

Lisa Overton

Lisa Overton
1988



COLDWELL BANKER
SETTLEMENT AND TITLE SERVICES
COMMERCIAL CLOSING DIVISION
8251 GREENSBORO DRIVE, SUITE 850
MCLEAN, VA 22102

April 22, 1988

Jean Miner O'Connell
Goodwin House West
3440 South Jefferson Street
Falls Church, Virginia 22041

Re: Sale of O'Connell Property to Lynch Properties
Limited Partnership; 3.23987 acres in Fairfax
County, Virginia; Our case No. 87006655

Dear Ms. O'Connell:

Pursuant to our conversation of yesterday, enclosed please find our check in the sum of \$33,249.31, which represents proceeds of the above referenced sale.

Please call me should you have any questions, or if I may be of further assistance at this time.

Sincerely,

A handwritten signature in cursive script that reads "Lisa Overton".

Lisa Overton,
Vice President
Commercial Closings

LAO:hgt
Enclosure

Lisa Overton
2007

stewart
title and escrow

10505 Judicial Drive, Suite 300
Fairfax VA 22030

703 352-2900
703 273-8316 fax
800 949-1110

January 19, 2007

Anthony M. O'Connell, Trustee
856 Country Club Drive
Prescott, AZ 86336

Re: Long Branch Partners purchase
Our case number: 05001493

Dear Mr. O'Connell

This letter will serve to verify that Stewart Title and Escrow, Inc. has received a deposit in the form of a Note with regard to the property referenced above. Please note that we do not have a copy of the contract on file for this transaction, however, we will hold the Note in escrow pending receipt of the contract and/or instructions with regard to this escrow.

Please feel free to contact me should you have any questions concerning this escrow, or should you need any additional information at this time. Best regards.

Sincerely,



Lisa Overton
Sr. Vice President

Enc.

cc: Andrew Somerville
Edwin W. Lynch

stewart
title and escrow

10505 Judicial Drive, Suite 300
Fairfax VA 22030

703 352-2900
703 273-8316 fax
800 949-1110

DATE: April 24, 2007

TO: Stewart Title & Escrow, Inc.
10505 Judicial Drive
Fairfax, Virginia 22030

ATTN: LISA O.

CASE #: 05001493-Revised 4/24/07

RE: LONG BRANCH PARTNERS L.L.C.

In connection with the above, we are enclosing the following:

- (XX) Revised Commitment for Title Insurance
- (XX) ORIGINAL REVISED COMMITMENT - FORWARD TO CLIENT
- (XX) Tax Sheet

It is a pleasure to be of service to you. Please do not hesitate to call 352-2900 if you should have any questions.

Very Truly yours,

TERRY L. REED
STEWART TITLE AND ESCROW, INC.

COMMITMENT FOR TITLE INSURANCE
ISSUED BY

**STEWART TITLE
GUARANTY COMPANY**

STEWART TITLE GUARANTY COMPANY, A Texas Corporation, herein called the Company, for a valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described or referred to in Schedule A, upon payment of the premiums and charges therefor; all subject to the provisions of Schedules A and B and to the Conditions and Stipulations hereof.

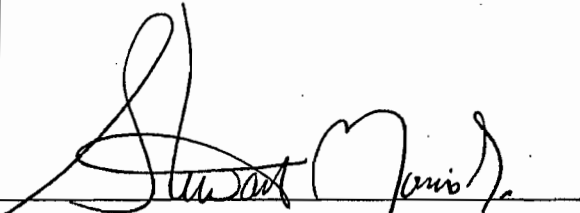
This Commitment shall be effective only when the identity of the proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A hereof by the Company, either at the time of the issuance of this Commitment or by subsequent endorsement.

This Commitment is preliminary to the issuance of such policy or policies of title insurance and all liability and obligations hereunder shall cease and terminate six months after the effective date hereof or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of the Company

Signed under seal for the Company, but this Commitment shall not be valid or binding until it bears an authorized Countersignature.

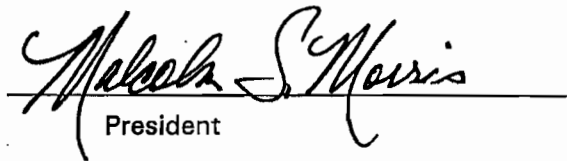
IN WITNESS WHEREOF, Stewart Title Guaranty Company has caused its corporate name and seal to be hereunto affixed by its duly authorized officers on the date shown in Schedule A.

**STEWART TITLE
GUARANTY COMPANY**



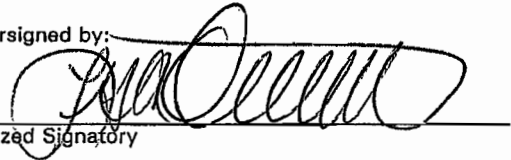
Chairman of the Board





President

Countersigned by:



Authorized Signatory

STEWART TITLE AND ESCROW, INC.
Company

FAIRFAX, VIRGINIA
City, State

**STEWART TITLE GUARANTY COMPANY
COMMITMENT SCHEDULE A**

DATE ISSUED: April 24, 2007
COMMITMENT NO: 05001493-Revised 4/24/07

1. **EFFECTIVE DATE:** April 07, 2007

2. POLICIES TO BE ISSUED:	AMOUNT
(a) ALTA OWNER'S POLICY	\$TO BE DETERMINED COMPANY APPROVAL REQUIRED

Proposed Insured:

LONG BRANCH PARTNERS L.L.C.

3. **The estate or interest in the land described or referred to in this commitment and covered herein is Fee Simple and title thereto is at the effective date hereof vested in:**

ANTHONY MINER O'CONNELL, TRUSTEE

4. **The land referred to in this commitment is situated in Fairfax County, VA and is described as follows:**

All that certain tract or parcel of land containing 15.329 acres, more or less, as described and shown on Plat in Deed in Trust under Land Trust Agreement recorded in Deed Book 8307 at Page 1446, among the land records of Fairfax County, Virginia.

(NOTE: NEW METES AND BOUNDS LEGAL TO BE SUPPLIED BY SURVEYOR BASED ON THE ALTA SURVEY REQUIRED ON SCHEDULE B-I HEREIN)

AND BEING Deed in Trust under Land Trust Agreement recorded in Deed Book 8307 at Page 1446.

(Also see Power of Attorney and Land Trust Agreement recorded in Deed Book 8845 at Pages 1444 and 1449, respectively.)

