

=== **Some interesting email threads from Mike Curtis** ===

--- On Mon, 7/21/08, Michael W. Curtis wrote:

Below is my email from back on June 3rd. It discusses/summarizes PCM's links to the "50+ Housing Council" and their obscene relationships with Mayer Development and Standard Pacific given PCM orchestrated the sale of our property to Mayer.

PCM formed/started the "50+ Housing Council" about 2001, and located this small builder's association in their own Lake Forest offices for years (until just last March). This is a trade association. You can read much about it below, including the fact that the "50+ Housing Council" was moved out of PCM's offices just three months after I requested a formal investigation of the PCM's relationships with Mayer and Standard Pacific (leading to PCM's recommendation to GRF to sell the old Administration to Mayer).

Now comes Mary Watson. Watson has made the point many times, in personal interviews on the Channel 6 Morning News and in the Globe, and ad-insertion messages on our TV cable system, that she has no connection or affiliation with PCM. She is clearly misleading us.

Go to my email below and select the "50+ Housing Council" link. On the page that appears, you can read about PCM's 8-year relationship with this trade association. You'll see that PCM is still an active member. At the top of the page, select "Board of Directors" and Watson's picture and bio come up! She is a member of the board of this trade organization. It is also interesting that her bio does not discuss "GHS Consulting" - Watson's company. If she has served on this board more than just a few months, she undoubtedly knows where PCM offices are in Lake Forest, and all of PCM owners and key management.

This stinks. GRF needs to get to the bottom of this, and perhaps reconsider their (\$100,000+?) contract for a supposedly "independent" survey of resident's satisfaction.

Mike Curtis

=====

--- On Tue, 6/3/08, Michael W. Curtis wrote:

It's true! The last thing I want is another law suit to deal with. To avoid that as much as possible, I tell the truth every step of the way! Sometimes I make mistakes and say something wrong. I also joke, possibly too much, with regard to phrases like "good ol' boys" and board members sitting in Milt's lap. While Milt continues to mislead you and tell folks otherwise, it really is true that I make my best effort to always be truthful, thorough, and transparent (and humorous to some degree).

My only interest here is in preserving the value of my home investment. What are PCM's interests? Obviously, they do have multiple corporate duties that conflict directly with our best interests here in LWV.

Just to make sure board members understand what I said today at the board meeting, and in the past, about PCM and the San Sebastian mess, here's my summary again:

(1) Unquestionably, PCM was associated too closely with the developer and builder, Mayer Corporation and Standard Pacific, BEFORE the original sale of the land by GRF to Mayer. PCM had created the "50+ Housing Council" (go

to "www.50PlusHC.com") about 3 years before the sale, headquartered it at their PCM of California office address in Lake Forest, and both Mayer and Standard Pacific were key members of their small association by 2003 - when PCM started pushing GRF to sell the property.

(2) Even the association's President at the time of the sale was a Standard Pacific executive, Ralph Spargo.

(3) PCM was agent for the sale of the 3.1 acres of land to Mayer for \$3.4M in August 2004. PCM General Manager, Milt Johns, signed for the sale. Only one resident/owner of our community, out of 12,735, signed for the sale - GRF President Maury Kravitz. PCM may have also handled the escrow - but you do not have those escrow records available to residents for review.

(4) Just to refresh everybody's memory, attached is a presentation of the old Administration Building from October 2005 - 14 months after the sale to Mayer and 6 months before the cleared land was sold to Standard-Pacific for nearly \$20Million. Just save the file onto your computer and double-click on it. The picture was take the same day the zoning change was presented to the City for approval, and the presentation was also shown to the Council that day.

(5) According to County tax records, only 19 months after the Mayer purchase from GRF, about April 2006, Mayer sold the property to builder Standard Pacific for nearly \$20M. Go to

"<http://www.sosinlagunawoods.com/Pagel.html>" for more information.

(6) Last December 2007, GRF's new President, Bob Miller, was requested to hire an independent investigator to look into the dealings, and take legal action if something was amiss. PCM stopped that - helping Miller put together his misleading statement of supposed circumstances. No investigation took place.

(7) I recommend you carefully check Miller's dates and events, as presented to the board last December, and you'll find them out of sync with what really happened during the time between 2004 and 2007. Remember, Miller was not even a board member during much of the time. Funniest of all, he didn't even list Milt Johns as one of his sources of information for his report. Remember, Milt Johns and Maury Kravitz were the (only) two who signed on the land sale deal. Milt would have been an obvious source of facts.

(8) Since December 2007 and the request to GRF for an investigation, PCM's "50+ Housing Council" has been moved out of their Lake Forest offices and turned over to others. PCM is not actively involved and has excused itself. You can read about this at

"http://www.biasc.org/custom.cfm?name=welcome_shc.cfm". Mayer discontinued their membership in the association many months back.

You are welcome to check all of this out.

I still believe GRF should do their fiduciary duty and have all of this independently investigated. If you do nothing, then we can all look forward to the same kinds of losses and shenanigans with future land sales/development. If they did it before, they will do it again.

Let's talk again this coming Friday afternoon! I am looking forward to it.

Mike Curtis