

Tim Kerr

To: Strybel, Robert
Cc: Malone, Cindy; Johnson, Brandi; Kusch, Amber
Subject: RE: Atrium - Pleasant Grove, UT | NCS # CCHI1900631NT | your file 110131-TTF

Tim Kerr

Commercial Title Officer



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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: Strybel, Robert [mailto:robert.strybel@ctt.com]

Sent: Friday, March 08, 2019 4:01 PM

To: Tim Kerr

Cc: Malone, Cindy; Johnson, Brandi; Kusch, Amber

Subject: RE: Atrium - Pleasant Grove, UT | NCS # CCHI1900631NT | your file 110131-TTF

Thanks – I'll let him know. Have a good weekend!

Robert C. Strybel ~ robert.strybel@ctt.com

Vice President & Senior National Commercial Counsel

Chicago Title Insurance Company ~ National Commercial Services | Chicago

10 South LaSalle St. Suite 3100, Chicago, IL 60603

p:312-223-2988 | f:312-223-5800 | c:312-617-6423

From: Tim Kerr [mailto:tkerr@cottonwoodtitle.com]

Sent: Friday, March 08, 2019 4:55 PM

To: Strybel, Robert <robert.strybel@ctt.com>

Cc: Malone, Cindy <Cindy.Malone@CTT.com>; Johnson, Brandi <brandi.johnson@ctt.com>; Kusch, Amber <amber.kusch@ctt.com>

Subject: RE: Atrium - Pleasant Grove, UT | NCS # CCHI1900631NT | your file 110131-TTF

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Water Rights? He probably needs to call the State. I can get him copies of deeds from the last 10 years on Monday at the latest. The vast majority of deeds don't address water rights unless they are reserved. But I can have by Monday morning.

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Tim Kerr Utah State License Number **77264**



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From: Strybel, Robert [<mailto:robert.strybel@ctt.com>]

Sent: Friday, March 08, 2019 3:45 PM

To: Tim Kerr

Cc: Malone, Cindy; Johnson, Brandi; Kusch, Amber

Subject: Atrium - Pleasant Grove, UT | NCS # CCHI1900631NT | your file 110131-TTF

Hi, Tim: good timing on this file – I just received a call from seller's local counsel (Kerry Owens at Parsons Behle), who asked if we could provide him with copies of all vesting deeds for this property from the last 10 years. (He needs to review to determine water rights ownership.)

Please let me know how long you think that might take, and I'll give him the heads-up on an ETA.

Thanks!

Bob

Robert C. Strybel ~ robert.strybel@ctt.com

Vice President & Senior National Commercial Counsel

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p:312-223-2988 | f:312-223-5800 | c:312-617-6423

From: Tim Kerr [<mailto:tkerr@cottonwoodtitle.com>]

Sent: Friday, March 08, 2019 4:39 PM

To: Malone, Cindy <Cindy.Malone@CTT.com>

Cc: Strybel, Robert <robert.strybel@ctt.com>; Johnson, Brandi <brandi.johnson@ctt.com>; Kusch, Amber <amber.kusch@ctt.com>

Subject: RE: New Order | NCS # CCHI1900631NT | Atrium - Pleasant Grove, UT

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Right off the top, anything over \$15MM is negotiable. Is there any way we can know what this American Secured is charging? Or at least a ballpark figure.

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Tim Kerr Utah State License Number **77264**



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From: Malone, Cindy [<mailto:Cindy.Malone@CTT.com>]
Sent: Friday, March 08, 2019 3:36 PM
To: Tim Kerr
Cc: Strybel, Robert; Johnson, Brandi; Kusch, Amber
Subject: RE: New Order | NCS # CCHI1900631NT | Atrium - Pleasant Grove, UT

Tim – Buyer is still trying to move this transaction and claims his cost will be less than whatever we charge? Shouldn't it all be the same no matter what company insures? I thought it was filed rate? Is it possible that American Secured, whoever they are, as a lower filed rate?