Issued through the office of:

**Stewart Title and Escrow, Inc.
10505 Judicial Drive
Fairfax, Va. 22030**

SCHEDULE B - SECTION I

Commitment No: 05001493-Revised 4/24/07

The following are the requirements to be complied with:

1. Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest, mortgage or lien to be insured.
2. Pay all general and special taxes now due and payable.
3. Proof of payment of all bills for labor and material furnished or to be furnished in connection with improvements erected or to be erected.
4. Restrictions or restrictive covenants have not been violated.
5. Satisfactory survey to be supplied before issuance of final mortgagee title policy, if any.
6. Receipt of executed owner's/seller's affidavit as to mechanics' liens and possession.
7. Proper instrument(s) creating the estate or interest to be insured must be executed, delivered and duly filed for record, to wit:

Deed from ANTHONY MINER O'CONNELL, TRUSTEE, to LONG BRANCH PARTNERS L.L.C., vesting fee simple title to the subject property.

8. Provide Title Company with satisfactory evidence that LONG BRANCH PARTNERS L.L.C., is a valid and subsisting Limited Liability Company at the time of execution and delivery of the Instrument(s) required above. Note: A Certificate of Organization or Certificate of Good Standing from the State Corporation Commission will satisfy this requirement.
9. Provide Title Company with satisfactory evidence that the person(s) executing the Instrument(s) required above on behalf of the company is duly authorized by the Company to execute said Instrument(s). NOTE: A review by the Title Company of the current Articles of Organization and Operating Agreement governing said Limited Liability Company may satisfy this requirement.
10. Provide Title Company with a certified copy of a resolution by the members of the limited liability company authorizing execution of the Instruments required above.
11. Provide ALTA/ACSM Survey and new legal description of the property to be insured hereunder. Said legal description to be used in documents creating the interests to be insured hereunder.
12. SETTLEMENT TO BE CONDUCTED BY: STEWART TITLE AND ESCROW, INC. OR THIS COMMITMENT IS NULL AND VOID AND CANNOT BE RELIED UPON BY ANY PARTY.

SCHEDULE B - SECTION II

Commitment No: 05001493-Revised 4/24/07

Schedule B of the Policy or Policies to be issued will not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) by reason of the following matters unless they are disposed of to the satisfaction of the Company.

NOTE: Items 1 through 6 will not appear on the final mortgagee title policy provided that the requirements appearing under Schedule B - Section I of this commitment have been complied with.

1. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or any overlapping of improvements or other boundary or location disputes.
2. Rights or claims of parties in possession, and not of record in the public records; liens for labor, service or materials or claims to same which are not of record in said records.
3. Any roadway or easement, similar or dissimilar, on, under, over or across said property, or any part thereof and not of record in said records.
4. Statutory marital rights, if any, of any spouse of any individual insured.
5. Any titles or rights asserted by anyone, including but not limited to persons, corporations, governments or other entities, to tide lands, or lands comprising the shores or bottoms of navigable rivers, lakes, bays, ocean or gulf, or lands beyond the line of the harbor or bulkhead lines as established or changed by the United States Government or riparian rights, if any.
6. Taxes, supplements, or special assessments which are not shown as existing liens by the public record as of the date of the commitment to insure.
7. Taxes subsequent to December 31, 2006. Taxes for the first half of the year 2007 are a lien, not yet due and payable. Possible supplemental taxes on improvements.
(TAX PARCEL #090-4-01-0017)
8. Easement Agreement to Fairfax County Board of Supervisors recorded in Deed Book 2757 at Page 21.
9. Sanitary Sewer Easement Agreement to Fairfax County Board of Supervisors recorded in Deed Book 4423 at Page 129.
10. Conservation Easement as shown on Fairfax County Tax Map.
11. Long Branch and Flood Plain Limits as shown on Fairfax County Tax Map - exception is hereby taken to possible rights of others in and to the continued use and flow of said watercourse; title to that portion of subject property lying below mean high water mark; and to riparian rights incident to the premises.
12. The exact acreage or volume of land is not insured hereunder.

Schedule B - Section II Continued
Commitment No: 05001493-Revised 4/24/07

NOTE: The actual value of the estate or interest to be insured must be disclosed to the Company, and subject to approval by the Company, entered as the amount of the policy to be issued. Until the amount of the policy to be issued shall be determined, and entered as aforesaid, it is agreed that as between the Company, the applicant for this Commitment, and every person relying on this Commitment, the Company cannot be required to approve any such evaluation in excess of \$100,000.00, and the total liability of the Company on account of this Commitment shall not exceed said amount.

CONDITIONS AND STIPULATIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquires actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and the Conditions and Stipulations and the exclusions from coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.

STEWART TITLE

GUARANTY COMPANY

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at P. O. Box 2029, Houston, Texas 77252, and identify this commitment by its printed COMMITMENT SERIAL NUMBER which appears on the bottom of the front of the first page of this commitment.

COMMITMENT FOR TITLE INSURANCE
ISSUED BY

**STEWART TITLE
GUARANTY COMPANY**

STEWART TITLE GUARANTY COMPANY, A Texas Corporation, herein called the Company, for a valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described or referred to in Schedule A, upon payment of the premiums and charges therefor; all subject to the provisions of Schedules A and B and to the Conditions and Stipulations hereof.

This Commitment shall be effective only when the identity of the proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A hereof by the Company, either at the time of the issuance of this Commitment or by subsequent endorsement.

This Commitment is preliminary to the issuance of such policy or policies of title insurance and all liability and obligations hereunder shall cease and terminate six months after the effective date hereof or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of the Company

Signed under seal for the Company, but this Commitment shall not be valid or binding until it bears an authorized Countersignature.

IN WITNESS WHEREOF, Stewart Title Guaranty Company has caused its corporate name and seal to be hereunto affixed by its duly authorized officers on the date shown in Schedule A.

**STEWART TITLE
GUARANTY COMPANY**

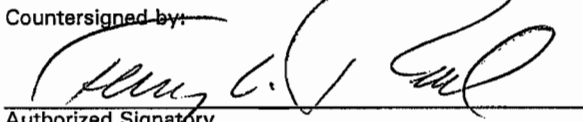


Chairman of the Board





President

Countersigned by:


Authorized Signatory

STEWART TITLE AND ESCROW, INC.
Company

FAIRFAX, VIRGINIA
City, State

CONDITIONS AND STIPULATIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquires actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and the Conditions and Stipulations and the exclusions from coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.

STEWART TITLE

GUARANTY COMPANY

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at P. O. Box 2029, Houston, Texas 77252, and identify this commitment by its printed COMMITMENT SERIAL NUMBER which appears on the bottom of the front of the first page of this commitment.

