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1 Bureau of Real Estate
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2 Los Angeles, California 90013
3 Telephone: (213) 576-6982
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FILED

NOV 28 2017
BUREAU OF REAL ESTATE
By [Signature]

8 BUREAU OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * * * *

11 To:) No. H-04955 SD
12)
12 PMC INVESTMENTS LLC; and) ORDER TO DESIST
13 SONIA LAMAS.) AND REFRAIN
14)
14)
15) (B&P Code Section 10086)

16 The Commissioner ("Commissioner") of the California Bureau of Real Estate
17 ("Bureau") caused an investigation to be made of the activities of PMC INVESTMENTS LLC
18 ("PMC") and SONIA LAMAS ("LAMAS"). Based on that investigation, the Commissioner has
19 determined that PMC, LAMAS, and/or any other fictitious business name used by PMC and
20 LAMAS, have engaged in, are engaging in, or are attempting to engage in, acts or practices
21 constituting violations of the California Business and Professions Code ("Code"), including
22 engaging in the business of, acting in the capacity of, advertising, or assuming to act, as a real
23 estate broker in the State of California within the meaning of Section 10131(b) of the Code
24 (leasing or renting or offering to lease or to rent or soliciting for prospective tenants or collecting
25 rents from real property or improvements thereon). Based on the findings of that investigation, as
26 set forth below, the Commissioner hereby issues the following Findings of Fact and Desist and
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ORDER TO DESIST AND REFRAIN
PMC INVESTMENTS LLC, SONIA LAMAS

1 Refrain Order pursuant to Section 10086 of the Code.

2 Whenever acts referred to below are attributed to PMC, those acts are alleged to
3 have been done by PMC, acting by itself, or by and/or through one or more agents, associates,
4 affiliates, co-conspirators, including but not limited to LAMAS, and/or other names or fictitious
5 names unknown at this time.

6 Whenever acts referred to below are attributed to LAMAS, those acts are alleged
7 to have been done LAMAS, acting by herself, or by and/or through one or more agents,
8 associates, affiliates, co-conspirators, including but not limited to PMC, and/or other names or
9 fictitious names unknown at this time.

10 FINDINGS OF FACT

11 1. PMC is not now, and has never been licensed by the Bureau in any capacity.

12 2. LAMAS is not now, and has never been licensed by the Bureau in any
13 capacity.

14 3. On or about March 3, 2010, LAMAS, as PMC's managing member, filed a
15 Fictitious Business Name Statement with the Riverside County Clerk-Recorder (Registration
16 Number 201002439) indicating that as of that date, PMC would be doing business at 1401 Rojo
17 Lane, San Jacinto, California.

18 4. During the period of time set out below, PMC and LAMAS proceeded to do
19 one or more of the following acts for another or others, for or in expectation of compensation:
20 lease or rent or offer to lease or rent, or place for rent, or solicit listings of places for rent, or
21 solicit for prospective tenants, or collect rents from real property, or improvements thereon.

22 5. On August 1, 2015, LAMAS, signed as "agent" for Karla G., owner of the
23 residential real property located at 588 Sabado Court, Hemet, California, 92543 ("Sabado
24 Property") on a Residential Lease Agreement. The agreement was made between the tenant and
25 "PMC INVESTMENTS LLC, SONIA LAMAS, AGENT."

26 6. On August 8, 2015, LAMAS disbursed \$810 to "karla" and noted "Rent
27

1 August 15.”

2 7. On September 9, 2015, PMC issued an invoice totaling \$250.00 to the owner
3 of the Sabado Property for repair work to the master bedroom closet. The invoice instructed the
4 recipient to direct all inquiries to LAMAS and to make all checks payable to PMC.

5 8. On September 9, 2015, LAMAS disbursed \$250.00 to “karla” and noted “Rent
6 Sept [sic] minus work order repair 250 and partial commission 310 [sic].”

7 9. On October 9, 2015, LAMAS disbursed \$510.00 to “karla” and noted “Oct
8 [sic] rent minus partial lease commission -\$300.”

9 10. On February 19, 2016, LAMAS and PMC issued a “Notice of Lease
10 Violation” to the tenant at the Sabado Property.

11 11. On or about February 23, 2016, LAMAS appeared at the Valle Hermosa
12 Home Owners Association (“HOA”) to discuss issues with the tenant at the Sabado Property.
13 LAMAS informed the HOA that she was the property manager for the Sabado Property.

14 12. On March 1, 2016, LAMAS signed a “Crime Free Lease Addendum” on the
15 signature line designated as the “Manager’s Signature.”