None-the-less, can you please let me know what the premium is for \$40,000,000 and advise if there is any re-issue credit? Thank you. ~ Cindy

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

From: Tim Kerr <tkerr@cottonwoodtitle.com>
Sent: Friday, February 15, 2019 4:43 PM
To: Johnson, Brandi <brandi.johnson@ctt.com>; Malone, Cindy <Cindy.Malone@CTT.com>
Cc: Strybel, Robert <robert.strybel@ctt.com>
Subject: RE: New Order | NCS # CCHI1900631NT | Atrium - Pleasant Grove, UT

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I'll track that one down. It better be done. I'll get right back to you in a couple minutes.

Tim Kerr
Commercial Title Officer



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Tim Kerr Utah State License Number **77264**

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From: Johnson, Brandi [<mailto:brandi.johnson@ctt.com>]
Sent: Friday, February 15, 2019 3:37 PM
To: Tim Kerr; Malone, Cindy
Cc: Strybel, Robert
Subject: RE: New Order | NCS # CCHI1900631NT | Atrium - Pleasant Grove, UT

Tim

Can we still expect this today?

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: Thursday, February 14, 2019 3:57 PM
To: Malone, Cindy <Cindy.Malone@CTT.com>
Cc: Johnson, Brandi <brandi.johnson@ctt.com>; Strybel, Robert <robert.strybel@ctt.com>
Subject: RE: New Order | NCS # CCHI1900631NT | Atrium - Pleasant Grove, UT

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Hi Cindy,

This thing was put into typing about an hour ago. I got delayed a bit as we had a 3-4 hour power outage yesterday. I put a SUPER RUSH tag on it with an absolute Friday AM deadline. Everyone got backed up so it will probably be tomorrow morning. Just keeping you guys up to speed as to where we are at.

Tim Kerr

Commercial Title Officer



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Tim Kerr Utah State License Number **77264**



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From: Malone, Cindy [<mailto:Cindy.Malone@CTT.com>]
Sent: Wednesday, February 13, 2019 10:11 AM
To: Tim Kerr
Cc: Johnson, Brandi; Strybel, Robert
Subject: RE: New Order | NCS # CCHI1900631NT | Atrium - Pleasant Grove, UT

Ok. Great. Thank you. I will advise Friday.
I have no idea who that company is either.

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

From: Tim Kerr <tkerr@cottonwoodtitle.com>
Sent: Wednesday, February 13, 2019 11:06 AM
To: Malone, Cindy <Cindy.Malone@CTT.com>
Cc: Johnson, Brandi <brandi.johnson@ctt.com>; Strybel, Robert <robert.strybel@ctt.com>
Subject: RE: New Order | NCS # CCHI1900631NT | Atrium - Pleasant Grove, UT

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Hi Cindy,

There is a bunch of metes & bounds to go over as all the legals are pages long. I will be done with them a little later today and have this in typing tonight. So they should have this done (and I will give this a SUPER RUSH) tomorrow, so to keep everything safe, I would say Friday. And we might surprise them by having out tomorrow. Who the heck is American Secure Title?

Tim Kerr

Commercial Title Officer



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tkerr@cottonwoodtitle.com

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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: 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

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

From: Tim Kerr <tkerr@cottonwoodtitle.com>

Sent: Monday, February 11, 2019 4:46 PM

To: Johnson, Brandi <brandi.johnson@ctt.com>; Malone, Cindy <Cindy.Malone@CTT.com>

Subject: RE: New Order | NCS # CCHI1900631NT | Atrium - Pleasant Grove, UT

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Sometimes that is better as now we can be sure everything is cleared properly. Thanks

Tim Kerr

Commercial Title Officer



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Tim Kerr Utah State License Number **77264**

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From: Johnson, Brandi [<mailto: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

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



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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

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

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.
- 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

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F 312-223-5801

E brandi.johnson@ctt.com



**CHICAGO TITLE
INSURANCE COMPANY**
National Commercial Services

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