**STEWART TITLE GUARANTY COMPANY
COMMITMENT SCHEDULE A**

DATE ISSUED: April 24, 2007

COMMITMENT NO: 05001493-Revised 4/24/07

1. EFFECTIVE DATE: April 07, 2007

2. POLICIES TO BE ISSUED:

AMOUNT

(a) ALTA OWNER'S POLICY

**\$TO BE DETERMINED
COMPANY APPROVAL REQUIRED**

Proposed Insured:

LONG BRANCH PARTNERS L.L.C.

3. The estate or interest in the land described or referred to in this commitment and covered herein is Fee Simple and title thereto is at the effective date hereof vested in:

ANTHONY MINER O'CONNELL, TRUSTEE

4. The land referred to in this commitment is situated in Fairfax County, VA and is described as follows:

All that certain tract or parcel of land containing 15.329 acres, more or less, as described and shown on Plat in Deed in Trust under Land Trust Agreement recorded in Deed Book 8307 at Page 1446, among the land records of Fairfax County, Virginia.

(NOTE: NEW METES AND BOUNDS LEGAL TO BE SUPPLIED BY SURVEYOR BASED ON THE ALTA SURVEY REQUIRED ON SCHEDULE B-I HEREIN)

AND BEING Deed in Trust under Land Trust Agreement recorded in Deed Book 8307 at Page 1446.

(Also see Power of Attorney and Land Trust Agreement recorded in Deed Book 8845 at Pages 1444 and 1449, respectively.)

Issued through the office of:

**Stewart Title and Escrow, Inc.
10505 Judicial Drive
Fairfax, Va. 22030**

SCHEDULE B - SECTION I

Commitment No: 05001493-Revised 4/24/07

The following are the requirements to be complied with:

1. Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest, mortgage or lien to be insured.
2. Pay all general and special taxes now due and payable.
3. Proof of payment of all bills for labor and material furnished or to be furnished in connection with improvements erected or to be erected.
4. Restrictions or restrictive covenants have not been violated.
5. Satisfactory survey to be supplied before issuance of final mortgagee title policy, if any.
6. Receipt of executed owner's/seller's affidavit as to mechanics' liens and possession.
7. Proper instrument(s) creating the estate or interest to be insured must be executed, delivered and duly filed for record, to wit:

A. Deed from ANTHONY MINER O'CONNELL, TRUSTEE, and ANTHONY MINER O'CONNELL, INDIVIDUALLY (and spouse(s), if any; marital status to be recited), to LONG BRANCH PARTNERS L.L.C., vesting fee simple title to the subject property.

8. Provide Title Company with satisfactory evidence that LONG BRANCH PARTNERS L.L.C., is a valid and subsisting Limited Liability Company at the time of execution and delivery of the Instrument(s) required above. Note: A Certificate of Organization or Certificate of Good Standing from the State Corporation Commission will satisfy this requirement.
9. Provide Title Company with satisfactory evidence that the person(s) executing the Instrument(s) required above on behalf of the company is duly authorized by the Company to execute said Instrument(s). NOTE: A review by the Title Company of the current Articles of Organization and Operating Agreement governing said Limited Liability Company may satisfy this requirement.
10. Provide Title Company with a certified copy of a resolution by the members of the limited liability company authorizing execution of the Instruments required above.
11. Provide ALTA/ACSM Survey and new legal description of the property to be insured hereunder. Said legal description to be used in documents creating the interests to be insured hereunder.
12. SETTLEMENT TO BE CONDUCTED BY: STEWART TITLE AND ESCROW, INC. OR THIS COMMITMENT IS NULL AND VOID AND CANNOT BE RELIED UPON BY ANY PARTY.

SCHEDULE B - SECTION II

Commitment No: 05001493-Revised 4/24/07

Schedule B of the Policy or Policies to be issued will not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) by reason of the following matters unless they are disposed of to the satisfaction of the Company.

NOTE: Items 1 through 6 will not appear on the final mortgagee title policy provided that the requirements appearing under Schedule B - Section I of this commitment have been complied with.

1. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or any overlapping of improvements or other boundary or location disputes.
2. Rights or claims of parties in possession, and not of record in the public records; liens for labor, service or materials or claims to same which are not of record in said records.
3. Any roadway or easement, similar or dissimilar, on, under, over or across said property, or any part thereof and not of record in said records.
4. Statutory marital rights, if any, of any spouse of any individual insured.
5. Any titles or rights asserted by anyone, including but not limited to persons, corporations, governments or other entities, to tide lands, or lands comprising the shores or bottoms of navigable rivers, lakes, bays, ocean or gulf, or lands beyond the line of the harbor or bulkhead lines as established or changed by the United States Government or riparian rights, if any.
6. Taxes, supplements, or special assessments which are not shown as existing liens by the public record as of the date of the commitment to insure.
7. Taxes subsequent to December 31, 2006. Taxes for the first half of the year 2007 are a lien, not yet due and payable. Possible supplemental taxes on improvements.
(TAX PARCEL #090-4-01-0017)
8. Easement Agreement to Fairfax County Board of Supervisors recorded in Deed Book 2757 at Page 21.
9. Sanitary Sewer Easement Agreement to Fairfax County Board of Supervisors recorded in Deed Book 4423 at Page 129.
10. Conservation Easement as shown on Fairfax County Tax Map.
11. Long Branch and Flood Plain Limits as shown on Fairfax County Tax Map - exception is hereby taken to possible rights of others in and to the continued use and flow of said watercourse; title to that portion of subject property lying below mean high water mark; and to riparian rights incident to the premises.
12. The exact acreage or volume of land is not insured hereunder.

Schedule B - Section II Continued

Commitment No: 05001493-Revised 4/24/07

NOTE: The actual value of the estate or interest to be insured must be disclosed to the Company, and subject to approval by the Company, entered as the amount of the policy to be issued. Until the amount of the policy to be issued shall be determined, and entered as aforesaid, it is agreed that as between the Company, the applicant for this Commitment, and every person relying on this Commitment, the Company cannot be required to approve any such evaluation in excess of \$100,000.00, and the total liability of the Company on account of this Commitment shall not exceed said amount.

Stewart Title Guaranty Company, Stewart Title Insurance Company, Stewart Title Insurance Company of Oregon, National Land Title Insurance Company, Arkansas Title Insurance Company, Charter Land Title Insurance Company

Privacy Policy Notice

and

Stewart Title and Escrow, Inc.

