



## QUALITY

## TIMING

## EFFECTIVENESS

Our strategy of simplicity ensures our client's due diligence requirements are achieved.

Knowledge, an experienced team and innovative technology are our greatest assets — allowing us to provide specialized services integral to your commercial real estate transaction.

This enables us to:

- ▶ Listen and collaborate with our clients to ensure success
- ▶ Scale seamlessly from a single site to a large national portfolio
- ▶ Deploy the proper solution and innovations to complete projects timely and efficiently
- ▶ Personalize our service with comprehensive professional guidance and meaningful communication

Welcome to FA Commercial Due Diligence Services Co.

888.322.7371 | [cds.solutions@firstam.com](mailto:cds.solutions@firstam.com)

**CDS**  
COMMERCIAL  
DUE DILIGENCE SERVICES

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Providing ALTA Land Title Survey Services,  
ExpressMap® Services, Zoning Reports,  
Elevation Certificates and Site Reports

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# Your Single-Source Provider for Quality Due Diligence Services

Providing ALTA Land Title Surveys, ExpressMap® Services, Zoning Reports, Elevation Certificates and Site Reports

## Land Surveying

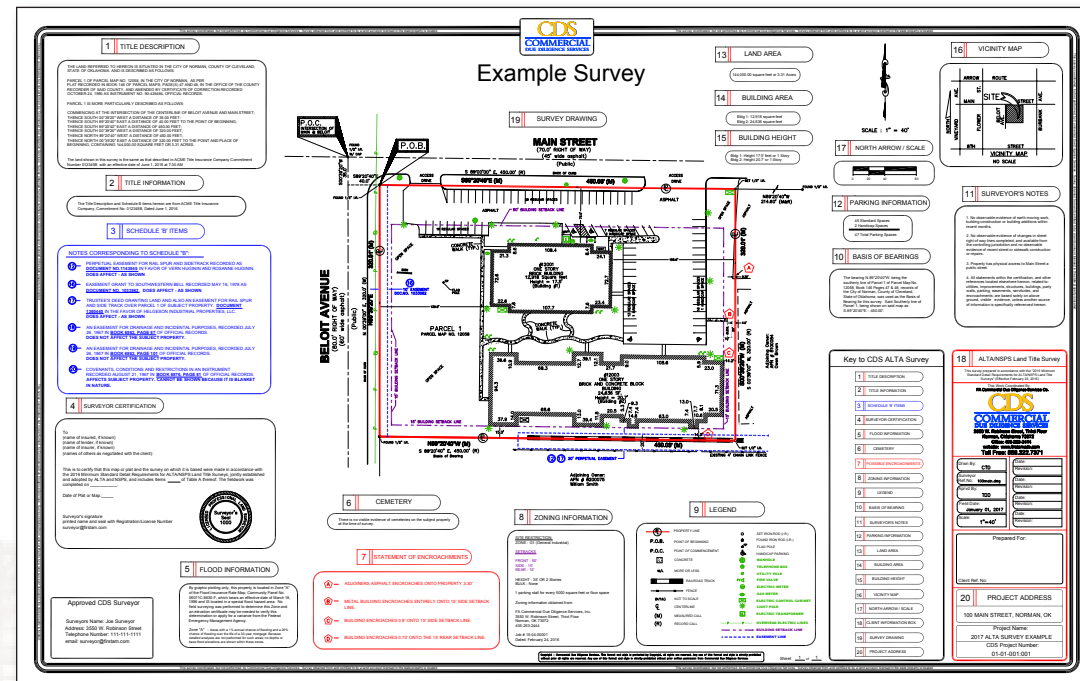
**National Coverage** — serving your needs in the field no matter how many sites.

Hyper-linked title documents, interactive Schedule B Items and interactive “Possible Encroachments” streamlines your review process, saves time and enriches collaboration.

