuant to California Financial Code section 17608, the escrow agent's license issued to Ace Escrow, Inc. is hereby revoked. This order is effective as of the date hereof.

Dated: March 23, 2011
Los Angeles, CA

PRESTON DuFAUCHARD
California Corporations Commissioner

By_____
ALAN S. WEINGER
Deputy Commissioner

State of California – Department of Corporations