Privacy Policy Notice

PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of **Stewart Title Guaranty, Stewart Title Insurance Company, Stewart Title Insurance Company of Oregon, National Land Title Insurance Company, Arkansas Title Insurance Company, Charter Land Title Insurance Company and Stewart Title and Escrow, Inc.**

We may collect nonpublic personal information about you from the following sources:

- * Information we receive from you, such as on applications or other forms.
- * Information about your transactions we secure from our files, or from our affiliates or others.
- * Information we receive from a consumer reporting agency.
- * Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform marketing services on our behalf or with whom we have joint marketing agreements:

- * Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.
- * Non-financial companies such as envelope stuffers and other fulfillment service providers.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to non public personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

May 1, 2007

VIA PRIORITY MAIL

Anthony M. O'Connell, Trustee
856 Country Club Drive
Prescott, AZ 86336


Re: Approx. 15 acres, known as Tax Parcel #090-4-01-0017
in Fairfax County, Virginia
Our case number: 05001493

Dear Mr. O'Connell:

Enclosed please find a copy of the current Title commitment on the above referenced property. We are forwarding a copy of this report to you at the request of Bill Lynch, and to clarify the question of conveyance of this property. As the commitment shows, you, Anthony Miner O'Connell, Trustee, are the owner of the property and as Trustee you are empowered to convey the property, pursuant to the Deed in Trust under Land Trust Agreement recorded in Deed Book 8307 at page 1446.

Please feel free to contact me should you have any questions regarding the enclosed, or should you need any additional information on this case at this time. Thanks, and best regards.

Sincerely,



Lisa Overton
Sr. Vice President

Enc.

cc: Edwin W. Lynch, Jr. (w/ enc.)

From: "Lisa Overton" <LOVERTON@stewart.com>
Subject: **FW: Title search for parcel 0904 01 0017**
Date: May 11, 2007 8:12:43 AM MST
To: elynchjr@195businessparks.com
Cc: aoconnell@cableone.net

Bill,
I received the email you forwarded from Mr. O'Connell, and have the following comments;

- (1) No.**
- (2) Yes.**
- (3) The County simply uses an abbreviated notation of what the property is for their tax records. We would not consider their notation to be a complete legal description of the property. Quite frankly, as our title commitment states, we would expect the purchaser to obtain a survey of the property prior to closing, giving us a new, current legal description of the property, which is the description we would anticipate using in the deed to be recorded conveying the property.**

I hope that helps answer your questions.

*Lisa Overton
Stewart Title and Escrow Inc.
10505 Judicial Drive, #300
Fairfax, Virginia 22030
Ph: 703-352-2924
Fax: 703-991-2449
Cell: 703-447-9348
email: loverton@stewart.com*

From: Anthony OConnell [mailto:aoconnell@cableone.net]
Sent: Wednesday, May 09, 2007 11:51 AM
To: Edwin W. Lynch, Jr.; Lisa Overton; Steve Blizzard; Andy Somerville
Subject: Title search for parcel 0904 01 0017

Hi,

Before entering into a contract for parcel 0904 01 0017, I need the Buyer to do a Title Search that provides straightforward information and accountable answers so that all concerned can rely upon it.

For example, the County currently has the legal description for parcel 0904 01 0017 on the real estate tax records as "ACCOTINK STATION WB201 109 DB8307-1446 DB8845-1444 DB8845-1449"

- (1) Does Stewart Title see a conflict between WB201 page 109 dated 1975, with the other documents; the Virginia Land Trust documents dated 1992?
- (2) Does Stewart Title see the Virginia Land Trust documents dated 1992 as superseding Will Book 201 page 109 dated 1975?
- (3) What is Stewart Title's response to this legal description?

Thank you,

Anthony O'Connell, Trustee

From: "Lisa Overton" <LOVERTON@stewart.com>
Subject: **RE: Title search for parcel 0904 01 0017**
Date: May 15, 2007 6:15:57 AM MST
To: "Anthony OConnell" <aoconnell@cableone.net>

Mr. O'Connell: They simply make a "note" of a partial description of the property on the tax records rather than list a complete description of the property. We would require a complete description of the property in the deed and would not consider the county's shortened "note" version to be a complete description. I hope that clarifies it for you.

*Lisa Overton
Stewart Title and Escrow Inc.
10505 Judicial Drive, #300
Fairfax, Virginia 22030
Ph: 703-352-2924
Fax: 703-991-2449
Cell: 703-447-9348
email: loverton@stewart.com*

From: Anthony OConnell [mailto:aoconnell@cableone.net]
Sent: Sunday, May 13, 2007 12:35 AM
To: Lisa Overton
Subject: Re: Title search for parcel 0904 01 0017

Ms Lisa Overton,

I don't understand your abbreviated notation comment. Would you please explain it?

Thank you.

Anthony O'Connell, Trustee

On May 11, 2007, at 8:12 AM, Lisa Overton wrote:

Bill,

I received the email you forwarded from Mr. O'Connell, and have the following comments;

(1) No.

(2) Yes.

(3) The County simply uses an abbreviated notation of what the property is for their tax records. We would not consider their notation to be a complete legal description of the property. Quite frankly, as our title commitment states, we would expect the purchaser to obtain a survey of the property prior to closing, giving us a new, current legal description of the property, which is the description we would anticipate using in the deed to be recorded conveying the property.

I hope that helps answer your questions.

Lisa Overton

Stewart Title and Escrow Inc.

10505 Judicial Drive, #300

Fairfax, Virginia 22030

Ph: 703-352-2924

Fax: 703-991-2449

Cell: 703-447-9348

email: loverton@stewart.com

From: Anthony OConnell [mailto:aoconnell@cableone.net]

Sent: Wednesday, May 09, 2007 11:51 AM

To: Edwin W. Lynch, Jr.; Lisa Overton; Steve Blizzard; Andy Somerville

Subject: Title search for parcel 0904 01 0017

Hi,

Before entering into a contract for parcel 0904 01 0017, I need the Buyer to do a Title Search that provides straightforward information and accountable answers so that all concerned can rely upon it.

For example, the County currently has the legal description for parcel 0904 01 0017 on the real estate tax records as "ACCOTINK STATION WB201 109 DB8307-1446 DB8845-1444 DB8845-1449"


(1) Does Stewart Title see a conflict between WB201 page 109 dated 1975, with the other documents; the Virginia Land Trust documents dated 1992?

(2) Does Stewart Title see the Virginia Land Trust documents dated 1992 as superseding Will Book 201 page 109 dated 1975?

(3) What is Stewart Title's response to this legal description?

Thank you,

Anthony O'Connell, Trustee

From: "Lisa Overton" <LOVERTON@stewart.com>
Subject: **FW: Scanned image from Library1**
Date: May 23, 2007 11:52:40 AM MST
To: "Anthony OConnell" <aoconnell@cableone.net>, elynchjr@l95businesssparks.com
 1 Attachment, 1.5 MB

Bill and Mr. O'Connell:

Attached is a complete set of title documents with regard to the title search and title commitment issued for the Accotink property. Thanks!

