



1 SITE CONTROL/ DUE DILIGENCE/ TITLE COMMITMENTS

- Order title commitments
- Determine search period based on geographical location and type of project (e.g., patent/sovereignty search)
- Review site control documents (e.g., Lease, Easement, Deed) for:
 - Insurability
 - Legal descriptions
 - Record ability
 - Proper landowner
 - Landowner warranties



2 CURATIVE

We collaborate with you on curative matters like:

- SNDAs (e.g., mortgages, Deeds of Trust, Agricultural Leases)
- Landowner entity documents (e.g., trusts, LLCs)
- Involuntary liens
- Heirship issues
- Vesting gaps
- Mineral ownership reports
- Surface waivers
- Accommodation agreements



3 PRO FORMA

We compile all title commitments into a working pro forma



4 SURVEY REVIEW

- Contiguity
- Encroachments
- Crossings
- Review easements for restrictive/exclusive language
- Legal descriptions
- Site layout
- Tie coverages to pre-construction survey
- Minerals



6 CLOSING/POLICY ISSUANCE

- Appropriate coverages for construction lenders, hedge providers, tax equity and more
- Mechanic's Lien Coverage (if available) and appropriate documents

CLOSING DOCUMENTS

- Indemnities
- Title Certifications
- Landowner Estoppels
- Recording of closing documents
- Settlement



5 ENDORSEMENTS/ AFFIRMATIVE COVERAGES

As a seasoned member of the industry, we appreciate and anticipate the endorsements and coverages that developers, lenders and equity providers require. We underwrite with all endorsements/coverages in mind, including:

- Enforced removal
- Mineral coverage
- Non-imputation

