

Attachment G
(Property purchase documents - #2)

Hall, Lupita

From: Brenner, Alicia
Sent: Monday, March 22, 2010 3:20 PM
To: Hall, Lupita
Subject: RE: Woodland Pkwy - Fleck escrow

Hi Lupita,

On the payment request please make a note to finance, that the TransNet Account (404-00-600002-8005) is to be charged first up to the amount available in the project budget (I think it's around 30K). The remaining costs are to be charged to account 402-00-6000002-8005.

Thanks,

.....
Alicia Brenner | City of San Marcos
760 744 1050 ext. 3248
abrenner@san-marcos.net

From: Hall, Lupita
Sent: Monday, March 22, 2010 3:00 PM
To: Brenner, Alicia
Subject: FW: Woodland Pkwy - Fleck escrow
Importance: High

Hi Alicia,

This looks like it's part of the Barham/Lamoree-Woodland Pkwy Interchange project #8005. Can you give me the funding number to use for this wire funds request?

Thanks!

Lupita T. Hall
Engineering Division
City of San Marcos
[*lhall@san-marcos.net*](mailto:lhall@san-marcos.net)

From: Vo, Paul
Sent: Monday, March 22, 2010 2:47 PM
To: Hall, Lupita
Cc: Serio, Liliane
Subject: FW: Woodland Pkwy - Fleck escrow
Importance: High

Lupita,

Please prepare the wiring request and let Jane know when the fund will be wired. I already sent Jane the signed Change of Ownership Report.

From: Jane Wiggans [mailto:jane@wiggansgroupinc.com]
Sent: Monday, March 22, 2010 11:57 AM
To: Vo, Paul
Cc: 'Smigiel, Terry'; Shari McAuley, Wiggans Group, Inc.
Subject: Woodland Pkwy - Fleck escrow
Importance: High

Paul:

Attached is the closing statement and wiring funds for the Fleck purchase – please arrange for wiring on Thursday March 25 so we can close on Friday, March 26th. Also, please have the attached change of ownership signed and returned via email. If you have any questions, please let me know. Thank you.

Jane L. Wiggans, SR/WA

Wiggans Group, Inc.

5256 So. Mission Road, Suite 138

Bonsall, CA 92003

T 760.806.1776

C 760.518.3005

F 760.806.6616

jane@wiggansgroupinc.com



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CITY OF SAN MARCOS
REQUEST FOR WIRE TO BE SENT

DATE: March 22, 2010

VENDOR NAME: Chicago Title / Escrow Division

WIRE INSTRUCTIONS:

Bank Name: Union Bank - 1980 Saturn St., Monterey Park, CA 91755
Bank Account #: Credit to Chicago Title Company in trust for San Marcos
Redevelopment Agency Account 9101051077

ABA #: 122000496

Reference/Description: Escrow no. 73710000407

AMOUNT \$804,478.85

DESCRIPTION: Escrow Deposit for property on 684 E. Barham Drive,
San Marcos, CA 92069 Parcel ID 220-250-23-00
Seller Kevin J. Fleck as Trustee.

CHARGE ACCOUNT ~~#404-00-600002-8005~~ (approx. 30k) *No more funding remaining. DMN*
#402-00-600002-8005 (charge reminder to this)
(See Alicia's attached email)

SUBMITTED BY: LT Hall

APPROVED BY: 

DEPT. HEAD'S SIGNATURE:  

SPECIAL INSTRUCTIONS FOR FINANCE:

Funds will need to be wired on March 25, 2010 for closing on
March 26, 2010.

Journal Entry 1000.12

Effective Dt 03/25/10 Type
Batch Id 44609 Entered by Marina Crandall
Interfunds No on 04/07/10
Transaction# at 12:36

Purpose PURCHASE OF FLECK PROPERTY, APN 220-250-23, 684 E.BARHAM DR.

Accounts	Debits	Credits
402-00-600002-8005	804,478.85	
402-00-110000		804,478.85
Totals	804,478.85	804,478.85

Approved by: DMN 4/7/10

CCS.GL General Ledger Release 8.2.1 R*GLRJE*R.FORM By Marina Crandall (cran1)

Transfer Approval Confirmation

The following transfers have been approved.