Lisa Overton
Stewart Title and Escrow Inc.
10505 Judicial Drive, #300
Fairfax, Virginia 22030
Ph: 703-352-2924
Fax: 703-991-2449
Cell: 703-447-9348
email: loverton@stewart.com

-----Original Message-----

From: none [mailto:none]
Sent: Wednesday, May 23, 2007 2:47 PM
To: Lisa Overton
Subject: Scanned image from Library1

DEVICE NAME: Library1
DEVICE MODEL: SHARP AR-M620U
LOCATION: Library Scanner 1 (East)

FILE FORMAT: PDF MMR(G4)
RESOLUTION: 300dpi x 300dpi

Attached file is scanned image in PDF format.
This file can be read by Adobe Acrobat Reader.
The reader can be downloaded from the following URL:

<http://www.adobe.com/>



AR-M620U_20070523_1....(1.5 MB)

From: "Lisa Overton" <LOVERTON@stewart.com>
Subject: **FW: Title search for parcel 0904 01 0017**
Date: May 24, 2007 9:43:15 AM MST
To: elynchjr@i95businessparks.com, aoconnell@cableone.net

Mr. O'Connell:

Bill forwarded your email to me from yesterday, which again asks about the County's notation of the legal description. I believe that we already answered your questions on the legal description, so I am re-sending to you my email of May 15th which addressed the County's legal description.

Lisa Overton

From: Lisa Overton
Sent: Tuesday, May 15, 2007 9:16 AM
To: Anthony OConnell
Subject: RE: Title search for parcel 0904 01 0017

Mr. O'Connell: They simply make a "note" of a partial description of the property on the tax records rather than list a complete description of the property. We would require a complete description of the property in the deed and would not consider the county's shortened "note" version to be a complete description. I hope that clarifies it for you.

*Lisa Overton
Stewart Title and Escrow Inc.
10505 Judicial Drive, #300
Fairfax, Virginia 22030
Ph: 703-352-2924
Fax: 703-991-2449
Cell: 703-447-9348
email: loverton@stewart.com*

From: Anthony OConnell [mailto:aoconnell@cableone.net]
Sent: Sunday, May 13, 2007 12:35 AM
To: Lisa Overton
Subject: Re: Title search for parcel 0904 01 0017

Ms Lisa Overton,

I don't understand your abbreviated notation comment. Would you please explain it?

Thank you.

Anthony O'Connell, Trustee

On May 11, 2007, at 8:12 AM, Lisa Overton wrote:

Bill,

I received the email you forwarded from Mr. O'Connell, and have the following comments;

(1) No.

(2) Yes.

(3) The County simply uses an abbreviated notation of what the property is for their tax records. We would not consider their notation to be a complete legal description of the property. Quite frankly, as our title commitment states, we would expect the purchaser to obtain a survey of the property prior to closing, giving us a new, current legal description of the property, which is the description we would anticipate using in the deed to be recorded conveying the property.

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To: Edwin W. Lynch, Jr.; Lisa Overton; Steve Blizzard'; Andy Somerville

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For example, the County currently has the legal description for parcel 0904 01 0017 on the real estate tax records as "ACCOTINK STATION WB201 109 DB8307-1446 DB8845-1444 DB8845-1449"

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(2) Does Stewart Title see the Virginia Land Trust documents dated 1992 as superseding Will Book 201 page 109 dated 1975?

(3) What is Stewart Title's response to this legal description?

Thank you,

Anthony O'Connell, Trustee

From: "Lisa Overton" <LOVERTON@steward.com>
Subject: **RE: Where does it say I could not qualify as Trustee?**
Date: June 14, 2007 10:21:09 AM MST
To: elynchjr@i95businessparks.com, "Anthony OConnell" <aoconnell@cableone.net>, "Steve Blizzard" <SBLIZZAR@steward.com>, "Lisa Overton" <LOVERTON@steward.com>
Cc: "Andy Somerville" <andy@smcconcrete.com>

Hi Bill and Mr. O'Connell:

Yes, that is me from 1988 – can't believe how old you are making me feel, and I can honestly tell you that I do not remember that specific 1988 case.

Having said that however, when I look at the documents you attach, you did in fact sign the deed as a Trustee, the qualification simply required that a

Co-trustee also sign since you were not a resident of Virginia. I do not recall which firm we were using in 1988 to prepare our deeds, we have used quite a few different firms in the past, but it looks as though in the derivation of title paragraph that you underline they simply tried to consolidate the statement of facts. Perhaps they should have been more clear and said that Mr. Higham was appointed WITH you as co-trustee and not in your place.

There is no requirement for a Trustee under a land trust to be a Virginia resident; therefore it is a non issue in this case.

*Lisa Overton
Stewart Title and Escrow Inc.
10505 Judicial Drive, #300
Fairfax, Virginia 22030
Ph: 703-352-2924
Fax: 703-991-2449
Cell: 703-447-9348
email: loverton@steward.com*

From: Bill Lynch [mailto:elynychjr@i95businessparks.com]
Sent: Tuesday, June 12, 2007 4:31 PM
To: 'Anthony OConnell'; 'Steve Blizzard'; 'Lisa Overton'
Cc: 'Andy Somerville'
Subject: RE: Where does it say I could not qualify as Trustee?

Tony –

I think the short answer is that was then, this is now.

Lisa has handled title work for the Lynch family and me since about 1980 so I am pretty sure she worked on the sale of the home in 1988. I have never had a problem at settlement when she has been involved. She is very thorough and I trust her judgment.

The operative trust agreement is dated in 1992. I don't recall what the documentation was in 1986, but all the documentation that you require to act as Trustee is of record with the 1992 Trust and the Power of Attorney.

Are there any other documents that you are aware of that are not of record?

Bill

-----Original Message-----
From: Anthony OConnell [mailto:aoconnell@cableone.net]
Sent: Tuesday, June 12, 2007 2:46 PM
To: Steve Blizzard; Lisa Overton
Cc: Edwin W. Lynch, Jr.; Andy Somerville
Subject: Where does it say I could not qualify as Trustee?

Ms. Lisa Overton and Mr. Steve Blizzard;

The attached copy of Ms. Overton's letter to my mother dated April 22, 1988, shows she handled the settlement for the 1988 sale to Lynch Properties Limited Partnership. Please correct me if I am wrong.

