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

TO: Carla Zimbalist
Pam Chanla
PMC Interests, LLC
9454 Wilshire Boulevard, Suite PH-16
Beverly Hills, CA 90212

DESIST AND REFRAIN ORDER

(For violations of section 25401 of the Corporations Code)

The California Corporations Commissioner finds that:

1. At all relevant times herein, PMC Interests, LLC (“PMC”), a California limited liability company, which was formed in July 2002 was located at 9454 Wilshire Boulevard, Suite PH-16, Beverly Hills, California 90212 with its registered agent Allen Weinberg located at the same address.
2. At all relevant times herein, Carla Zimbalist (“Zimbalist”) was a Co-Managing Member of PMC.
3. At all relevant times herein, Pam Chanla (“Chanla”) was also a Co-Managing Member of PMC.
4. Beginning in around September 2002 and continuing through at least September 2005, Zimbalist, Chanla and PMC offered and sold securities in the form of investment contracts or interests in a limited liability company in PMC to at least twenty eight investors totaling in excess of \$6,000,000.
5. Investors received a one-page document for each investment indicating the property address their investment money was going towards, their percentage interest in the property and their expected return on the real estate investment. Investors were told that their money would be invested in specific properties that would be renovated and resold at a profit. Investors were promised huge investment returns.
6. In connection with the offer and sale of these securities, Zimbalist, Chanla and PMC

1 made, or caused to be made, misrepresentations of material fact or omitted to state material facts
2 necessary in order to make the statements made, in the light of the circumstances under which they
3 were made, not misleading. These misrepresentations and omissions included, but are not limited to
4 the following:

- 5 a. Investors were not told that Zimbalist and Chanla were using investor money
6 for their own personal use;
- 7 b. Investors were not told that neither Zimbalist, Chanla or PMC ever owned six
8 of the nine advertised properties and that two of the properties they owned fell
9 into foreclosure after they failed to make payments on the loans used to
10 purchase the properties; and
- 11 c. Investors were not told that Zimbalist and Chanla were engaging in unlicensed
12 activity.

13 The California Corporations Commissioner is of the opinion that the securities offered and
14 sold by Carla Zimbalist, Pam Chanla and PMC Interests, LLC were offered and sold in this state by
15 means of written or oral communications that included untrue statements of material fact or omitted
16 to state material facts necessary in order to make the statements made, in the light of the
17 circumstances under which they were made, not misleading, in violation of section 25401 of the
18 Corporate Securities Law of 1968.

19 Pursuant to Section 25532 of the Corporate Securities Law of 1968, Carla Zimbalist, Pam
20 Chanla and PMC Interests, LLC are hereby ordered to desist and refrain from offering or selling or
21 buying or offering to buy any security in the State of California, including, but not limited to,
22 investment contracts or interests in a limited liability company in PMC Interests, LLC by means of
23 any written or oral communication which includes an untrue statement of a material fact or omits to
24 state a material fact necessary in order to make the statements made, in the light of the circumstances
25 under which they were made, not misleading.

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

3 Dated: December 12, 2008
4 Los Angeles, California

PRESTON DuFAUCHARD
California Corporations Commissioner

6 By _____
7 ALAN S. WEINGER
8 Lead Corporations Counsel
9 Enforcement Division

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