Type: Intra-Bank (Book)
Debit Account: 0860020084 - City General Account
Amount: 804,478.85
Send Date: 03/25/2010
Beneficiary Account Number: 9101051077
Beneficiary Account Name: CHICAGO TITLE COMPANY

Payment Details: ESCROW NO 73710000407 TS ESCROW
OFFICER TERRY SMIGIEL

Sequence Number: 001140
Bank Control Number: UB 712101

3/25/10

1009.12

REF2: 60904

3,751.00 CHECK PAID
REF1: 4563794
REF2: 60922

150.00 CHECK PAID
REF1: 4674389
REF2: 60961

804,478.85 OUTGOING MONEY TRANSFER
WIRE TRANS TRN0325013170 UBOC UB712101N
REF1: 93052273

1,516.35 ZBA DEBIT
TRANSFERRED TO 0860045443
CITY OF SAN MARCOS
REF1: 99960729

543,879.96 ZBA DEBIT
TRANSFERRED TO 0860020149
CITY OF SAN MARCOS
REF1: 99960730

1,370,760.12 TOTAL OF 13 ITEMS

*Escrow deposit
for Fleck property*

WC TFR

ACCOUNT 0860020149 - CITY P-R

CLOSING LEDGER		0.00
TOTAL ZBA CREDITS		543,879.96
	ITEMS:	1
TOTAL ARP DEBITS		6,027.70

TRANSACTION INFORMATION FOR 25MAR10

AMOUNT	DESCRIPTION
--- CREDITS ---	
543,879.96	ZBA CREDIT TRANSFERRED FROM 0860020084 CITY OF SAN MARCOS REF1: 99960732
--- DEBITS ---	
537,852.26	PREAUTHORIZED ACH DEBIT CITY OF SAN MAR PC CLEAR PPD -SETT-PC CLEAR2 REF1: 53099130
427.65	CHECK PAID REF1: 4537594 REF2: 82323
3,126.94	CHECK PAID REF1: 4537595 REF2: 82990
125.59	CHECK PAID REF1: 4714025



**CHICAGO TITLE
COMPANY**

316 West Mission Avenue, Suite 121
Escondido, CA 92025
Phone: (760)746-3882 / Fax: (760)746-9207

Paul Malone
San Marcos Redevelopment Agency
c/o Wiggans Group, Inc., Jane Wiggans, 5256 So. Mission Road
Suite 138
Bonsall, CA 92003

Date: March 1, 2010
Property: 684 E. Barham Drive
Escrow No.: 73710000407-TS

WIRE INFORMATION

Our wiring instructions for the above referenced transaction are as follows:

To: Chicago Title Company

Bank: Union Bank
1980 Saturn Street
Monterey Park, California 91755

Routing No.: 122000496

Account No.: Credit to Chicago Title Company in trust for San Marcos Redevelopment Agency account number 9101051077.

Please refer to our **Escrow No.:** 73710000407

Hall, Lupita

From: Vo, Paul
Sent: Monday, March 22, 2010 2:47 PM
To: Hall, Lupita
Cc: Serio, Liliane
Subject: FW: Woodland Pkwy - Fleck escrow
Attachments: 220-250-23 Fleck Escrow Buyer's Statement & Wire Info 031610.pdf; 220-250-23 Fleck Escrow Preliminary Change of Ownership.pdf

Importance: High

Lupita,

Please prepare the wiring request and let Jane know when the fund will be wired. I already sent Jane the signed Change of Ownership Report.

From: Jane Wiggans [mailto:jane@wiggansgroupinc.com]
Sent: Monday, March 22, 2010 11:57 AM
To: Vo, Paul
Cc: 'Smigiel, Terry'; Shari McAuley, Wiggans Group, Inc.
Subject: Woodland Pkwy - Fleck escrow
Importance: High

Paul:

Attached is the closing statement and wiring funds for the Fleck purchase – please arrange for wiring on Thursday March 25 so we can close on Friday, March 26th. Also, please have the attached change of ownership signed and returned via email. If you have any questions, please let me know. Thank you.

Jane L. Wiggans, SR/WA

Wiggans Group, Inc.

5256 So. Mission Road, Suite 138

Bonsall, CA 92003

T 760.806.1776

C 760.518.3005

F 760.806.6616

jane@wiggansgroupinc.com



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Hall, Lupita

From: Vo, Paul
Sent: Monday, March 15, 2010 8:43 AM
To: Serio, Liliane
Cc: Hall, Lupita
Subject: FW: Richmar/Assi - escrow instruction for \$50k deposit
Attachments: 220-084-06&07 Escrow Instr - deposit.pdf; 220-084-06 07 Assi Contract signed 02182010.pdf

Liliane,

Would you help filling out the Escrow Instructions. We need the information concerning interest bearing account and tax information? Jane Wiggans need to send it back to escrow.

We also need to deposit 50K as indicated on page 4 of the agreement. The acquisition is for the future Mission Road Widening.

Lupita will send up the wiring instruction.

