

Tim Kerr

From: Johnson, Brandi <brandi.johnson@ctt.com>
Sent: Monday, February 11, 2019 3:11 PM
To: Tim Kerr
Cc: Malone, Cindy; Smith, Jessica L.; Strybel, Robert; Kusch, Amber
Subject: New Order | NCS # CCHI1900631NT | Atrium - Pleasant Grove, UT
Attachments: FATCO Commitment.pdf

Dear Tim:

Please find our order for the below new sale transaction. We would like the commitment by 2/19/19. Since the premium will likely be around \$20K, can we agree to the following split?

14% to CTIC

46% to Founders

40% to NBU

NCS CCHI1900631NT

Location/Property: Pleasant Grove, UT (Utah County)

Seller: Jacqueline A. Dowdy and John J. Slaboch, as successor Trustees of the Revocable Trust Agreement of John Q. Hammons U/A/D December 28, 1989, as amended and Restated.

Buyer: Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below

Owners Policy Insured Amount: To Be Determined

Property Information: See attached prior

Please include our NCS and refer to this transaction as Atrium - Pleasant Grove, UT in all correspondence.

Please provide:

- 1) Your new file number.
- 2) ~~Confirmation of time frame for completion.~~ **DONE**
- 3) Copies of all underlying documents referenced in Schedule A and B including the vesting deed.
- 4) The new commitment in an unprotected word document.

Please copy all parties cc'd here on all matters relating to this file.

Should you have any questions or run into any problems meeting the requested time frame, please let us know as soon as possible.

Thank you!

Brandi Johnson
Commercial Account Associate

Chicago NCS

10 South LaSalle St. Suite 3100
Chicago, IL 60603
ChicagoNCS.ctic.com

O 312-223-2238
F 312-223-5801
E brandi.johnson@ctt.com

 **CHICAGO TITLE
INSURANCE COMPANY**
National Commercial Services

Tim Kerr

From: Johnson, Brandi <brandi.johnson@ctt.com>
Sent: Monday, February 11, 2019 3:45 PM
To: Tim Kerr; Malone, Cindy
Subject: RE: New Order | NCS # CCHI1900631NT | Atrium - Pleasant Grove, UT
Attachments: FATCO Commitment.pdf

Here you are. It's a prior commitment, not a prior policy

Brandi Johnson ~ brandi.johnson@ctt.com

Commercial Account Associate
Chicago Title Insurance Company ~ National Commercial Services | Chicago
10 South LaSalle St. Suite 3100, Chicago, IL 60603
p:312-223-2238 | f:312-223-5801

From: Tim Kerr [<mailto:tkerr@cottonwoodtitle.com>]
Sent: Monday, February 11, 2019 4:42 PM
To: Malone, Cindy <Cindy.Malone@CTT.com>
Cc: Johnson, Brandi <brandi.johnson@ctt.com>
Subject: RE: New Order | NCS # CCHI1900631NT | Atrium - Pleasant Grove, UT

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Hi Cindy/Brandi,

THANKS for the Order! The prior did not get attached. Could you please send that along? I can start on this tomorrow morning and will probably have it in typing by the afternoon. So the 2/19/19 timeline will be easy to do. Thanks again.

Tim Kerr

Commercial Title Officer



Cottonwood Title is happy to now
serve Founders Title customers



COTTONWOODTITLE

tkerr@cottonwoodtitle.com

Office: 801 277 9999 | Direct: 801 424 6460 | Toll Free: 888 430 6225
1996 East 6400 South, Suite 120, Salt Lake City, UT 84121 | Fax 801 277 1411 | cottonwoodtitle.com

Cottonwood Title Insurance Agency, Inc. Utah State License Number **92856**
Tim Kerr Utah State License Number **77264**



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From: Malone, Cindy [<mailto:Cindy.Malone@CTT.com>]
Sent: Monday, February 11, 2019 3:16 PM
To: Tim Kerr
Cc: Johnson, Brandi
Subject: RE: New Order | NCS # CCHI1900631NT | Atrium - Pleasant Grove, UT

Tim – The premium should actually be MORE than \$50K. Confidentially that is. (My mistake in my previous communication to Brandi)

Cindy Malone ~ cindy.malone@CTT.com

Senior Vice President & Director of Sales
Chicago Title Insurance Company ~ National Commercial Services | Chicago
10 South LaSalle St. Suite 3100, Chicago, IL 60603
p:312-223-3360 | c:312-505-3360

Tim Kerr

From: Malone, Cindy <Cindy.Malone@CTT.com>
Sent: Monday, February 11, 2019 3:45 PM
To: Tim Kerr
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Subject: RE: New Order | NCS # CCHI1900631NT | Atrium - Pleasant Grove, UT

Ah thanks. Well then at least I can reference the company correctly!

12% to CTIC

46% to Cottonwood (☺)

42% to NBU

Cindy Malone ~ cindy.malone@CTT.com

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From: Tim Kerr <tkerr@cottonwoodtitle.com>
Sent: Monday, February 11, 2019 4:43 PM
To: Malone, Cindy <Cindy.Malone@CTT.com>
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I am indeed. You guys deserve it.

