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**STATE OF CALIFORNIA**  
**BUSINESS, TRANSPORTATION AND HOUSING AGENCY**  
**DEPARTMENT OF CORPORATIONS**

**TO:** Targa Escrow  
20750 Ventura Blvd.  
Woodland Hills, California 91364

One Stop Escrow aka  
1-One Stop Escrow  
20750 Ventura Blvd.  
Woodland Hills, CA 91364

**DESIST AND REFRAIN ORDER**

(For violations of California Financial Code sections 17200 & 17403)

The California Corporations Commissioner finds that:

1. At all relevant times herein, Targa Escrow conducted business at 20750 Ventura Blvd., Woodland Hills, California 91364 or at 16133 Ventura Blvd., Encino, California 91436.
2. At all relevant times herein, One Stop Escrow aka 1-One Stop Escrow (“One Stop Escrow”) conducted business at 20750 Ventura Blvd., Woodland Hills, California 91364.
3. Based on information and belief, at all relevant times herein, Steven Kessedjian was the control person of Targa Escrow and One Stop Escrow.
4. Beginning at least as early as August 2007 and continuing through at least March 2008, Targa Escrow engaged in business as an escrow agent by handling escrow transactions for the borrower and lender on loans brokered by CFM Corporation and Amerilend, Inc. dba Century 21 Ameriland Realty.
5. Beginning at least as early as March 2008, One Stop Escrow engaged in business as an escrow agent by handling escrow transactions for the borrower and lender on loans brokered by Amerilend, Inc. dba Century 21 Ameriland Realty.
6. Targa Escrow has not been issued a license by the Commissioner authorizing it to engage in business as an escrow agent under the California Escrow Law (“Escrow Law”) (California Financial Code §§ 17000 et seq.).

1           7. One Stop Escrow has not been issued a license by the Commissioner authorizing it to  
2 engage in business as an escrow agent under the California Escrow Law (“Escrow Law”)  
3 (California Financial Code §§ 17000 et seq.).

4           8. Neither Targa Escrow nor One Stop Escrow is exempt from the licensing  
5 requirements of California Financial Code section 17200.

6           9. Targa Escrow and One Stop Escrow, in handling the escrows described above, made  
7 use of and circulated letterheads, escrow instructions, receipts and other documents containing  
8 words indicating that they were in the escrow business. Pursuant to California Financial Code  
9 sections 17403, no person subject to the Escrow Law is allowed to use or circulate documents  
10 containing words indicating that it is in the escrow business unless duly licensed under the  
11 Escrow Law.

12           California Financial Code section 17200 provides:

13                   It shall be unlawful for any person to engage in business as an escrow agent  
14                   within this State except by means of a corporation duly organized for that purpose  
15                   licensed by the commissioner as an escrow agent.

16           California Financial Code section 17403 provides:

17                   (a) No person subject to this division shall issue, circulate, or publish  
18                   any advertisement by any means of communication, or make use of or  
19                   circulate any letterheads, billheads, blank notes, blank receipts, blank  
20                   escrow instructions, certificates, circulars, or any written, printed, partially  
21                   written or printed paper containing any fictitious or corporate name or other  
22                   words indicating that the person is in the escrow business, unless the person  
23                   is a licensed escrow agent.

24                   (b) If, in the opinion of the commissioner, any person, has violated this  
25                   section, the commissioner may order that person to desist and refrain from that  
26                   violation. If, within 30 days after the order is served, a request for a  
27                   hearing is filed in writing and the hearing is not held within 60 days thereafter,  
28                   the order is rescinded.

          California Financial Code section 17416 provides:

                  Whenever in the opinion of the commissioner any person, except as named  
                  in Section 17006, is engaged, either actually or through subterfuge, in the  
                  business of receiving escrows for deposit or delivery as defined in this division,  
                  without a license from the commissioner, the commissioner may order that  
                  person to desist and refrain from engaging in that business. If, within 30 days

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after such an order is served, a request for a hearing is filed in writing and the hearing is not held within 60 days thereafter, the order is rescinded.

By reason of the foregoing, Targa Escrow and One Stop Escrow have engaged in unlicensed escrow business in violation of California Financial Code Section 17200 and used words indicating that they are in the escrow business in violation of California Financial Code Section 17403.

Pursuant to California Financial Code sections 17403 and 17416, Targa Escrow and One Stop Escrow aka 1-One Stop Escrow are hereby ordered to desist and refrain from engaging in the business of receiving escrows for deposit or delivery without first obtaining a license from the Commissioner, or otherwise being exempt, and from issuing, circulating, or publishing any advertisement by any means of communication, or making use of or circulating any letterheads, billheads, blank notes, blank receipts, blank escrow instructions, certificates, circulars, or any written, printed, partially written or printed paper containing any name or other words indicating that any of them are in the escrow business.

This Order is necessary, in the public interest, for the protection of consumers and is consistent with the purposes, policies and provisions of the California Escrow Law. This order shall remain in full force and effect until further order of the Commissioner.

Dated: October 14, 2008                      PRESTON DUFAUCHARD  
Los Angeles, California                      California Corporations Commissioner

By \_\_\_\_\_  
Alan S. Weinger  
Acting Deputy Commissioner