16 13. On March 1, 2016, PMC issued an invoice totaling \$450.00 to the owner of
17 the Sabado Property for completing and serving a lease violation notice, attending the HOA
18 Hearing on February 23, 2016, and completing and serving the Crime Free Lease Addendum.
19 The invoice instructed the recipient to direct all inquiries to LAMAS and to make all checks
20 payable to PMC.

21 14. On May 10, 2016, LAMAS signed as the “Agent for Owner” on a Proof of
22 Service for a “60-Day Notice of Termination of Tenancy” for the Sabado Property.

23 15. On July 9, 2016, LAMAS disbursed \$500.00 to “karla” for “rent payment.”

24 CONCLUSIONS OF LAW

25 16. Based on the findings of fact contained in Paragraphs 1 through 15 above,
26 PMC INVESTMENTS, LLC, acting by itself or by and/or through one or more agents,
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1 associates, affiliates, and/or co-conspirators, including but not limited to SONIA LAMAS, or
2 other names or fictitious names unknown at this time, did one or more of the following acts for
3 another or others, for or in expectation of compensation: lease or rent or offer to lease or rent, or
4 place for rent, or solicit listings of places for rent, or solicit for prospective tenants, or collect
5 rents from real property, or improvements thereon, all of which requires a real estate license
6 under Section 10131(b) of the Code, during a period of time when PMC INVESTMENTS, LLC
7 was not licensed by the Bureau as a real estate broker, in violation of Section 10130 of the
8 Code.

9 17. Based on the findings of fact contained in Paragraphs 1 through 15 above,
10 SONIA LAMAS, acting by herself or by and/or through one or more agents, associates,
11 affiliates, and/or co-conspirators, including but not limited to PMC INVESTMENTS, LLC, or
12 other names or fictitious names unknown at this time, did one or more of the following acts for
13 another or others, for or in expectation of compensation: lease or rent or offer to lease or rent, or
14 place for rent, or solicit listings of places for rent, or solicit for prospective tenants, or collect
15 rents from real property, or improvements thereon, all of which requires a real estate license
16 under Section 10131(b) of the Code, during a period of time when SONIA LAMAS was not
17 licensed by the Bureau as a real estate broker, in violation of Section 10130 of the Code.

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ORDER TO DESIST AND REFRAIN
PMC INVESTMENTS LLC, SONIA LAMAS

1 DESIST AND REFRAIN ORDER


2 Based on the Findings of Fact and Conclusions of Law stated herein:

3 PMC INVESTMENTS, LLC and SONIA LAMAS, whether doing business under
4 their own names, any other name(s), or any fictitious name(s), ARE HEREBY ORDERED to
5 immediately desist and refrain from performing any acts within the State of California for which
6 a real estate broker license is required. In particular, they are ORDERED TO DESIST AND
7 REFRAIN from:

- 8 a. engaging in the business of real estate property management, as described in
9 Section 10131(b) of the Code, individually and under any fictitious business
10 name, unless and until they obtain the required license from the Bureau and
11 are in compliance with Business and Professions Code Section 10130, and
12 b. performing any acts within the State of California for which a real estate
13 broker license is required, unless they are so licensed.

14 DATED: 11/22/17, 2017.

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16 WAYNE S. BELL
17 REAL ESTATE COMMISSIONER

18 By: 
19 DANIEL J. SANDRI
20 Chief Deputy Commissioner

21 **Notice:** California Business and Professions Code section 10139 provides, "Any person acting
22 as a real estate broker or real estate salesperson without a license or who advertises using words
23 indicating that he or she is a real estate broker without being so licensed shall be guilty of a
24 public offense punishable by a fine not exceeding twenty thousand dollars (\$20,000), or by
25 imprisonment in the county jail for a term not to exceed six months, or by both fine and
26 imprisonment; or if a corporation, be punished by a fine not exceeding sixty thousand dollars
27 (\$60,000)."

cc: PMC INVESTMENTS, LLC
SONIA LAMAS
1401 Rojo Lane

ORDER TO DESIST AND REFRAIN
PMC INVESTMENTS LLC, SONIA LAMAS

1 San Jacinto, CA 92582

2 SONIA LAMAS
3 40553 Stetson Avenue
4 Hemet, CA 92544

5 PMC INVESTMENTS, LLC
6 Attn: CSC Lawyers Incorporating Services
7 2710 Gateway Oaks Drive, Suite 150N
8 Sacramento, CA 95833
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