

Mr. Berman,

Thanks for your follow-up with regards to Placer County Land Investors.

I would be pleased to offer my services in support of the investors who are likely to take ownership of the property. And I appreciate your offer to forward my information to those who will decide what the future course of action should be.

I don't have a complete understanding of the Placer County Land Investors / USACM situation, but I believe that my greatest value would likely be in the management of the asset on behalf of the debtors in possession, probably in the capacity as a receiver. (I understand that the foreclosure has not occurred because the subordinate investors filed for bankruptcy, stalling the foreclosure).

The vast majority of my work involves assisting clients to maximize the value of their real estate assets, or to otherwise make good investment decisions. I have extensive experience with development projects, and I am familiar with most of the western markets. When the real estate cycle turns south, I spend a lot of time helping lenders with their larger commercial or development REOs. Earlier this year, for example, I investigated the factors surrounding the failure of 9 foreclosed residential subdivisions, with over 300 lots, in the Midwest, and put together a management plan to maximize the lender's NPV.

I have attached my Summary of Qualifications, and I would also invite you to view my web site at <http://www.paxco.com>.

Thanks again for your interest and assistance.

Best regards,

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SUMMARY OF QUALIFICATIONS
JOHN C. PAXTON

Professional Background

- In business since 1976 as a real estate consultant

Client list includes Shea Properties; University of California; City of San Francisco; Bank of America; AMB; The RREEF Funds; Chevron; PacTel; Lucky Stores; The Estate of Samuel Damon; Deloitte & Touche; Lend Lease; Cushman Wakefield; Coldwell Banker Appraisal Services; and Morrison-Knudsen.

Recent assignments have included the strategic planning for lenders' REO portfolios; formulation of management strategies for surplus corporate real estate; acquisition due-diligence on behalf of buyers of development projects; acquisition of replacement properties to satisfy exchange requirements; and legal support.

I also have a strong background in the analysis of rural land economics, particularly with regards to commercial timber capacity and transfer of conservation easements.

Education

- MBA, University of California, Berkeley, 1976; concurrent course work in real estate development through Stanford's MBA program

Other

- Licensed as a real estate broker in California; I hold an inactive license in Texas
- I am an advisory member to San Francisco's Community Action Plan for Seismic Safety (CAPSS); I am active with the SPUR Housing Committee; and am a past Chairman of Berkeley Real Estate Associates

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