kALAN S. WEINGER
Deputy Commissioner
SOPHIA C. KIM (CA BAR NO. 265649)
Corporations Counsel
Department of Corporations
320 West 4th Street, Suite 750
Los Angeles, California 90013
Telephone: (213) 576-7594
Facsimile: (213) 576-7181

Attorneys for Complainant

BEFORE THE DEPARTMENT OF CORPORATIONS

OF THE STATE OF CALIFORNIA

In the Matter of THE CALIFORNIA CORPORATIONS COMMISSIONER, Complainant, vs. ALTERNATIVE ESCROW, Respondent.	File No.: 963-2053 SUSPENSION ORDER

The California Corporations Commissioner (the "Commissioner") issued an Accusation for Suspension and Order Imposing Penalties to Alternative Escrow on February 7, 2012 (the "Accusation"). The Accusation was properly served upon the Respondent and a request to be heard has not been received after reasonable opportunity. The Accusation is incorporated herein by reference.

Financial Code Section 17608 provides, in relevant part:

> The commissioner may, after notice and a reasonable opportunity to be heard, suspend or revoke any license if he finds that:
>
> (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.

State of California – Department of Corporations

Pursuant to Section 17608 of the California Financial Code, and the facts and law described in the Accusation, it is hereby ordered that the escrow agent's license issued to Alternative Escrow is suspended until it has filed the audited financial reports required under California Financial Code Section 17406. This suspension commences on the date this Order is served but not later than March 21, 2012. During this period, Alternative Escrow shall not accept any new escrow business, but may continue to service prior and open escrows, in accordance with California Financial Code Section 17609.

It is further ordered that Alternative Escrow shall, within five (5) days of receipt of this suspension Order, provide the Commissioner a list of all open escrows with escrow numbers and escrow party names, along with a copy of the signed escrow instructions and signed deposit receipt(s), for the last opened escrow as of the close of business on the day this Order is served, or on March 20, 2012, whichever is sooner.

Open escrow means an escrow wherein the parties to such escrow have already entered into a binding agreement and monies and/or escrow instructions have been submitted to Alternative Escrow regarding the transaction. Alternative Escrow is additionally ordered to immediately engage its certified public accounting firm to review the records of Alternative Escrow after the suspension has been completed to determine Alternative Escrow's compliance with this Order and report its findings to the Department within 30 days of completion of the suspension.

Dated: March 13, 2012
Los Angeles, CA

JAN LYNN OWEN
California Corporations Commissioner

By_____
Alan S. Weinger
Deputy Commissioner

State of California – Department of Corporations