



Title Industry Services

Taking the Devil Out of the Details



One of the primary industries which our company supports with our evaluation services is that of title insurance. ELLIOTT® offers a variety of services to the title industry. These services cover a broad range of needs and disciplines. Our network of over 4000 affiliate appraisers, surveyors, consultants and legal professionals, allows us to procure not only the appraisals, but also the necessary supporting field services required to make an informed decision, be it surveys, deed plots, title reports, mineral valuations or timber reports. The core of our business and the most requested title claim products are appraisals. We have performed thousands of Fee Simple Appraisals as well as Diminution In Value (DIV) appraisals in connection with title claims. Our professional client services staff offers the following assistance in directing our clients in the order process:

- Analysis of claim documents to define a Scope of Work that addresses the specific Title Defect(s).
- Provide written proposal of adopted scope of work, project schedule timeline, project costs and any other necessary specifications.
- Acquisition of surveys, plot plans, title reports, oil/gas and mineral rights valuations as part of the DIV process.
- Select the proper evaluation professional for the project, convey in detail the scope of work and place the order.
- Each appraisal undergoes a stringent quality control review prior to client delivery, specifically addressing all aspects of the appraisal critical to the purpose of the evaluation.
- Standardized reporting of the appraisal findings in narrative format delivered electronically and/or in hard copy as requested by the client.

Diminution in Value (DIV) appraisals are among the most complex reports to be found in the appraisal industry. ELLIOTT® & Company Appraisers has developed a comprehensive program that provides timely, DIV appraisal service in all 50 states and U.S. Territories. To the Right is a graphic depiction of one of our DIV products.

Whether it is a simple residential deed overlap or an extra-complex blanket pipeline easement on a commercial investment property we can handle it. We have the knowledge and proficiency to guide the DIV process, from claim letter to the formal appraisal report containing understandable, supported and defensible conclusions.

Our online order and tracking system provides monitoring of the product from start to finish and allows uploading of claim documents and messaging. We personally answer our telephone to assist in developing solutions to problems for potential new order and are equally as happy to provide verbal updates on existing orders. Our client services specialists include certified appraisers and paralegals, each of whom process the order from start to finish.



Properties Serviced

Listed below are some of the property types upon which ELLIOTT® performs evaluation services.

- Agricultural
- Residential
- Commercial
- Industrial
- Institutional
- Mineral
- Resort/Recreational
- Timber
- Subdivisions
- Vacant Land

Types of Title Defects Addressed

At ELLIOTT® we have processed thousands of complex title claim evaluations. Most of these are in the form of DIV appraisals. Listed below are a few of the more common property interests, which we evaluate:

Covenants, Conditions and Restrictions (CCRs)
Agriculture/Forest Land Tax Deferment • Deed Overlaps
Mineral Rights • Timber Rights • Water Rights
Body of Water Level Changes • Encroachments • Easements

Our practice dictates that we deal with a broad and varied array of property easements. Listed below are a few of the many types of easements with which we have experience:

- Avigation
- Drainage
- Parking
- Utilities/Pipeline
- Temporary Construction
- Conservation
- Ingress and Egress
- View
- Slope
- Historic Preservation

Field Service Procurement

In many cases evaluations cannot be performed without supplemental professional field services and the reports which accommodate them. Listed below are a few of the more common field services which we obtain for our clients.

- Boundary Surveys
- Deed Plots
- Mineral Rights Valuations
- Title Searches
- Oil/Gas Valuations
- Timber Cruises
- Plat Maps (Example Below)
- Title Abstracts

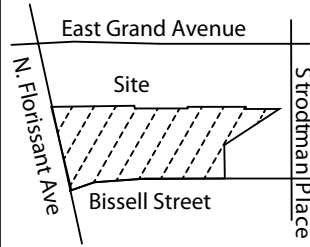
Title Claim Plat Map

Preliminary Deed Sketch:
Not For Sales, Conveyances or Recordation

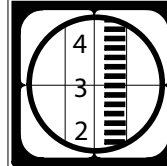
This property is subject to any easements, agreements, or rights - of - ways of record prior to this date.
This map does not meet the requirements of G.S. 47-30 as amended. Title search performed by others.

Revisions:

2125 Bissell Street
Part of City Block 1820
St. Louis, Missouri

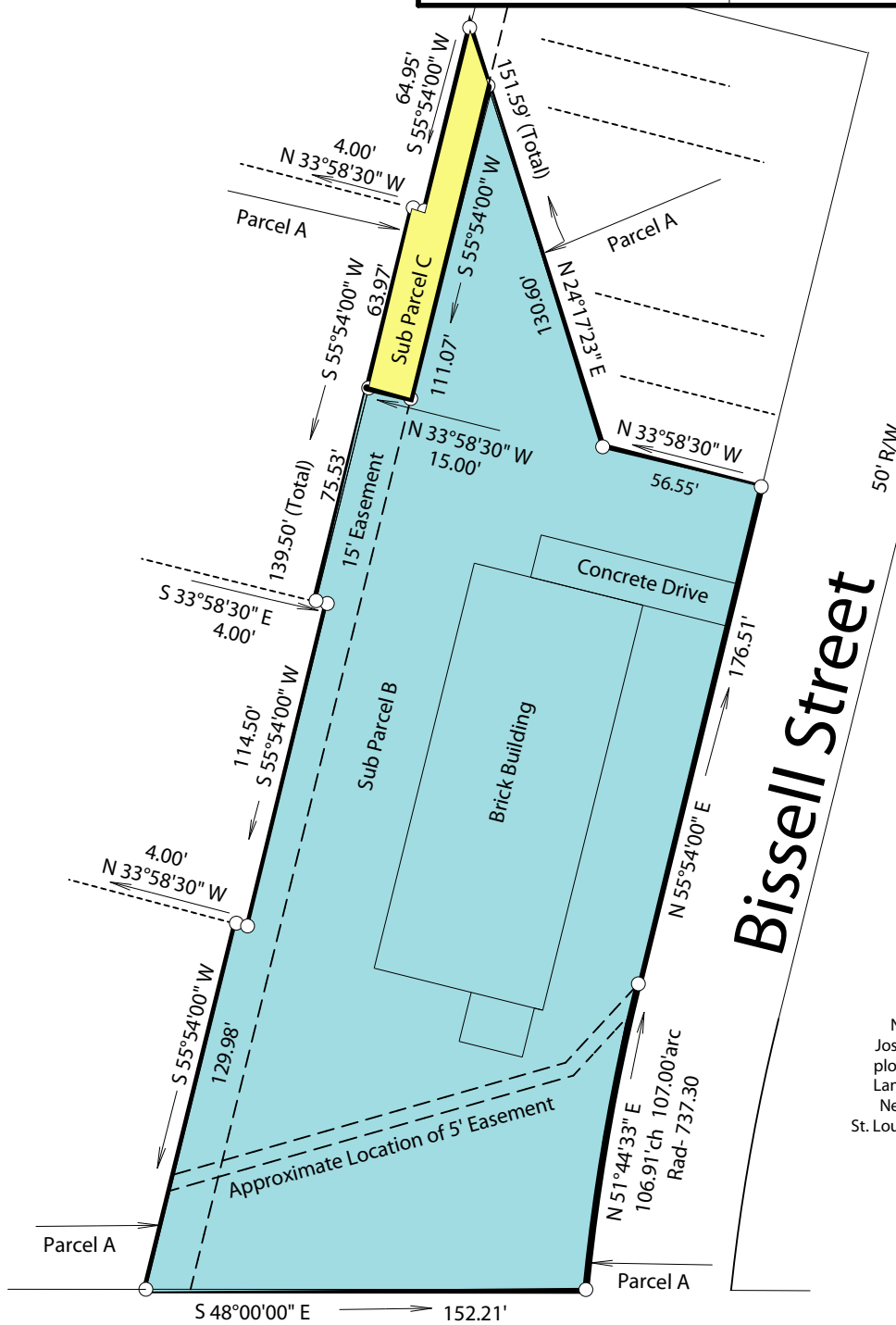


Location Map: Not To Scale



Joseph G. Stutts, PLLC
PROFESSIONAL LAND SURVEYORS
303 East Bessemer Avenue
Greensboro, North Carolina 27401
Phone: (336) 273-3930 Fax: (336) 273-7476

DATE: 1.13.2012 SCALE: 1"= 40'



Area Calculations	
Sub Parcel B -----	45,982 sq ft
+ Sub Parcel C -----	1,576 sq ft
= Parcel A -----	47,558 sq ft

Note: No field survey has been performed by Joseph G. Stutts, PLLC. All information has been plotted from recorded deeds and an ALTA/ACSM Land Title Survey titled: Mr. Rick Wolf "Grace Hill Neighborhood HealthCenters, Inc." surveyed by St. Louis Surveying & Engineering, Inc dated 6-4-2009.

N. Florissant Avenue

60' R/W

A Product Of



*Benefit
to the
Client*

- Custom online ordering and tracking system or just pick up the phone or email us.
- The same client services specialist works the order from start to finish.
- On-site staff of experienced certified appraisers, including those with the MAI and SRA designations. We have the ability to solve complex appraisal problems and facilitate conclusions that are reasonable, supported and understandable.
- Extensive network of appraisal consulting affiliates in all fields of real-estate appraisal for those claims that are particularly difficult.
- We speak the language of appraisers, surveyors, engineers, attorneys and other real property specialists. We have the ability not only to effectively communicate a scope of work to them, but also to monitor all work to insure a quality outcome.
- At ELLIOTT,[®] we have the ability to be flexible and to tailor our services to the unique requirements of the client.

ELLIOTT[®] specializes in solving complex and difficult DIV problems, servicing remote locations and very often a combination of the two. Please call ELLIOTT[®] & Company at 800-854-5889 and ask for Client Services Director Glenn Gibbs (x 304) or General Manager Carlyle Holt (x 350) to find out how ELLIOTT[®] can streamline the title claim DIV appraisal process for you and your firm.