### ALTA Survey Services

- ▶ Quality on-time work delivered by registered professional land surveyors
- ▶ Dedicated project management team assigned to assist your process
- ▶ Weekly detailed status reporting
- ▶ QC ensured by comprehensive in-house review department
- ▶ Security of errors and omissions insurance on each contracted site

Interactive survey tool included with electronic delivery



Our unique color format highlights key elements, easements, Schedule B exceptions and possible encroachments.

**Survey Reading Program** — Providing review and underwriting guidance of existing and new ALTA surveys

**Site Development Services** — Taking our clients’ projects from start to finish

Working with our clients and their development teams, CDS assists from pre-acquisition site investigation to the as-built ALTA survey. Our experienced team understands the complex engineering requirements to support your objectives.

### Scope of Surveying Services

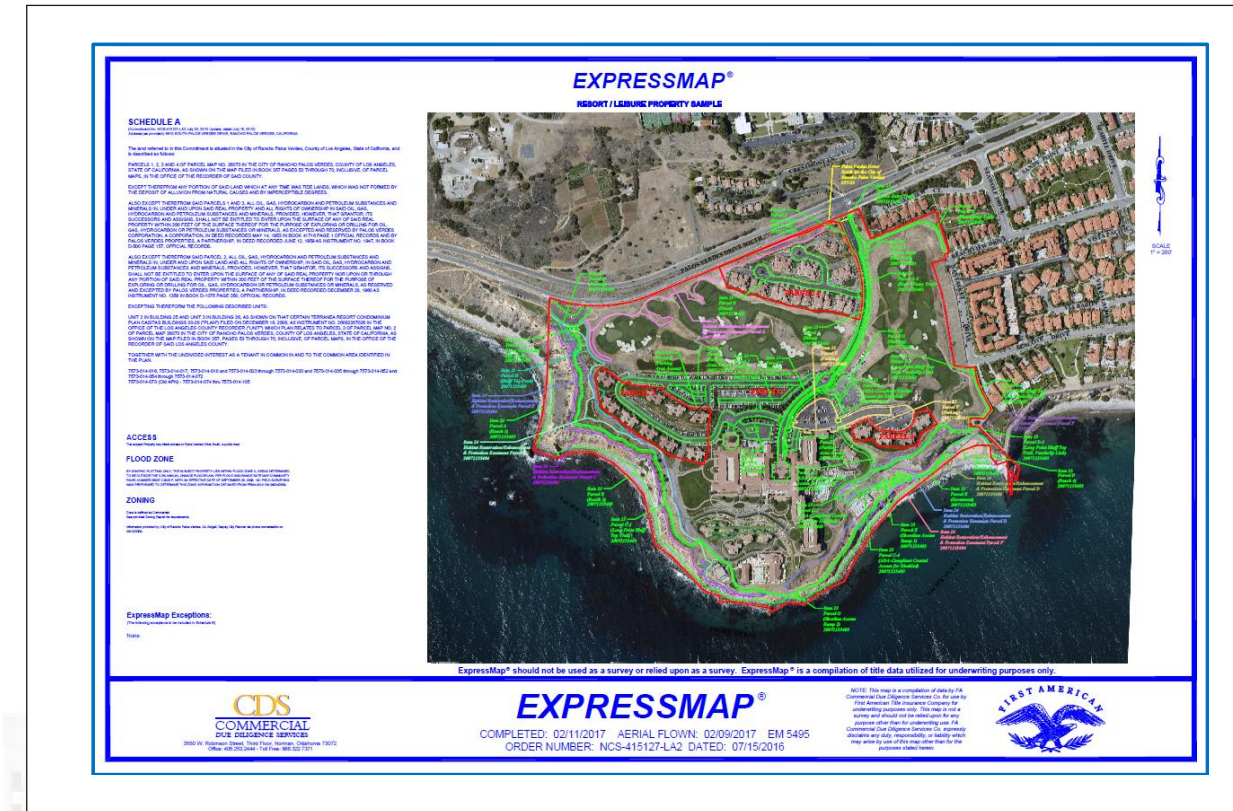
- ▶ ALTA land title surveys
- ▶ FEMA flood elevation certificates
- ▶ Standard and life of loan flood determinations
- ▶ Boundary surveys to state standards
- ▶ Pre-construction surveys and platting
- ▶ On-site investigation reports