Thanks,

From: Jane Wiggans [mailto:jane@wiggansgroupinc.com]
Sent: Friday, March 12, 2010 11:17 AM
To: Vo, Paul
Cc: Schaffer, Charlie; admin@wiggansgroupinc.com
Subject: Richmar/Assi - escrow instruction for \$50k deposit

Paul:

We need the attached filled out for the \$50,000 deposit for Assi escrow. Please email back. I will forward the wiring instruction when rec'd from escrow. Thank you.

Jane L. Wiggans, SRWA

Wiggans Group, Inc.

5256 So. Mission Road, Suite 138

Bonsall, CA 92003

T 760.806.1776

C 760.518.3005

F 760.806.6616

jane@wiggansgroupinc.com



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PRIVACY STATEMENT

Effective Date: May 1, 2008

Order No.: 73710000155-TS

Fidelity National Financial, Inc. and its subsidiaries ("FNF") respect the privacy and security of your non-public personal information ("Personal Information") and protecting your Personal Information is one of our top priorities. This Privacy Statement explains FNF's privacy practices, including how we use the Personal Information we receive from you and from other specified sources, and to whom it may be disclosed. FNF follows the privacy practices described in this Privacy Statement and, depending on the business performed, FNF companies may share information as described herein.

PERSONAL INFORMATION COLLECTED

We may collect Personal Information about you from the following sources:

- Information we receive from you on applications or other forms, such as your name, address, social security number, tax identification number, asset information, and income information;
- Information we receive from you through our Internet websites, such as your name, address, email address, Internet Protocol address, the website links you used to get to our websites, and your activity while using or reviewing our websites;
- Information about your transactions with or services performed by us, our affiliates, or others, such as information concerning your policy, premiums, payment history, information about your home or other real property, information from lenders and other third parties involved in such transaction, account balances, and credit card information; and
- Information we receive from consumer or other reporting agencies and publicly recorded documents.

DISCLOSURE OF PERSONAL INFORMATION

We may provide your Personal Information (excluding information we receive from consumer or other credit reporting agencies) to various individuals and companies, as permitted by law, without obtaining your prior authorization. Such laws do not allow consumers to restrict these disclosures. Disclosures may include, without limitation, the following:

- To insurance agents, brokers, representatives, support organizations, or others to provide you with services you have requested, and to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure in connection with an insurance transaction;
- To third-party contractors or service providers for the purpose of determining your eligibility for an insurance benefit or payment and/or providing you with services you have requested;
- To an insurance regulatory authority, or a law enforcement or other governmental authority, in a civil action, in connection with a subpoena or a governmental investigation;
- To companies that perform marketing services on our behalf or to other financial institutions with which we have joint marketing agreements and/or
- To lenders, lien holders, judgment creditors, or other parties claiming an encumbrance or an interest in title whose claim or interest must be determined, settled, paid or released prior to a title or escrow closing.

PRIVACY STATEMENT

Effective Date: May 1, 2008
(continued)

We may also disclose your Personal Information to others when we believe, in good faith, that such disclosure is reasonably necessary to comply with the law or to protect the safety of our customers, employees, or property and/or to comply with a judicial proceeding, court order or legal process.

Disclosure to Affiliated Companies:

We are permitted by law to share your name, address and facts about your transaction with other FNF companies, such as insurance companies, agents, and other real estate service providers to provide you with services you have requested, for marketing or product development research, or to market products or services to you. We do not, however, disclose information we collect from consumer or credit reporting agencies with our affiliates or others without your consent, in conformity with applicable law, unless such disclosure is otherwise permitted by law.

Disclosure to Nonaffiliated Third Parties:

We do not disclose Personal Information about our customers or former customers to nonaffiliated third parties, except as outlined herein or as otherwise permitted by law.

CONFIDENTIALITY AND SECURITY OF PERSONAL INFORMATION

We restrict access to Personal Information about you to those employees who need to know that information to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard Personal Information.

ACCESS TO PERSONAL INFORMATION / REQUESTS FOR CORRECTION, AMENDMENT, OR DELETION OF PERSONAL INFORMATION

As required by applicable law, we will afford you the right to access your Personal Information, under certain circumstances to find out to whom your Personal Information has been disclosed, and request correction or deletion of your Personal Information. However, FNF's current policy is to maintain customers' Personal Information for no less than your state's required record retention requirements for the purpose of handling future coverage claims.

For your protection, all requests made under this section must be in writing and must include your notarized signature to establish your identity. Where permitted by law, we may charge a reasonable fee to cover the costs incurred in responding to such requests. Please send requests to:

Chief Privacy Officer
Fidelity National Financial, Inc.
601 Riverside Avenue
Jacksonville, FL 32204

CHANGES TO THIS PRIVACY STATEMENT

This Privacy Statement may be amended from time to time consistent with applicable privacy laws. When we amend this Privacy Statement, we will post a notice of such changes on our website. The effective date of this Privacy Statement, as stated above, indicates the last time this Privacy Statement was revised or materially changed.

