

**Michael W. Curtis**

342-A Avenida Sevilla  
Laguna Woods, California 92637-3888  
(949) 837-5421

November 9, 2007

**TO: President, Golden Rain Foundation (GRF) of Laguna Woods Village;  
Mr. Robert Miller**

**SUBJECT: Old Admin. Building Property Sale; Please Investigate; This  
needs your immediate attention**

Dear Bob,

There are two attachments. The first attachment is current tax information regarding the old Leisure World Administration Building property. The second attachment is a copy of the property's current Grant Deed. I believe these two documents are authentic and correct.

The tax information attachment shows that GRF sold our 3+ acres of property to Meyer Financial on August 12, 2004 for \$3,437,000. Less than 21 months later, the property was sold by Meyer Financial to Standard Pacific Corp for about \$20,321,800. Yes, over \$20 Million Dollars! The Assessor currently shows the Land Assessment at \$19,694,520. When GRF sold this property, many residents felt the land's value was in the range of \$5-\$8 Million per acre. The attached evidence demonstrates residents were correct and the property was sold way under value.

Prior to the sale by GRF, Professional Community Management (PCM) and Meyer were business associates. PCM, Meyer, and Standard have also been engaged in planning and development activities for other senior housing developments throughout this time period. Currently, Meyer has profited by perhaps \$15 Million dollars and Standard could be expecting a net profit of about \$6 Million dollars (depending on final sales of the 134 condos). They're all in the same bathtub.

The Grant Deed attached, transferring the land from Meyer Financial to Standard Pacific Corp is interesting because it does not transfer any restrictions to Standard Pacific Corp that were originally put on Meyer by GRF during their sale of this property.

Bob, this is very serious. I expect you, as the new GRF President and not involved with these transactions at the time, to investigate what happen and find out how we might have these issues fully resolved in an equitable way for our community. I would expect you to engage the other board presidents and treasurers. I would also expect that you work through an independent real estate attorney familiar with

November 9, 2007

**SUBJECT: Old Admin. Building Property Sale; Please Investigate; This needs your immediate attention**

commercial property sales - not those originally involved with these transactions. If something illegal has occurred, I would expect GRF and the other mutuals to file a complaint with law enforcement authorities.

Please endeavor to complete your investigation and corrective actions within the next 60 days. Something must be done to correct this.

Thanks for your attention to this very serious breach of fiduciary duty.

My kindest regards,

A handwritten signature in black ink, appearing to read "Michael W. Curtis". The signature is written in a cursive, flowing style.

Michael W. Curtis

2 Attachment; Property Details (3 pages), Grant Deed (6 pages)

cc: Don Tibbetts, Stan Feldstein, Mary Stone, Jim McNulty, Bob Hatch, Noel Hatch, Bevan Strom, Carol Moore, Cynthia Conners, John Paulus

# Property Details

For Property Located At

## Orange County

### Owner Info:

|                           |                              |                     |                       |
|---------------------------|------------------------------|---------------------|-----------------------|
| Owner Name:               | Standard Pacific Corporation | Tax Billing Zip+4:  | 2338                  |
| Mail Owner Name:          | STANDARD PACIFIC CORPORATION | Recording Date:     | 08/12/2004            |
| Tax Billing Address:      | 15326 Alton Pkwy             | Annual Tax:         | \$203,218             |
| Tax Billing City & State: | Irvine, CA                   | County Use Code:    | Multi Fam Residence   |
| Tax Billing Zip:          | 92618                        | Universal Land Use: | Multi Family Dwelling |

### Location Info:

|                  |                     |               |        |
|------------------|---------------------|---------------|--------|
| Tract Number:    | 5061                | Census Tract: | 626.46 |
| School District: | Saddleback Vly Unif |               |        |

### Tax Info:

|                  |              |                    |                         |
|------------------|--------------|--------------------|-------------------------|
| Tax ID:          | 621-191-12   | Total Assessment:  | \$19,694,520            |
| Tax Year:        | 2007         | Tax Area:          | 32010                   |
| Annual Tax:      | \$203,218    | Legal Description: | Tr No 5061 Lot 7 Por Of |
| Assessment Year: | 2007         | Lot Number:        | 7                       |
| Land Assessment: | \$19,694,520 |                    |                         |

### Last Market Sale:

|                 |             |             |                               |
|-----------------|-------------|-------------|-------------------------------|
| Recording Date: | 08/12/2004  | Deed Type:  | Grant Deed                    |
| Settle Date:    | 08/11/2004  | Owner Name: | Standard Pacific Corpora      |
| Sale Price:     | \$3,437,000 | Seller:     | Golden Rain Foun Of Lag Hills |
| Document No:    | 733376      |             |                               |

### Sales History:

|                 |                       |                                  |
|-----------------|-----------------------|----------------------------------|
| Recording Date: | 05/01/2006            | 08/12/2004                       |
| Sale Price:     |                       | \$3,437,000                      |
| Nominal:        | Y                     |                                  |
| Buyer Name:     | Standard Pacific Corp | Mayer Financial                  |
| Seller Name:    | Mayer Financial       | Golden Rain Foun Of Laguna Hills |
| Document No:    | 292549                | 733376                           |
| Document Type:  | Grant Deed            | Grant Deed                       |

