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10 BEFORE THE DEPARTMENT OF BUSINESS OVERSIGHT
11 OF THE STATE OF CALIFORNIA
12

13 In the Matter of:) ESCROW LICENSE NO. 963-2708
)
14 THE COMMISSIONER OF BUSINESS)
OVERSIGHT,) ORDER BARRING CHRIS SALAS FROM
15) ANY POSITION OF EMPLOYMENT,
Complainant,) MANAGEMENT OR CONTROL OF ANY
16) ESCROW AGENT
v.)
17)
18 CHRIS SALAS,)
)
19)
Respondent.)
20)
21)

22 JAN LYNN OWEN, the Commissioner of Business Oversight ("Commissioner") finds as
23 follows:

24 I.

25 1. Lido Isle Escrow, Inc., LLC (Lido) is a California corporation, with a principal place
26 of business at 423 31st Street, Suite A, Newport Beach, California 92663 and has been licensed by
27 the Department of Business Oversight (DBO) as an escrow agent since March 1, 2012. (Escrow
28 License No. 963-2708).

1 2. Respondent Chris Salas (“Salas”) was at all times relevant herein, the only employee
2 of Lido and was the person primarily in charge of operating the escrow business.

3 3. The DBO conducted a regulatory examination of Lido’s escrow business beginning
4 in May of 2017 (examination). Based on the examination results, the DBO found that Salas’s
5 personally committed numerous violations of the CEL while managing all Lido’s escrow
6 operations. These included findings that Salas: (1) operated Lido in an unsound manner in
7 violation of Financial Code section 17415; (2) took escrow fees before the close of escrow in
8 violation of Financial Code section 17420; (3) had prohibited debt balances in its escrow trust
9 accounts in violation of California Code of Regulations, title 10, section 1738.1; (4) failed to
10 regularly reconcile its escrow trust accounts in violation of California Code of Regulations, title 10,
11 sections 1732.2 and 1732.3; (4) failed to keep and preserve required records and make them
12 available for inspection by the DBO during the examination in violation of California Code of
13 Regulations, title 10, sections 1729 and 1738.2; and (5) delivered documents or property in
14 violation of escrow instructions in violation of California Code of Regulations, title 10, section
15 1738.2.

16 4. Based on the above violations Lido’s escrow license was revoked by the
17 Commissioner pursuant to a Consent Order issued on September 25, 2018 which was entered into
18 with the owner and president of Lido, Mathew Carreon. Carreon indicated that subsequent to the
19 DBOs discovery of the above violations, Salas moved to Guam and then refused, despite repeated
20 requests, to cooperate in providing Carreon access to important financial records of Lido stored
21 electronically.

22 5. On September 25, 2018, the Commissioner issued a Notice of Intention to Issue an
23 Order to Bar Salas Pursuant to Financial Code section 17423, along with an Accusation and other
24 supporting documents. Salsa was served by mail on all his last known addresses with those
25 documents on September 25, 2015. There has been no request for a hearing received by the
26 Commissioner within the time specified by law for doing so.
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The Commissioner finds that, the above-described violations by Salas constitute grounds under Financial Code section 17423 to bar Salas from any position of employment, management or control of any escrow agent and that is in the best interest of the public to do so.

THEREFORE, IT IS HEREBY ORDERED that Respondent Chris Salas is barred from any position of employment, management or control of any escrow agent. This order is effective as of the date hereof.

Dated: November 20, 2018
Sacramento, California

JAN LYNN OWEN
Commissioner of Business Oversight

By: _____
MARY ANN SMITH
Deputy Commissioner
Enforcement Division