

Jane Doe, Esq.
Direct Dial: (760) 111-1111
E-mail: Jane@law.com

July 9, 2013

VIA EXPRESS MAIL
VIA FACSIMILE

Re: Buyer's Title Objection Notice; Preliminary Report 1-U2

Dear Mr. _____:

Reference is made to that certain Purchase and Sale Agreement and Joint Escrow Instructions (the "**Agreement**") between _____ ("**Seller**") and Joe Shmo ("**Buyer**") dated _____, 20____. All capitalized items not otherwise defined herein shall have the meaning set forth in the Agreement. Pursuant to Section ____ of the Agreement, Buyer is required to notify Seller in writing of disapproved title matters shown in the Preliminary Report, dated _____, 20____, Order No. 1-U2 (the "**Commitment**") issued by Best Title Company (the "**Title Company**").

Title Objections:

In accordance with Section ____ of the Agreement, we hereby make, on behalf of the Buyer, the following objections with respect to the title exception provisions of the Commitment which are numbered below as shown on the Commitment.

Schedule A

Buyer requests that Title Company issue a 20____ ALTA Extended Coverage Owner's Policy of Title Insurance with the arbitration provisions and creditor's rights exclusions deleted. Please also be advised that Buyer may be assigning to a new entity, in which case Buyer will forward to Seller and Escrow an assignment of the Agreement.

Schedule B

Exception 1. Disapproved. First installment of Property Taxes shall be fully paid at Closing. Second installment of Property Taxes shall be paid pursuant to the Agreement.

Exception 2. Disapproved. Please add the following words at the end of the sentence: “, resulting from change of ownership or construction occurring on or after the date of this policy”.

Exceptions 9 and 10. Approved provided that Title Company issues an ALTA 9.2 endorsement insuring there are no violations of the terms of the agreements.

Exceptions 13, 14 15, 16, 17, 18, 19, 20 and 21. Disapproved. Buyer requires Title Company delete these exceptions prior to the issuance of the Title Policy.

Information Notes:

Buyer requires Title Company notes 1 and 2 to be deleted from the policy.

Form of Policy:

Buyer requires the Title Company to irrevocably commit to issue as Buyer's Title Policy a 20__ ALTA Extended Coverage Owner's Policy of Title Insurance **with the arbitration provisions and creditor's rights exclusions deleted.** Buyer's Title Policy shall:

1. Insure Buyer (or Buyer's designee) as fee simple owner of the Property;
2. Be issued in an insured amount of the Purchase Price, and be effective as of the date of recordation of the Deed in the Official Records of _____, California;
3. Include in Schedule B thereto only those items as approved above and any items that are added to Schedule B after _____, 20__ (each an “**Intervening Exception**”) shall not be included in Buyer's Title Policy unless such Intervening Exception is specifically accepted by Buyer in writing; and
4. include the following CLTA and ALTA and/or (ALTA 20__) endorsements:
 - A. ALTA 9.2 (Comprehensive);
 - B. 103.11 (Land Abuts Street – modified to insure “ingress to and egress from the dedicated, accepted and publicly maintained street);
 - C. Land the Same as on Survey;

July 9, 2013

Page 3

D. 116.7 (Subdivision Map Act);

E. Deletion of arbitration and creditor's rights; and

F. CLTA 116 (Designation of Improvements).

Buyer reserves its right to object to the title matters based upon its receipt of an updated ALTA survey. Thank you for your time and attention to this matter. Please feel free to give me a call if you have any questions or comments.

Very truly yours,

Jane Doe, Esq., of
Law LLP