Courtesy of  
SoCalMLS

The data within this report is compiled by First American CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

**Property Details**

For Property Located At

**Orange County**

|                           |  |                     |   |
|---------------------------|--|---------------------|---|
| <b>Owner Info:</b>        |  |                     |   |
| Owner Name:               | Golden Rain Foundation Of<br>Lagu<br>Ina Hills | Tax Billing Zip:    | 92654   |
| Owner Name 2:             |  | Tax Billing Zip+4:  | 2220  |
| Mail Owner Name:          | GOLDEN RAIN FOUNDATION<br>OF                   | Annual Tax:         | \$193   |
| Tax Billing Address:      | Po Box 2220                                    | County Use Code:    | Multi Fam Residence   |
| Tax Billing City & State: | Laguna Hills, CA                               | Universal Land Use: | Multi Family Dwelling   |
| <b>Location Info:</b>     |  |                     |   |
| Tract Number:             | 5061   | Census Tract:       | 626.46  |
| School District:          | Saddleback Vly Unif                            |                     |   |
| <b>Tax Info:</b>          |  |                     |   |
| Tax ID:                   | 621-191-13                                     | Tax Area:           | 32010   |
| Tax Year:                 | 2007   | Legal Description:  | Tr No 5061 Lot 7 Por Of<br>(Lia 04-0724468 Par 2 F<br>Par)<br>7 |
| Annual Tax:               | \$193  | Lot Number:         |   |
| <b>Last Market Sale:</b>  |  | Owner Name 2:       | Ina Hills   |
| Owner Name:               | Golden Rain Foundation Of<br>Lagu              |                     |   |

Courtesy of  
SoCalMLS

The data within this report is compiled by First American CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

**Property Details**

For Property Located At

**Laguna Woods, CA  
Orange County**

|                         |             |                     |            |                |
|-------------------------|-------------|---------------------|------------|----------------|
| <b>Owner Info:</b>      |             |                     |            |                |
| County Use Code:        | Mobile Home | Universal Land Use: |            | Mobile Home Pp |
| <b>Location Info:</b>   |             |                     |            |                |
| Tract Number:           | 8234        | Census Tract:       |            | 423.33         |
| TGNO:                   | 891-F7      |                     |            |                |
| <b>Tax Info:</b>        |             |                     |            |                |
| Tax ID:                 |             |                     | 621-191-05 |                |
| <b>Characteristics:</b> |             |                     |            |                |
| Lot Acres:              | 5.1         | Lot Sq Ft:          |            | 222156         |

Courtesy of  
SoCalMLS

The data within this report is compiled by First American CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

RECORDING REQUESTED BY  
FIRST AMERICAN TITLE COMPANY  
SUBDIVISION DEPARTMENT

Recorded in Official Records, Orange County

Tom Daly, Clerk-Recorder

18.00

2006000292549 04:07 pm (

117 49 G02 5

0.00 0.00 0.00 0.00 12.00 0.00 0.00 0.00

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:

Standard Pacific Corp.  
15326 Alton Parkway  
Irvine, CA 92618  
Attention: Mr. Gary Jones

MAIL TAX STATEMENTS TO  
THE ADDRESS SET FORTH ABOVE

1990939 - RG

THIS SPACE ABOVE FOR RECORDER

GRANT DEED

A.P.N.: 621-191-02

The undersigned grantor declares:

In accordance with Section 11932 of the California Revenue and Taxation Code, Grantor has declared the amount of the transfer tax which is due by a separate statement which is not being recorded with this Grant Deed.

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, MAYER FINANCIAL, L.P., a California limited partnership, hereby GRANTS to STANDARD PACIFIC CORP., a Delaware corporation, that certain Land in the County of Orange, State of California and more particularly described in Schedule 1 attached hereto.

This grant is made subject to:

Non-delinquent taxes, special taxes and assessments.

All other covenants, conditions, restrictions, limitations, reservations, grants of easements, rights, rights of way, liens, charges, equitable servitudes and other matters of record on the date of recordation of this grant deed.

Dated: April 27, 2006

MAYER FINANCIAL, L.P.,  
a California limited partnership

By: RLM Management, Inc.,  
a California corporation

By:   
Robert L. Mayer, Jr., its President

ACKNOWLEDGMENT

State of California )  
                                  )  
County of Orange )

On April 27, 2006, before me, Karen L. Anthony, Notary Public, personally appeared Robert L. Meyer, Jr.

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Karen L. Anthony (Seal)



**SCHEDULE "1"**

**LEGAL DESCRIPTION**

THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF LAGUNA WOODS, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

**PARCEL A:**

PARCEL 1, AS SHOWN ON EXHIBIT "B" ATTACHED TO LOT LINE ADJUSTMENT LL 2003-1 RECORDED JULY 30, 2004 AS INSTRUMENT NO. 2004000694981 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA, AND RE-RECORDED AUGUST 10, 2004 AS INSTRUMENT NO. 2004000724468 OF SAID OFFICIAL RECORDS.

