

For Immediate Release

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Five Star Bank Partners with Nationwide Exchange Services to Offer 1031 Tax-Deferred Exchange Products.

Sacramento, CA, July 19, 2006 – Five Star Bank, headquartered in Sacramento, and Nationwide Exchange Services (NES), of Cupertino, CA, jointly announced today that they have reached a strategic alliance in the handling of Five Star Bank's tax-deferred 1031 exchange business.

NES is a Qualified Intermediary providing an industry-leading suite of 1031 tax-deferred exchange products for individual investors through major US corporations. With sophisticated business processes and controls that meet the requirements of the banking industry, NES provides Five Star Bank an extensive set of tax-deferred 1031 exchange products at the highest level of customer service with minimal start-up costs and with full regulatory compliance. Five Star Bank will also have access to a variety of marketing resources provided by NES.

"We are delighted to enter into a partnership with Five Star Bank. Five Star Bank can now offer out a suite of pioneering 1031 tax-deferred exchange products to their customers that will help them defer capital gains taxes, while delivering a direct benefit to the bank in the form of core deposits and added revenue. With the 1031 market segment reportedly representing billions in deposits held nationally, this is a large and exciting opportunity that spans individual investors, wealth management customers, corporate clientele, and agricultural and commercial real estate," states Michael Halloran, President of Nationwide Exchange Services. "In a highly competitive banking environment, 1031 exchanges represent an excellent means for Five Star Bank to grow core deposits with no infrastructure or compliance burden."

“Our customers will be extremely pleased with this opportunity to streamline their exchange transactions and take advantage of significant cost savings at the same time,” says James Beckwith, President and CEO of Five Star Bank. “NES is a modern and sophisticated solution that undoubtedly will complement Five Star’s existing suite of banking products and services. We look forward to this relationship and, most importantly, to the positive impact that it will have on our new and existing clients.”

“In addition to the broadest set of exchange products, NES offers Five Star Bank improved flexibility, the 1031 industry’s most competitive fee structure, 24/7 account visibility and full regulatory compliance set forth by the OCC (Office of the Comptroller of the Currency) and BSA (Banking Secrecy Act),” states Al Arthur, Vice President, Financial Industry Sales at Nationwide Exchange Services. “In addition, by virtue of our recently awarded SAS 70 Type II certification, NES is uniquely qualified to serve the needs of companies that must comply with Section 404 of the Sarbanes-Oxley Act. Together with Five Star Bank, customers can be sure that finances will always be safe and secure—and always available when needed.”

About Five Star Bank

Five Star Bank was started in 1999 by a group of Sacramento-area businesspeople, led by Marvin “Buzz” Oates, to provide local banking with an emphasis on business, in a region that has seen local ownership of most financial institutions move out of town. Business owners, professionals and individuals are now afforded the opportunity to transact business with banking professionals who provide fast lending decisions, and are focused on and familiar with the local economy. Five Star Bank has locations throughout the Sacramento region and offers business banking, real estate loans, commercial/construction lending, and cash management, from virtually anywhere.

Five Star Bank earned Bauer Financial’s highest rating—five stars—and is rated “Super Premier” by The Findley Report. For more information about Five Star Bank, and its products and services, please visit www.fivestarbanc.com.

About Nationwide Exchange Services

Nationwide Exchange Services (NES – www.nationwide1031.com) is a leading Qualified Intermediary for 1031 tax-deferred exchanges. Since 1990, NES has conducted tens of thousands of successful 1031 exchange transactions across the nation. Today, NES applies advanced technologies to proven business processes to create new standards of customer-driven products and services for tax-deferred 1031 exchanges. NES has been awarded a SAS 70 Type II certification after an extensive audit of its processes and controls and, as a result, is uniquely qualified to serve the needs of companies that must comply with Section 404 of the Sarbanes-Oxley Act.