I was surprised to be told the day before settlement of this sale that I had to sign a deed that said I could not qualify as Trustee. Where does it say in the Court records that I could not qualify as Trustee? I found six documents that show I qualified as Trustee in 1986. Copies of the six documents and the page from the deed are attached.

Please show me where it says in the Court records that I could not qualify as Trustee. I am concerned that something like this may happen again.

Anthony Miner O'Connell, Trustee

From: "Lisa Overton" <LOVERTON@stewart.com>
Subject: **RE: Accotink**
Date: October 16, 2007 8:37:02 AM MST
To: "Anthony O'Connell" <anthony@htcnet.org>, "Steve Blizzard" <SBLIZZAR@stewart.com>

Anthony,

I think that Bill is just trying to help, but I am happy to answer on behalf of Stewart Title. WB201 109 does indeed refer to Will Book 201, page 109 as Steve Blizzard indicated earlier. Accotink Station refers to the subdivision name and DB8307-1446 refers to documents recorded in Deed Book 8307 at Page 1446. DB8845-1444 refers to documents recorded in Deed Book 8845 at page 1444 and DB8845-1449 refers to documents recorded in Deed Book 8845 at page 1449. They are all simply references to documents recorded in the land records.

I hope that helps.

Lisa Overton
Stewart Title and Escrow Inc.

From: Anthony O'Connell [mailto:anthony@htcnet.org]
Sent: Tue 10/16/2007 10:33 AM
To: Steve Blizzard; Lisa Overton
Subject: Fwd: Accotink

Dear Lisa Overton and Steve Blizzard of Stewart Title,

Please, what does "WB201 109" in "ACCOTINK STATION
WB201 109 DB8307-1446 DB8845-1444 DB8845-1449", mean to Stewart title? Please read the documents.

I need an answer from Stewart Title. Would you please tell Bill Lynch to not answer for you?
Sincerely, Anthony O'Connell

Begin forwarded message:

From: Anthony O'Connell <anthony@htcnet.org>
Date: October 16, 2007 10:58:10 AM EDT
To: Lisa Overton <LOVERTON@stewart.com>, Steve Blizzard <SBLIZZAR@stewart.com>
Cc: Bill Lynch <elynychjr@i95businessparks.com>, Andy Somerville <andy@smcconcrete.com>
Subject: Fwd: Accotink

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Sincerely, Anthony O'Connell
Begin forwarded message:

From: "Bill Lynch" <BLynch@I95BPM.COM>
Date: October 16, 2007 10:24:23 AM EDT
To: "Anthony O'Connell" <anthony@htcnet.org>, "Steve Blizzard" <SBLIZZAR@stewart.com>, "Lisa Overton" <LOVERTON@stewart.com>
Cc: "Andy Somerville" <andy@smcconcrete.com>
Subject: RE: Accotink

Tony -

Steve is correct. All of these documents are included as exhibits to the contract. You can see the book and page stamps on each document, usually at the top of each page.

Bill

Edwin W. Lynch, Manager
I-95 Business Parks Management, LLC/Colchester Land Co., LLC/Parkway East LLC
PO Box 1607
Lorton, VA 22199
P: 703/690-7234
F: 703/690-4677
blynch@i95bpm.com
* elynchjr@i95businessparks.com

From: Anthony O'Connell [mailto:anthony@htcnet.org]
Sent: Monday, October 15, 2007 9:05 PM
To: Steve Blizzard; Lisa Overton
Cc: Bill Lynch; Andy Somerville
Subject: Accotink

Dear Lisa Overton and Steve Blizzard of Stewart Title,

What does "WB201 109" in "ACCOTINK STATION
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Sincerely, Anthony O'Connell

From: "Lisa Overton" <LOVERTON@stewart.com>
Subject: **RE: Accotink**
Date: October 17, 2007 8:48:03 AM MST
To: "Anthony O'Connell" <anthony@htcnet.org>

Anthony, I don't understand what you are asking. These individual documents are simply several documents found in the title search - each has no specific meaning by itself; we look at all the documents found in a title search to determine ownership, insurability, what easements or restrictions affect the property, etc..

Then all of that is translated into a title commitment, which you have a copy of. You also have a copy of every underlying document from the search.

If there is a specific question you have about one of the documents please let me know, but there is no "meaning" assigned to each particular document.

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Fairfax, Virginia 22030
Ph: 703-352-2924
Fax: 703-991-2449
Cell: 703-447-9348
email: loverton@stewart.com

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From: Anthony O'Connell [mailto:anthony@htcnet.org]
Sent: Tuesday, October 16, 2007 12:01 PM
To: Lisa Overton
Subject: Re: Accotink

Lisa,

Thank you for responding on behalf of Stewart Title. Please read the documents. What do the contents of these documents mean to Stewart Title?

Anthony O'Connell, Trustee

On Oct 16, 2007, at 11:37 AM, Lisa Overton wrote:

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Stewart Title and Escrow Inc.

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Edwin W. Lynch, Manager
I-95 Business Parks Management, LLC/Colchester Land Co.,

LLC/Parkway
East LLC

PO Box 1607
Lorton, VA 22199
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you?

Sincerely, Anthony O'Connell

From: "Lisa Overton" <LOVERTON@stewart.com>
Subject: **RE: Accotink**
Date: October 18, 2007 8:21:25 AM MST
To: "Anthony O'Connell" <anthony@htcnet.org>

Tony,
WB201 109 is the court qualification page for the executrix named under the will.
Lisa

From: Anthony O'Connell [mailto:anthony@htcnet.org]
Sent: Wednesday, October 17, 2007 8:42 PM
To: Steve Blizzard; Lisa Overton
Subject: Fwd: Accotink

Stewart Title:

What do the contents of WB201 109 mean to Stewart Title?

Anthony O'Connell, Trustee

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Lisa Overton
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To: "Anthony O'Connell" <anthony@htcnet.org>, "Steve

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Sincerely, Anthony O'Connell

From: "Lisa Overton" <LOVERTON@stewart.com>
Subject: **RE: Accotink**
Date: October 19, 2007 5:38:58 AM MST
To: "Anthony O'Connell" <anthony@htcnet.org>, "Steve Blizzard" <SBLIZZAR@stewart.com>
Cc: "Bill Lynch" <elynychjr@i95businessparks.com>, "Andy Somerville" <andy@smconcrete.com>

Anthony,

We are obviously unable to satisfy your questions in this matter. I would suggest that you hire an attorney to represent you that can review and analyze the title search on your behalf and at your expense. We have concluded that the property is insurable and have issued our title commitment. We have provided every copy we can from the title search and forwarded it to you more than once. Should this case go forward we are happy to close the transaction for the purchaser and issue the title insurance policy or policies, but there is no additional information on the search that I can provide to you at this time.

