

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

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

TO: Diane Maratas aka Diane Eco aka Diane Ching aka Cynthia Ching  
Paradise Family Fun City LLC  
607 Seneca Place  
Salinas, CA 93906

**DESIST AND REFRAIN ORDER**  
**(For violations of section 25110 and section 25401 of the Corporations Code)**

The California Corporations Commissioner finds that:

1. Diane Maratas aka Diane Eco aka Diane Ching aka Cynthia Ching (“Maratas”) is an individual who has resided at various times relevant hereto in the State of California and the State of Hawaii.
2. Beginning in or about 1999 and continuing at least as late as 2007, Maratas has offered and sold securities in the form of promissory notes and “shares” pertaining to Hawaii and California enterprises variously known as Paradise Productions LLC, Family Fun Center LLC, and Paradise Family Fun City LLC. Maratas is listed as agent for the California LLC called Paradise Family Fun City LLC. Maratas has represented that the money would be used to fund entertainment facilities to be built by these enterprises, but no such centers have ever been opened. Numerous investors and note holders have not received their interest or principal payments.
3. The above-described securities were offered and sold in this state in issuer transactions in some cases. The Department of Corporations has not issued a permit or other form of qualification authorizing any person to offer and sell these securities in this state.
4. Maratas was issued a Preliminary Order to Cease and Desist by the Commissioner of Securities of the Department of Commerce and Consumer Affairs of the State of Hawaii in August of

1 1999, specifically regarding her raising of investor money for Family Fun Center LLC and other  
2 related entities that would open amusement parks in California and Hawaii.

3 5. In October 1999, Maratas stipulated to the entry of a Consent Order. Among the findings  
4 and conclusions in that Consent Order were that Maratas had made misrepresentations and omissions  
5 of material fact in violation of anti-fraud provisions of Hawaii's securities law; and that her sales of  
6 securities constituted sales of unregistered securities under Hawaii law. In addition to various  
7 misrepresentations, Maratas also stipulated that she had failed to disclose to investors that investor  
8 monies would be used to pay her debts, living expenses and other obligations; that investor monies  
9 would be used to repay persons who invested in her prior project known as Sports Legend Hawaii;  
10 and that she had filed for bankruptcy in 1988 and 1997.

11 6. Furthermore, on or about July 23, 2001, Maratas (at that time using the names Cynthia  
12 Ching and Diane Ching) was convicted and found guilty in the State of Hawaii of prohibited  
13 securities practices, sale of unregistered securities and sale of securities by an unregistered person.  
14 She was ordered to pay restitution in the amount of \$65,311.00 and sentenced to probation for five  
15 years.

16 7. Maratas has failed to disclose to California investors that she was issued the above-  
17 mentioned cease and desist order; that she was convicted in Hawaii of securities violations; that she  
18 had failed to make interest and/or principal payments to earlier investors; and that prior notes had  
19 remained unpaid.

20 Based upon the foregoing findings, the California Corporations Commissioner is of the  
21 opinion that the promissory notes and shares issued by Maratas and Paradise Family Fun City LLC  
22 are securities subject to qualification under the California Corporate Securities Law of 1968  
23 (California Corporations Code section 25000 et seq.) and are being or have been offered or sold  
24 without being qualified in violation of Corporations Code section 25110. Pursuant to section 25532  
25 of the Corporate Securities Law of 1968, Diane Maratas aka Diane Eco aka Diane Ching aka Cynthia  
26 Ching and Paradise Family Fun City LLC are hereby ordered to desist and refrain from the further  
27 offer or sale in the State of California of securities, including but not limited to promissory notes and  
28 shares, unless and until qualification has been made under the law or unless exempt.

1 Further, the California Corporations Commissioner is of the opinion that the securities that are  
2 being or have been offered or sold by Diane Maratas aka Diane Eco aka Diane Ching aka Cynthia  
3 Ching and Paradise Family Fun City LLC have been offered or sold in this state by means of written  
4 or oral communications which included an untrue statement of a material fact or omitted to state a  
5 material fact necessary in order to make the statements made, in the light of the circumstances under  
6 which they were made, not misleading, in violation of section 25401 of the Corporate Securities Law  
7 of 1968. Pursuant to section 25532 of the Corporate Securities Law of 1968, Diane Maratas aka  
8 Diane Eco aka Diane Ching aka Cynthia Ching and Paradise Family Fun City LLC are hereby  
9 ordered to desist and refrain from offering or selling or buying or offering to buy any security in the  
10 State of California, including but not limited to promissory notes and shares, by means of any written  
11 or oral communication which includes an untrue statement of a material fact or omits to state a  
12 material fact necessary in order to make the statements made, in the light of the circumstances under  
13 which they were made, not misleading.

14 This Order is necessary, in the public interest, for the protection of investors and consistent  
15 with the purposes, policies, and provisions of the Corporate Securities Law of 1968.

16 Dated: December 29, 2009  
17 Los Angeles, California

18 PRESTON DuFAUCHARD  
19 California Corporations Commissioner

20 By \_\_\_\_\_  
21 ALAN S. WEINGER  
22 Deputy Commissioner