

Title Research

Client Centered

TLI Solutions, Inc. (a TechLaw Company) conducts title research, which can provide much information regarding ownership and operational property history, uncovering potential holders of liability.

At TLI Solutions, Inc. (TLI), our environmental title research results assist with decision-making regarding whether the property has previous encumbrances or potential risks to the public health and environment. Deeds, easements, and liens can provide information regarding current and prior owners, property use, and constraints on use of the property. Asset and property improvement information can often be obtained from the documents as well. We have experience in the following:

- Title research at over 1,000 sites
- Sites ranging from a few acres to thousands of acres
- Sites covering time spans from the 1700s to the present with one to thousands of owners
- Research at Recorder of Deed's and Tax Assessor's offices nationwide, and collection of records at federal agency Real Estate Offices
- Conducting research at hundreds of offices, using Grantor-Grantee indices, computer databases, and card catalogue files
- Extracting information from real estate documents focusing on particular topics such as involvement of parties at the site, and any potential indemnification clauses that could impact responsibilities at a site for environmental contamination
- Using software in conjunction with property descriptions in title documents to identify the exact property being transferred
- Presenting the title information collected in narrative, tabular, and graphic forms using software packages and a

Geographic Information System (GIS), to show current parcel boundaries and changes to property over time

Title Research Capabilities

- Current and historic ownership
- Operations of lessees
- Adjacent landowners for access
- Mineral lessees
- Liens and judgments for encumbrances to ownership
- Tax liens and resulting ownership by government agencies
- Deed restrictions

Types of Documentation Collected

- Deeds, Leases, Liens, and Easements
- Declarations of Taking
- Reports of Excess and Surplus
- Contracts and Mortgages
- Mortgage Releases
- Parcel Maps
- Aerial Photographs
- Fire Insurance Maps

TLI Project Examples

Former Camp Beale, CA

TLI was originally tasked by the U.S. Army Corps of Engineers (USACE)



Title Research

concluded

Sacramento District with performing upgrades to a real estate database developed by USACE and performing Web site upgrades for the Former Camp Beale in northern California. The Former Camp Beale is a Munitions and Explosives of Concern (MEC) project being performed by the USACE Sacramento District in conjunction with the USACE Center of Expertise in Huntsville.

Subsequently, TLI was tasked with conducting month-to-month updates on the contents of the database, taking over the geographic information system (GIS) development and maintenance, and performing various public relations tasks. The database maintenance task involves contacting the various county Assessor offices to obtain current property ownership information for approximately 2,500 parcels; tracking the history of ownership; and maintaining information relating to ordnance located on the site, Right of Entry issues, and meeting attendance. During periods where Site Inspection field activities were taking place, it was necessary for TLI personnel to visit the county offices to rectify discrepancies in the County data or to ensure that the ownership was updated on a real time basis to ensure that the Right of Entries would be executed by the current property owner.

The existing GIS system included a variety of data tables including real property, property ownership, the location of targets and ranges on the site, emergency service providers, and other topographic features of the site. In addition, the GIS layers were integrated into an interactive map that was available through the Camp Beale Web site. TLI has been responsible for updating the parcel layer for this project throughout its duration.

Buena Mill and Mill Site, CO

The objective of this project was to clarify ownership of an abandoned mill and mine site in the mountains outside

of Boulder, CO. To provide this, TLI conducted a thorough title search on the three property parcels comprising the Site from 1936 to the present. This involved extensive research at the Boulder Clerk and Recorder's and Tax Assessor's offices, analysis of legal descriptions, and preparation of a chain of title report.

During the title research, TLI personnel discovered an error made in the legal description and subsequent recordings made by the Boulder County Clerk and Recorder. TLI notified the clerk and recorder office so that corrections could be made at both the clerk and recorder's office and the tax assessor's office.

Zeibright Mine, CA

The objective of this project was to conduct a title search and operational history for a former mining site in Nevada County, CA. This project initially consisted of 10 parcels of land, but expanded to include another 10 parcels, (20 parcels).

TLI contracted with a local title company to perform a title search on the initial 10 parcels of land and to provide deeds, leases, liens, mortgages, and other encumbrances. On the other 10 parcels, TLI personnel performed the title search and obtained copies of all relevant documents. TLI obtained pertinent operational and historical documents from the following state and federal agencies/organizations:

- California Department of Conservation/ Division of Mines and Geology
- California State Library and Archives
- Nevada County Assessor's, Recorder's offices, and County Libraries
- Searls Historical Library

TLI, using the Internet to obtain site-related background information, developed a chain-of-title report that included a title and operational history of the site.

For over ten years, TLI has held a contract with the California Department of Toxic Substance Control (DTSC) to conduct title searches on contaminated properties scheduled for clean-up. TLI has performed title research on over 100 properties in California in this time ranging from one parcel to multiple parcels and from the 1800s to the present.