Lisa Overton

From: Anthony O'Connell [mailto:anthony@htcnet.org]
Sent: Thu 10/18/2007 6:34 PM
To: Steve Blizzard; Lisa Overton
Cc: Bill Lynch; Andy Somerville
Subject: Fwd: Accotink

Begin forwarded message:

Stewart Title:

How do the contents of WB201 109 fit in Stewart Title's title search?

Anthony O'Connell, Trustee

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Date: October 18, 2007 11:21:25 AM EDT
To: "Anthony O'Connell" <anthony@htcnet.org>
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Stewart Title and Escrow Inc.

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Lynch

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To: "Anthony O'Connell" <anthony@htcnet.org>, "Steve

Blizzard"

<SBLIZZAR@stewart.com>, "Lisa Overton" <LOVERTON@stewart.com>
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Tony -

Steve is correct. All of these documents are included as

exhibits to

the contract. You can see the book and page stamps on each document,
usually at the top of each page.

Bill

Edwin W. Lynch, Manager
I-95 Business Parks Management, LLC/Colchester Land Co.,

LLC/Parkway

East LLC
PO Box 1607
Lorton, VA 22199
P: 703/690-7234
F: 703/690-4677
blynch@i95bpm.com
elynychjr@i95businessparks.com

From: Anthony O'Connell [mailto:anthony@htcnet.org]
Sent: Monday, October 15, 2007 9:05 PM
To: Steve Blizzard; Lisa Overton
Cc: Bill Lynch; Andy Somerville
Subject: Accotink

Dear Lisa Overton and Steve Blizzard of Stewart Title,

What does "WB201 109" in "ACCOTINK STATION
WB201 109 DB8307-1446 DB8845-1444 DB8845-1449" , mean to

you?

Sincerely, Anthony O'Connell

From: "Lisa Overton" <LOVERTON@stewart.com>
Subject: **RE: Accotlnk**
Date: October 25, 2007 9:14:19 AM MST
To: "Anthony O'Connell" <anthony@htcnet.org>

Because we have already answered it again and again and again and our answer never satisfies you. It is simply one of many documents forming the chain of title.

*Lisa Overton
Stewart Title and Escrow Inc.
10505 Judicial Drive, #300
Fairfax, Virginia 22030
Ph: 703-352-2924
Fax: 703-991-2449
Cell: 703-447-9348
email: loverton@stewart.com*

From: Anthony O'Connell [mailto:anthony@htcnet.org]
Sent: Thursday, October 25, 2007 12:10 PM
To: Steve Blizzard; Lisa Overton
Subject: Fwd: Accotlnk

Stewart Title:

Why would Stewart Title not answer the question ""How do the contents of WB201 109 fit in Stewart Title's title search?"?

Please ask Bill Lynch to not answer for you.

Anthony O'Connell, Trustee

Begin forwarded message:

From: "Bill Lynch" <BLynch@I95BPM.COM>
Date: October 23, 2007 11:11:10 AM EDT
To: "Anthony O'Connell" <anthony@htcnet.org>
Cc: "Andy Somerville" <andy@smcconcrete.com>
Subject: **RE: Accotlnk**

Tony –

I was out of town for a long weekend. I apologize for the delayed response.

It is not that Stewart Title would not answer your question. It is that there really is no answer. The Will recorded at WB 201, page 109 is just part of the chain of recorded documents that make up Title to the property. It is in the public record, so they acknowledge and accept it.

Also, you are referring to the tax assessor's notation in the assessment records. As I explained to you before, this is just their shorthand notation that has no bearing on the condition of your tile as far as the title insurance company is concerned.

Why are you so focused on this inconsequential item? We have accepted title as of the date of their search. You should not be concerned unless you know of a deed conveyance that is not of record.

Bill

Edwin W. Lynch, Manager

I-95 Business Parks Management, LLC/Colchester Land Co., LLC/Parkway East LLC
PO Box 1607
Lorton, VA 22199
P: 703/690-7234
F: 703/690-4677
blynch@i95bpm.com
elynychjr@i95businessparks.com

From: Anthony O'Connell [<mailto:anthony@htcnet.org>]
Sent: Friday, October 19, 2007 9:31 PM
To: Lisa Overton; Steve Blizzard
Cc: Bill Lynch; Andy Somerville
Subject: Fwd: Accotink

Stewart Title:

Why would Stewart Title not answer the question: "How do the contents of WB201 109 fit in Stewart Title's title search?"

Anthony O'Connell, Trustee

Begin forwarded message:

From: "Lisa Overton" <LOVERTON@stewart.com>
Date: October 19, 2007 8:38:58 AM EDT
To: "Anthony O'Connell" <anthony@htcnet.org>, "Steve Blizzard" <SBLIZZAR@stewart.com>
Cc: "Bill Lynch" <elynychjr@i95businessparks.com>, "Andy Somerville" <andy@smcconcrete.com>
Subject: RE: Accotink

Anthony,

We are obviously unable to satisfy your questions in this matter. I would suggest that you hire an attorney to represent you that can review and analyze the title search on your behalf and at your expense. We have concluded that the property is insurable and have issued our title commitment. We have provided every copy we can from the title search and forwarded it to you more than once. Should this case go forward we are happy to close the transaction for the purchaser and issue the title insurance policy or policies, but there is no additional information on the search that I can provide to you at this time.

Lisa Overton

From: Anthony O'Connell [<mailto:anthony@htcnet.org>]
Sent: Thu 10/18/2007 6:34 PM
To: Steve Blizzard; Lisa Overton
Cc: Bill Lynch; Andy Somerville
Subject: Fwd: Accotink

Begin forwarded message:

Stewart Title:
How do the contents of WB201 109 fit in Stewart Title's title search?
Anthony O'Connell, Trustee

From: "Lisa Overton" <LOVERTON@stewart.com>
Date: October 18, 2007 11:21:25 AM EDT
To: "Anthony O'Connell" <anthony@htcnet.org>
Subject: RE: Accotink

Tony,
WB201 109 is the court qualification page for the executrix named under the will.
Lisa

From: Anthony O'Connell [<mailto:anthony@htcnet.org>]
Sent: Wednesday, October 17, 2007 8:42 PM
To: Steve Blizzard; Lisa Overton
Subject: Fwd: Accotink
Stewart Title:
What do the contents of WB201 109 mean to Stewart Title?
Anthony O'Connell, Trustee
Begin forwarded message:

From: "Lisa Overton" <LOVERTON@stewart.com>
Date: October 17, 2007 11:48:03 AM EDT
To: "Anthony O'Connell" <anthony@htcnet.org>
Subject: RE: Accotink

Anthony, I don't understand what you are asking. These individual documents are simply several documents found in the title search - each has no specific meaning by itself; we look at all the documents found in a title search to determine ownership, insurability, what easements or restrictions affect the property, etc..

