COMMONWEALTH
NATIONAL COMMERCIAL SERVICES



Commonwealth
NATIONAL COMMERCIAL SERVICES

YOUR NATIONAL AUTO DEALERSHIP TITLE & ESCROW EXPERT



Keith and his team provide coordinated title and escrow services for auto dealership real estate transactions and related bulk sales.

With a single point of contact for local and national commercial real estate transactions, they help keep every transaction on track—from individual dealerships to multi-state portfolios.

Commonwealth specializes in complex commercial transactions, with experties and services that include:

- Auto Dealerships, Including Luxury and Exotic Car Dealerships
- Bulk Sale Escrow Services
- Construction Loan Transaction Service
- Engineering and Mapping
- National Title and Escrow Coordination
- Refinance / Loan Modification
- 1031 Exchange Service Accommodation
- California Multisite Simultaneous Closings
- Escrow and Settlement
- Preliminary Report / Title Commitment
- Re-Insurance and Co-Insurance
- UCC Insurance

"Your dealership is your business. Helping you navigate the title and escrow process is ours. My team and I look forward to supporting your next transaction."



KEITH WARTHER
VP, National Account Manager
949-338-8263 (direct)
Keith.Warther@cltic.com

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YOUR SINGLE POINT OF CONTACT



MEET **KEITH WARTHER'S** TEAM

SALES



Keith Warther
VP, National Sales
(949) 338-8263 (D)
Keith.Warther@cltic.com

ESCROW



Grace Kim
VP, Senior Commercial Escrow Officer
(949) 724-3141 (D)
gukim@cltic.com



Carly Beard
Commercial Escrow Assistant
(949) 724-3159 (D)
Carly.Beard@cltic.com

TITLE



Chris Maziar
Senior Title Officer
(949) 724-3170 (D)
Chris.Maziar@cltic.com

UNDERWRITING



John Whisman
SVP, Underwriting Counsel | Advisory Title
(408) 857-8959 (D)
John.Whisman@cltic.com



James Stovitz
Senior Underwriting Counsel
(213) 330-3069 (D)
James.Stovitz@cltic.com

Commonwealth National Commercial Services

4400 MacArthur Blvd., Suite 800 • Newport Beach, CA 92660



GRACE KIM

VP, SENIOR COMMERCIAL ESCROW OFFICER

Commercial Escrow Officer Grace Kim has been a reliable asset to Commonwealth Land Title and its clients for over 14 years. Her commitment to quality customer service is unparalleled, and she has been instrumental in the closing of many complex and unique commercial transactions. From bulk sales and municipality transactions, Grace has shown her specialties reach beyond typical title and escrow projects.

Grace's drive and tenacity for commercial escrow started the day she started her first day in 1990. She still gets excited about the successful closing of each transaction and building relationships with new clients. What sets her apart from everyone else is her ability to connect with her clients through her exceptional communication skills. She is well versed in working with developers, brokers, attorneys and principles.

Through hard work, determination, and team work, Grace and her team of title officers, sales executives, and underwriters have achieved success and overcame challenging and complex transactions for their customers. She utilizes her attention to detail and tenacity to offer her clients an efficient and productive level of customer service.

Grace's family immigrated to the United States from South Korea in 1978. She is a long time resident of California, and she earned her Bachelor's degree in Economics from the University of California, Irvine (UCI).

949-724-3141 (Direct) gukim@cltic.com

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NOTABLE TRANSACTIONS

Porsche, Audi, Land Rover Dealership in Livermore, CA

Lamborghini, Bentley, Pagani, Maserati Alfa Romeo Dealership in San Rafael, CA

Ferrari Dealership
in Rancho Mirage, CA

Mercedes-Benz Dealership
in Palm Springs, CA

Kia Dealership
in Cerritos, CA

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One Partner. Nationwide Commercial Closing Solutions.

From single-site acquisitions to complex multi-state portfolios, **Commonwealth National Commercial Services** provides seamless coordination, underwriting expertise, and trusted service across the country.

WHY CHOOSE COMMONWEALTH?

- Nationwide Commercial Closings
- One Dedicated Point of Contact
- Multi-State Coordination
- Industry-Leading Financial Strength
- Commercial Underwriting Experts
- Complex Transaction Specialists

OUR SERVICES

Closing & Transaction Services

- National Closing Services
- Multi-State/Portfolio Escrows
- Exchange Intermediary Services
- Business Sale Services

Title & Underwriting

- Commercial Title Insurance
- Policy & Endorsement Expertise
- UCC Insurance
- Competitive Underwriting
- Abstracting & Search Services

Specialized Solutions

- Developer Services
- Subdivision & Mapping
- DRE Services
- Trustee & Foreclosure Services
- Guaranty Products
- Public & Private Projects

WHO WE SERVE

- ✓ Developers
- ✓ Investors
- ✓ Lenders
- ✓ Builders
- ✓ Attorneys
- ✓ Asset Managers
- ✓ Commercial Brokers
- ✓ REITs

STRENGTH & SECURITY

Largest Title Insurance Family

$1+ Billion Claims Reserve

A Subsidiary of a FORTUNE 500® Company

Ready to Simplify Your Next Commercial Transaction?
Your Commonwealth National Commercial Services team is ready to facilitate your next transaction, anywhere in the country.