Tim Kerr

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Tim Kerr Utah State License Number **77284**



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From: Malone, Cindy [<mailto:Cindy.Malone@CTT.com>]
Sent: Monday, February 11, 2019 3:43 PM
To: Tim Kerr
Cc: Johnson, Brandi
Subject: RE: New Order | NCS # CCHI1900631NT | Atrium - Pleasant Grove, UT

Oops. Sorry about the Founders reference. But just to be sure I'm clear – are you saying the following:

12% to CTIC

46% to Founders

42% to NBU

Cindy Malone ~ cindy.malone@CTT.com

Senior Vice President & Director of Sales
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From: Tim Kerr <tkerr@cottonwoodtitle.com>
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To: Malone, Cindy <Cindy.Malone@CTT.com>
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Hi Cindy/Brandi,

Those split terms are absolutely unacceptable. Founders Title is now Cottonwood Title and our underwriting contract calls for 12% and not 14%. So how about you guys up your take another 2%? ☺

Tim Kerr

Commercial Title Officer



tkerr@cottonwoodtitle.com

Office: 801 277 9999 | Direct: 801 424 6460 | Toll Free: 888 430 6225

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Cc: Malone, Cindy <Cindy.Malone@CTT.com>; Smith, Jessica L. <Jessica.L.Smith@ctt.com>; Strybel, Robert <robert.strybel@ctt.com>; Kusch, Amber <amber.kusch@ctt.com>
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Tim Kerr

From: Malone, Cindy <Cindy.Malone@CTT.com>
Sent: Wednesday, February 13, 2019 9:55 AM
To: Tim Kerr
Cc: Johnson, Brandi; Strybel, Robert
Subject: RE: New Order | NCS # CCHI1900631NT | Atrium - Pleasant Grove, UT

How are we doing on title? The buyer is trying to pull the deal and place it with American Secure Title. I'd like to give an eta on the title work to add another reason why not to pull it (other than all the ones I've already said).

Cindy Malone ~ cindy.malone@CTT.com

Senior Vice President & Director of Sales
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10 South LaSalle St. Suite 3100, Chicago, IL 60603
p:312-223-3360 | c:312-505-3360

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To: Johnson, Brandi <brandi.johnson@ctt.com>; Malone, Cindy <Cindy.Malone@CTT.com>
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Sometimes that is better as now we can be sure everything is cleared properly. Thanks

Tim Kerr
Commercial Title Officer



tkerr@cottonwoodtitle.com
Office: 801 277 9999 | Direct: 801 424 6460 | Toll Free: 888 430 6225
1996 East 6400 South, Suite 120, Salt Lake City, UT 84121 | Fax 801 277 1411 | cottonwoodtitle.com

Cottonwood Title Insurance Agency, Inc. Utah State License Number **92856**
Tim Kerr Utah State License Number **77264**

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Cc: Malone, Cindy <Cindy.Malone@CTT.com>; Smith, Jessica L. <Jessica.L.Smith@ctt.com>; Strybel, Robert <robert.strybel@ctt.com>; Kusch, Amber <amber.kusch@ctt.com>

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Commercial Account Associate

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Chicago, IL 60603

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E brandi.johnson@ctt.com



**CHICAGO TITLE
INSURANCE COMPANY**
National Commercial Services

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Phoebe Frei

From: Megan Shears
Sent: Tuesday, February 12, 2019 1:15 PM
To: Phoebe Frei
Subject: FW: New Order

Categories: Orders

Megan Shears

Title Assistant



mshears@cottonwoodtitle.com

Office: 801 277 9999 | Direct: 801 424 6407 | Toll Free: 888 430 6225

1996 East 6400 South, Suite 120, Salt Lake City, UT 84121 | Fax 801 277 1411 | cottonwoodtitle.com

From: Tim Kerr <tkerr@cottonwoodtitle.com>
Sent: Tuesday, February 12, 2019 11:06 AM
To: Orders Distribution <orders@cottonwoodtitle.com>
Subject: New Order

Please code this TTF

We will not be doing the Escrow portion, Title Only

This will be for an Extended Owners and Lenders

Project Name: Atrium-Pleasant Grove, UT

NCS Order No. CCHI1900631NT

Both will be Hi-Liability

Commitment due on 2-19-2019 (I have confirmed we can make that deadline)

Write on Chicago Title Insurance Company

Purchase Price: TBD

Loan Amount: TBD

Owner: JDHQ Land Holding LLC, a Delaware limited liability company

Buyer: TBD

Address: Bare Land

Tax ID No. 14:060:0081 and 14:054:0125

NCS Contacts: Cindy Malone
cindy.malone@ctt.com
312-223-3360

Brandi Johnson
brandi.johnson@ctt.com
312-223-2238

Jessica L. Smith
jessica.smith@ctt.com

Robert Strybel
robert.strybel@ctt.com
312-223-2988

Amber Kusch
amber.kusch@ctt.com

All are at
10 South LaSalle St. Suite 3100
Chicago, Illinois 60603

I will do this in-house. I have a FATCO Starter. Please return all to me.

Thanks

Tim Kerr
Cottonwood Title Office




tkerr@cottonwoodtitle.com

Office: 801 277 9999 | Direct: 801 424 6460 | Toll Free: 888 430 6225

1996 East 6400 South, Suite 120, Salt Lake City, UT 84121 | Fax 801 277 1411 | cottonwoodtitle.com

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