Then all of that is translated into a title commitment, which you have a copy of. You also have a copy of every underlying document from the search.

If there is a specific question you have about one of the documents please let me know, but there is no "meaning" assigned to each particular document.

Lisa Overton
Stewart Title and Escrow Inc.
10505 Judicial Drive, #300
Fairfax, Virginia 22030
Ph: 703-352-2924
Fax: 703-991-2449
Cell: 703-447-9348
email: loverton@stewart.com

-----Original Message-----

From: Anthony O'Connell [<mailto:anthony@htcnet.org>]

From: "Lisa Overton" <LOVERTON@stewart.com>
Subject: **RE: Stewart Title**
Date: December 5, 2007 2:19:32 PM MST
To: "Anthony O'Connell" <aoconnell@cox.net>, "Steve Blizzard" <SBLIZZAR@stewart.com>
Cc: "Bill Lynch" <elynychjr@i95businessparks.com>, "Andy Somerville" <andy@smcconcrete.com>

Anthony,

I am happy to answer yet again, that WB 201 109 is simply one of many documents we review in the chain of title to the property to decide insurability. The purchaser is welcome to choose another title company for this purchase.

Lisa

From: Anthony O'Connell [mailto:aoconnell@cox.net]
Sent: Wed 12/5/2007 3:16 PM
To: Steve Blizzard; Lisa Overton
Cc: Bill Lynch; Andy Somerville
Subject: Stewart Title

Stewart Title:

Why would Stewart Title not answer the question ""How do the contents of WB201 109 fit in Stewart Title's title search?"? I believe it would not be prudent for a Seller to enter into a contract with a Buyer whose Title company will not answer a straight forward question such as this.

My new address is: Anthony O'Connell, 439 South Vista Del Rio, Green Valley, Arizona 85614, and my new email address is aoconnell@cox.net.

Anthony O'Connell, Trustee

Lisa Overton
2008

From: "Lisa Overton" <LOVERTON@stewart.com>
Subject: **RE: Stewart Title's title search on parcel 0904-01-0017. And correction of Trustee's typographical error of "April 21, 1986" to "April 21, 1988"**
Date: January 7, 2008 11:50:44 AM MST
To: "Anthony O'Connell" <aoconnell@cox.net>, "Steve Blizzard" <SBLIZZAR@stewart.com>
Cc: "Edwin W. Lynch, Jr." <elynychjr@195BusinessParks.com>, "Andy Somerville" <andy@smcconcrete.com>

Anthony,

We already answered these questions by prior email dated May 11th of 2007. Again:

We do not see a problem or conflict of any kind between WB201 Page 109 and the other documents in the chain of title at this time. In 1988 you did need a Co-Trustee appointed per Virginia requirements of an estate, and that was done. Property is now vested in the land trust. A trustee of a land trust does not need to be a Virginia resident as I have indicated on many emails, therefore there will be no problem for you to sign the deed and other documents as Trustee of the land trust that now owns the property. I do not know how I can make this any clearer.

*Lisa Overton
Stewart Title and Escrow Inc.
10505 Judicial Drive, #300
Fairfax, Virginia 22030
Ph: 703-352-2924
Fax: 703-991-2449
Cell: 703-447-9348
email: loverton@stewart.com*

From: Anthony O'Connell [mailto:aoconnell@cox.net]
Sent: Friday, January 04, 2008 8:43 AM
To: Steve Blizzard; Lisa Overton
Cc: Edwin W. Lynch, Jr.; Andy Somerville
Subject: Stewart Title's title search on parcel 0904-01-0017. And correction of Trustee's typographical error of "April 21, 1986" to "April 21, 1988"

Stewart Title,

I have asked Stewart Title numerous times to explain how WB 201 109 (Will of H.A O'Connell) fits in with their title search on parcel 0904-01-0017. Stewart Title's latest reply was "I am happy to answer yet again, that WB 201 109 is simply one of many documents we review in the chain of title to the property to decide insurability." This reply does not answer the question. This reply says Stewart Title reviews WB 201 109. Please answer the question.

What happened during my April 21, 1988, sale of parcel 0902-01-0085 when Stewart Title did the title search and was the settlement agent? Did Stewart Title say or imply that I was not qualified as Trustee under the Will of H.A. O'Connell? Please give me a yes or a no.

Anthony O'Connell, Trustee

From: "Lisa Overton" <LOVERTON@stewart.com>
Subject: **RE: Stewart Title's title search on parcel 0904 01 0017**
Date: January 8, 2008 5:42:23 AM MST
To: "Anthony O'Connell" <aoconnell@cox.net>, "Steve Blizzard" <SBLIZZAR@stewart.com>
Cc: "Edwin W. Lynch, Jr." <elynychjr@195BusinessParks.com>, "Andy Somerville" <andy@smcconcrete.com>

You did not qualify individually, a co-trustee was appointed. So that's a no to you individually – Yes to you WITH A CO-TRUSTEE.

*Lisa Overton
Stewart Title and Escrow Inc.
10505 Judicial Drive, #300
Fairfax, Virginia 22030
Ph: 703-352-2924
Fax: 703-991-2449
Cell: 703-447-9348
email: loverton@stewart.com*

From: Anthony O'Connell [mailto:aoconnell@cox.net]
Sent: Tuesday, January 08, 2008 6:38 AM
To: Steve Blizzard; Lisa Overton
Cc: Edwin W. Lynch, Jr.; Andy Somerville
Subject: Stewart Title's title search on parcel 0904 01 0017

Stewart Title,

I have asked Stewart Title numerous times to explain how WB 201 109 (Will of H.A O'Connell) fits in with their title search on parcel 0904-01-0017. Stewart Title's latest reply was "We do not see a problem or conflict of any kind between WB201 Page 109 and the other documents in the chain of title at this time."(January 7, 2008).

H. A. O'Connell died in 1975. Does Stewart Title's title search show that Anthony M. O'Connell qualified as Trustee under the Will of H. A. O'Connell?

What happened during my April 21, 1988, sale of parcel 0902-01-0085 when Stewart Title did the title search and was the settlement agent? Did Stewart Title say or imply that I was not qualified as Trustee under the Will of H.A. O'Connell? Please give me a yes or a no.

Anthony O'Connell, Trustee