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Q2 – 2026

Financial Highlights

Financial Information for the Three Months Ending June 30, 2026

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Company Snapshot

Commonwealth Land Title Insurance Company is a member of the Fidelity National Financial family of companies and the nation's largest group of title companies and title insurance underwriters – Fidelity National Title, Chicago Title, Commonwealth Land Title, Alamo Title and National Title Insurance of New York – that collectively issue more title insurance policies than any other title company in the United States.

Fidelity National Financial

$12.7 B
FNF Market Cap

$1.39
Adjusted EPS

$77.5 B
Investment Portfolio

$1.7 B
Claims Reserves

Title Segment

$2.5 B
Total Revenue

$448 M
Adjusted Pre-Tax Earnings

391 K
Direct Orders Opened

273 K
Direct Orders Closed



32.1%
Overall Market Share
Source: ALTA - 12 Mons 2025

Financial Strength & Claims Paying Ability

311
FORTUNE 500® 2026
Highest Ranking Title Insurance Company

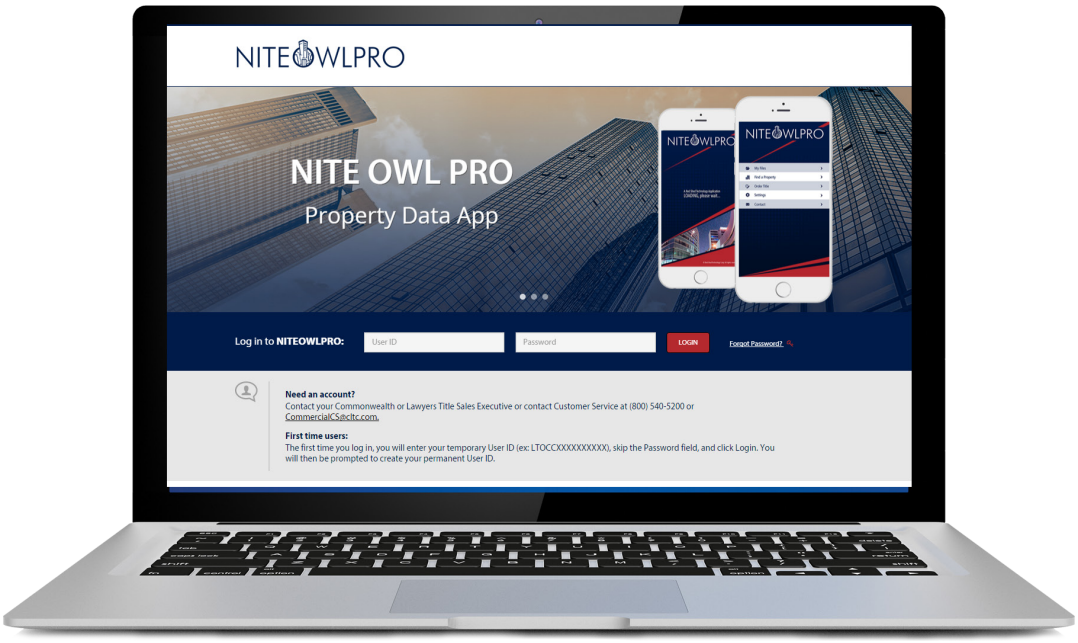
A
Standard & Poor's Rating

A2
Moody's Rating

Excludes Discontinued Operations. All Figures in US dollars. Source: FNF 10-Q *Excluding recognized gains and losses. **"FORTUNE®" and "FORTUNE 500®" are registered trademarks of Time Inc. Time Inc. is not affiliated with, and does not endorse the products and services of Fidelity National Financial, its subsidiaries, or affiliates.

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PROPERTY DATA TOOL



www.NiteOwlPro.com

SEARCH PROPERTY TYPES BY:

- Site Address
- Mail Address
- APN (Assessor's Parcel Number)
- Intersection
- National Owner's Name
- GPS Location
- Draw polygon around specific area

ADDITIONAL FEATURES:

- Batch address ordering capability
- Export property profiles in CSV format
- Property Profile Reports with included document(s)
- Print multiple reports at once
- See estimated property taxes
- Generate Property Tax Profile for a specific property

NITEOWLPRO is also available as an app for your smartphone or tablet! Search your device's app store for "NITE OWL PRO."



For more information on Commonwealth Land Title's property data tool, or to receive an account for NITEOWLPRO, please contact your Commonwealth sales executive.

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LOS ANGELES
601 S. Figueroa St., Suite 4000
Los Angeles, CA 90017

NEWPORT BEACH
4400 MacArthur Blvd., Suite 800
Newport Beach, CA 92660

SAN DIEGO
5355 Mira Sorrento Pl., Suite 260
San Diego, CA 92121

SAN JOSE
99 Almaden Blvd., Suite 840
San Jose, CA 95113

TORRANCE
21250 Hawthorne Blvd., Suite 130
Torrance, CA 90503

ARIZONA
2390 E. Camelback Rd., Suite 230
Phoenix, AZ 85016