Note – CDS provides professional land surveying services in AL, AR, AZ, CA, CO, DE, FL, GA, HI, ID, IL, KS, KY, LA, MO, NE, NJ, NM, NV, OH, OK, PA, PR, SD, TN, TX, UT, WA, WI and WY. CDS provides national land surveying services management through our network of certified land survey providers licensed in their respective states. Our ongoing expansion will cause this list to change without notice. CDS professional land surveyors are TWIC certified.

## ExpressMap® Services

An innovative and cost-effective underwriting tool facilitating land title insurance coverage

ExpressMap allows for provision of title insurance coverage, addresses survey exceptions to satisfy most lender requirements and allows for the issuance of a lender’s title policy – providing permissible coverage and endorsements without the need for a traditional ALTA survey. ExpressMap is subject to First American Title approval regarding coverage or endorsements to be issued. Our knowledgeable ExpressMap team utilizes current aerial images and recorded property information to deliver a full-color ExpressMap, reducing the time and cost of due diligence requirements.



### Distinctive ExpressMap® Benefits

- ▶ Flown at time of order capturing current aerial image
- ▶ Shows subject property & surrounding area
- ▶ Depicts Schedule B exception items
- ▶ Allows electronic delivery
- ▶ Shortens delivery schedules
- ▶ Saves 25% to 60% over ALTA surveys

ExpressMap also includes an access statement and flood zone information as applicable.

Note: ExpressMap should not be used as a survey or relied upon as a survey. ExpressMap is a compilation of title data utilized for underwriting purposes only. Additional requirements may apply to satisfy individual state compliance concerns. Please contact your CDS representative for more information.

## Zoning Information Services

Zoning reports made easy

Our experienced team focuses their investigative skills on ensuring you receive accurate and complete information.

- ▶ Competitive established fees upfront
- ▶ Accurate reports that save you time and money
- ▶ Custom zoning reports can be created to meet your requirements
- ▶ Utilizing established relationships with municipalities for your benefit

### Standard Reports

#### Full Compliance Reports — “The Industry Standard”

Our most comprehensive report utilizes our team’s knowledge of ALTA surveys to accurately compare zoning requirements to site surveys, as provided, ensuring you receive the critical information you need for your transaction.

Compliance or verification letter - notice of zoning, building and fire code violations - approved site plan - municipality zoning code, including permitted use, right to rebuild & parking requirements - certificate(s) of occupancy - applicable variances, special permits, conditions and ordinances - conforming status by municipality - comparison of current zoning to existing or new survey - adjacent property zoning designations - table of current municipal requirements (i.e. building height, setbacks and bulk requirements)  
Note: Municipality fees may apply.

#### Executive Summary Reports

Delivered in **ONE WEEK** from receipt of ALTA survey. This unique report contains applicable zoning information without municipality fees.

Municipality zoning code, including permitted use, right to rebuild & parking requirements – table of current municipal requirements (i.e. bldg. height, setbacks and bulk requirements) – zoning information verbally verified by municipality – comparison of current zoning to existing or new ALTA survey.

#### Zoning Letter & Code Reports

Compliance or verification letter - notice of zoning code violations - conforming status by municipality - municipality zoning code, including permitted use, right to rebuild & parking requirements  
Note: Municipality fees may apply.

#### Zoning Information Report (ZIR)

Providing surveyors proper zoning information to complete ALTA Table A Item 6.

Report includes a table of the applicable zoning requirements, zoning code, minimum parking requirements and a copy of the zoning map as available.

Your single-source provider

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