

SPECIAL CLOSING ALERT

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NYSA000092

Date: November 29, 2006

To: All New York State Office Counsel, Managers and Agents

From: John L. Killea, Senior Vice President and General Counsel

Re: Alert

We had previously advised you via a Bulletin issued December 12, 2000 to consult with Stewart Title Insurance Company Legal Department personnel IMMEDIATELY if you either closed any transactions or have any pending transactions involving the law firm of BELLETIERI, FONTE & LAUDONIO, PC.

We thank you for your cooperation in that regard and reiterate that request in this Alert.

In addition, effective immediately do not accept attorney trust account checks or other mortgage closing account checks issued by this firm or any of its partners (Anthony Bellettieri, Robert V. Fonte and Tara Anne Laudonio), unless the checks are certified. Please alert all personnel and closers accordingly.

THIS ALERT IS A CONFIDENTIAL COMMUNICATION BETWEEN STEWART AND THE ADDRESSEE. STEWART DOES NOT AUTHORIZE THE DISCLOSURE OF THIS COMMUNICATION TO ANY THIRD PARTIES WITHOUT ITS PRIOR WRITTEN CONSENT.