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

5 TO: Sandra Calderon
6 Escrow Street, Inc., aka Escrow Street
7 124 N. Riverside Avenue
8 Rialto, CA 92376

9 **DESIST AND REFRAIN ORDER**
10 **(For violation of section 17200 of the Financial Code)**

11 The California Corporations Commissioner finds that:

12 1. At all relevant times, Escrow Street, Inc., also known as Escrow Street, was an active
13 California corporation. At all relevant times, Escrow Street maintained a principal place of business
14 at 124 N. Riverside Avenue, Rialto, CA 92376. At all relevant times, Sandra Calderon was the
15 control person of Escrow Street.

16 2. On July 18, 1990, the California Corporations Commissioner (“Commissioner”)
17 issued Escrow Street an escrow agent’s license under the California Escrow Law (“Escrow Law”),
18 Cal. Fin. Code § 17000 et seq., license number 963-1593. On or about April 15, 2009, the
19 Commissioner revoked Escrow Street’s license for failure to pay the annual assessment that is
20 required of all licensees. Since then, Escrow Street has not been licensed by the Commissioner.

21 3. On or about March 30, 2009, Escrow Street opened escrow instructions for the sale of
22 a property located in San Pedro, California. In May 2009, a licensed real estate agent contacted a
23 mortgage company located in Anaheim, California, requesting a loan on behalf of a buyer for the
24 purchase of the San Pedro property. In late May or early June 2009, Escrow Street provided the
25 escrow instructions and a preliminary title report to the mortgage company. On or about June 8,
26 2009, the mortgage company, pursuant to Escrow Street’s instructions, wired \$243,900.00 to
27 Laverty’s Title Company, located in San Bernardino, California.
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