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**STATE OF CALIFORNIA  
BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY  
DEPARTMENT OF BUSINESS OVERSIGHT**

**TO:** Pacific Escrow Group  
4778 Palm Avenue  
La Mesa, CA 91924

**DESIST AND REFRAIN ORDER**

**(For violations of sections 17200, 17210.2 and 17403 of the California Financial Code)**

The Commissioner of the Department of Business Oversight finds that:

1. Pacific Escrow Group is a business entity of unknown origin and advertises on its website at [www.pacificescrowgroup.com](http://www.pacificescrowgroup.com) that it does business at 4778 Palm Avenue, La Mesa, California.
2. Pacific Escrow Group advertises itself to be a licensed “escrow agent” on its website through statements that include: “With a combined total experience of over 50 years in the business, we are one of the strongest disbursement firms in the industry; processing transfers throughout North and South America”; and states that it is “licensed by the Department of Business Oversight.”
3. Pacific Escrow Group has contacted consumers in the states of Utah, Colorado and New Jersey, purportedly from its office in La Mesa, California, and offered escrow services for the sale of time-share properties in Mexico.
4. In fact, Pacific Escrow is not currently licensed (nor has it ever been issued a license) by the Commissioner of Business Oversight authorizing it to conduct business as an escrow agent, as required by California Financial Code section 17200.
5. Pacific Escrow Group is not exempt from the licensing requirements of California Financial Code Section 17200.
6. Pacific Escrow Group has not been issued a license from the Commissioner authorizing it to use words indicating that it is in the escrow business, as required by California Financial Code section 17403.

1           7. Pacific Escrow Group has disseminated and caused to be disseminated false, misleading  
2 and/or deceptive statements or representations by stating on its website that it is licensed by the  
3 California Department of Business Oversight, when, in fact, Pacific Escrow Group is not licensed.

4           Based upon the foregoing findings, the Commissioner of Business Oversight is of the opinion  
5 that Pacific Escrow Group and its officers, directors, partners, agents, employees and/or servants are  
6 in violation of California Financial Code sections 17200, 17210.2(a) and 17403(a).

7           Pursuant to California Financial Code section 17416, Pacific Escrow Group is hereby ordered  
8 to desist and refrain from engaging in the business of receiving escrows for deposit or delivery  
9 without first obtaining a license from the Commissioner.

10           Pursuant to California Financial Code section 17210.2(c), Pacific Escrow Group is further  
11 ordered to immediately desist and refrain from disseminating, or causing or permitting to be  
12 disseminated, in any manner whatsoever, any statement or representation which is false, misleading,  
13 or deceptive, or which omits to state material information, or which refers to the supervision of that  
14 agent by the State of California or any department or official thereof.

15           Pursuant to California Financial Code section 17403(b), Pacific Escrow Group is further  
16 ordered to immediately desist and refrain from issuing, circulating, or publishing any advertisement  
17 by means of any communication, including any website, or making use of or circulating any  
18 letterheads, billheads, blank notes, blank receipts, blank escrow instructions, certificates, circulars, or  
19 any written or printed paper containing any fictitious or corporate name or other words, indicating  
20 that it is in the escrow business in California.

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This Order is necessary, in the public interest, for the protection of investors and consistent with the purposes, policies, and provisions of the California Escrow Law.

Dated: September 23, 2015  
Sacramento, California.

JAN LYNN OWEN  
Commissioner of Business Oversight

By \_\_\_\_\_  
MARY ANN SMITH  
Deputy Commissioner  
Enforcement Division