EXCEPTING ONE-HALF OF ALL GAS, OIL, HYDROCARBONS, MINERALS AND OTHER SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, BUT WITHOUT THE RIGHT TO ENTER UPON THE SURFACE OR SUB-SURFACE OF THE PROPERTY ABOVE A DEPTH OF 500 FEET FOR ANY PURPOSE WHATSOEVER, AS RESERVED BY FIRST WESTERN BANK AND TRUST COMPANY, A CORPORATION, IN THE DEED RECORDED DECEMBER 4, 1961 IN BOOK 5931, PAGE 586, AND RECORDED DECEMBER 11, 1961 IN BOOK 5939, PAGE 534, BOTH OF OFFICIAL RECORDS.

ALSO EXCEPTING ALL REMAINING GAS, OIL, HYDROCARBONS, MINERALS AND OTHER SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, BUT WITHOUT THE RIGHT TO ENTER UPON THE SURFACE OR SUB-SURFACE OF THE PROPERTY ABOVE A DEPTH OF 500 FEET FOR ANY PURPOSE WHATSOEVER, AS RESERVED BY ROSSMOOR CORPORATION, A CALIFORNIA CORPORATION, IN DEED RECORDED SEPTEMBER 30, 1964 IN BOOK 7241, PAGE 170 OF OFFICIAL RECORDS.

**PARCEL B:**

APPURTENANT NON-EXCLUSIVE EASEMENTS FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS AND STORM DRAIN PURPOSES, AS SAID EASEMENTS ARE SET FORTH IN THAT CERTAIN ACCESS AND UTILITY EASEMENT AGREEMENT RECORDED JULY 22, 2004 AS INSTRUMENT NO. 2004000666297 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA.

PARCEL C:

AN APPURTENANT NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS PURPOSES, AS SAID EASEMENT IS SET FORTH IN THAT CERTAIN ACCESS EASEMENT AGREEMENT RECORDED JULY 22, 2004 AS INSTRUMENT NO. 2004000666298 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA.

PARCEL D:

AN APPURTENANT, NON-EXCLUSIVE, PERPETUAL EASEMENTS FOR INSTALLING OPERATING, REPAIRING, REPLACING, MAINTAINING AND USING UNDERGROUND WATER PIPELINES, SEWER PIPELINES AND ELECTRICAL UTILITIES, AS SAID EASEMENTS ARE SET FORTH IN THAT CERTAIN ACCESS AND UTILITY EASEMENT AGREEMENT AND AGREEMENT AFFECTING REAL PROPERTY RECORDED APRIL 21, 2006 AS INSTRUMENT NO. 2006000268828 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA.

PARCEL E:

AN APPURTENANT, NON-EXCLUSIVE, PERPETUAL EASEMENT FOR INGRESS AND EGRESS BY EMERGENCY SERVICE VEHICLES, PERSONNEL AND EQUIPMENT, AS SAID EASEMENT IS SET FORTH IN THAT CERTAIN ACCESS AND UTILITY EASEMENT AGREEMENT AND AGREEMENT AFFECTING REAL PROPERTY RECORDED APRIL 21, 2006 AS INSTRUMENT NO. 2006000268828 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA.

PARCEL F:

AN APPURTENANT, NON-EXCLUSIVE, PERPETUAL EASEMENT FOR INGRESS AND EGRESS FOR CONSTRUCTION PURPOSES, AS SAID EASEMENT IS SET FORTH IN THAT CERTAIN ACCESS AND UTILITY EASEMENT AGREEMENT AND AGREEMENT AFFECTING REAL PROPERTY RECORDED APRIL 21, 2006 AS INSTRUMENT NO. 2006000268828 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA.

GOVERNMENT CODE 27361.7

I CERTIFY UNDER PENALTY OF PERJURY THAT THE NOTARY SEALS ON  
THE DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED READ AS  
FOLLOWS:

NAME OF NOTARY: Karen L. Anthony

DATE COMMISSION EXPIRES: NOV 19 2008

COUNTY WHERE BOND IS FILED: orange

COMMISSION NUMBER: 1527780

MANUFACTURER/ VENDOR NUMBER: NNA7

I CERTIFY UNDER PENALTY OF PERJURY THAT THE ILLEGIBLE PORTION OF  
THE DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED READS AS  
FOLLOWS:

PLACE OF EXECUTION: SANTA ANA

DATED: 5-1-06

SIGNATURE: [Signature]  
First American Title

11932. If a county has imposed a tax pursuant to this part, every document subject to tax which is submitted for recordation shall show on the face of the document the amount of tax due and the incorporated or unincorporated location of the lands, tenements or other realty described in the document. If the party submitting the document for recordation so requests, the amount of tax due shall be shown on a separate paper which shall be affixed to the document by the recorder after the permanent record is made and before the original is returned as specified in Section 27321 of the Government Code.