NOTICE OF AVAILABLE DISCOUNTS

Pursuant to Section 2355.3 in Title 10 of the California Code of Regulations Fidelity National Financial, Inc. and its subsidiaries ("FNF") must deliver a notice of each discount available under our current rate filing along with the delivery of escrow instructions, a preliminary report or commitment. Please be aware that the provision of this notice does not constitute a waiver of the consumer's right to be charged the filed rate. As such, your transaction may not qualify for the below discounts.

You are encouraged to discuss the applicability of one or more of the below discounts with a Company representative. These discounts are generally described below; consult the rate manual for a full description of the terms, conditions and requirements for such discount. These discounts only apply to transactions involving services rendered by the FNF Family of Companies. This notice only applies to transactions involving property improved with a one-to-four family residential dwelling.

Available Discounts

CREDIT FOR PRELIMINARY TITLE REPORTS AND/OR COMMITMENTS ON SUBSEQUENT POLICIES

Where no major change in the title has occurred since the issuance of the original report or commitment, the order may be reopened within 12 - 36 months and all or a portion of the charge previously paid for the report or commitment may be credited on a subsequent policy charge within the following time period from the date of the report.

FEE REDUCTION SETTLEMENT PROGRAM

Eligible customers shall receive a \$20.00 reduction in their title and/or escrow fees charged by the Company for each eligible transaction in accordance with the terms of the Final Judgments entered in The People of the State of California.

DISASTER LOANS

The charge for a Lender's Policy (Standard or Extended coverage) covering the financing or refinancing by an owner of record, within 24 months of the date of a declaration of a disaster area by the government of the United States or the State of California on any land located in said area, which was partially or totally destroyed in the disaster, will be 50% of the appropriate title insurance rate.

CHURCHES OR CHARITABLE NON-PROFIT ORGANIZATIONS

On properties used as a church or for charitable purposes within the scope of the normal activities of such entities, provided said charge is normally the church's obligation the charge for an owner's policy shall be 50% to 70% of the appropriate title insurance rate, depending on the type of coverage selected. The charge for a lender's policy shall be 32% to 50% of the appropriate title insurance rate, depending on the type of coverage selected.

SHORT TERM RATE - NON RESIDENTIAL

The Short Term Rate is a reduction of the charges shown in the Insurance Tables which is allowable only when the current order is placed within 60 months from the date of issuance of a prior CLTA or ALTA Form of Policy of any qualified title insurer and provided further that the grantor, borrower, lender, lessor or assignor is insured by or under the terms of a prior policy, or is the vested owner of the interest insured by said policy. The short term rate is 64% to 92% of the appropriate title insurance rate depending on the type of coverage selected.

EMPLOYEE RATE

No charge shall be made to employees (including employees on approved retirement) of the Company or its underwritten, subsidiary or affiliated title companies for policies or escrow services in connection with financing, refinancing, sale or purchase of the employees' bona fide home property. Waiver of such charges is authorized only in connection with those costs which the employee would be obligated to pay, by established custom, as a party to the transaction.

Request for Taxpayer Identification Number and Certification

Give form to the
requester. Do not
send to the IRS.

Print or type
See Specific Instructions on page 2.

Name (as shown on your income tax return) San Marcos Redevelopment Agency	
Business name, if different from above	
Check appropriate box: <input type="checkbox"/> Individual/Sole proprietor <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Limited liability company. Enter the tax classification (D=disregarded entity, C=corporation, P=partnership) ▶ <input type="checkbox"/> Exempt payee <input checked="" type="checkbox"/> Other (see instructions) ▶ Government Agency	
Address (number, street, and apt. or suite no.) 1 Civic Center Drive	Requester's name and address (optional)
City, state, and ZIP code San Marcos, CA 92069	
List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on Line 1 to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Social security number	
or	
Employer identification number	
33	0306187

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
3. I am a U.S. citizen or other U.S. person (defined below).

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the Certification, but you must provide your correct TIN. See the instructions on page 4.

Sign Here	Signature of U.S. person ▶	Date ▶ 3/23/10
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Purpose of Form

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income.

Note. If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax on any foreign partners' share of income from such business. Further, in certain cases where a Form W-9 has not been received, a partnership is required to presume that a partner is a foreign person, and pay the withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid withholding on your share of partnership income.

The person who gives Form W-9 to the partnership for purposes of establishing its U.S. status and avoiding withholding on its allocable share of net income from the partnership conducting a trade or business in the United States is in the following cases:

- The U.S. owner of a disregarded entity and not the entity,