



Bronson receives urgent care

P&N evaluates 39 properties in less than two months to help Bronson meet closing date

As Bronson Healthcare Group prepared to acquire Battle Creek Health Systems, a purchase including 39 pieces of property, they needed to know exactly what they were getting.

This was the responsibility of Michael DiFranco, CHSP, Bronson's Manager of Facility Planning & Development, who stepped into the job in March 2011 when his predecessor retired unexpectedly.

To make Bronson's July 1, 2011 closing date, DiFranco needed Environmental Site Assessments (ESAs) and ALTA Surveys ready for attorney review in only seven weeks.

"We talked to P&N, and our first question was, 'Can you guys handle this in the time frame?'" said DiFranco. "And they made it happen. Every project came in early."

Working As a Team

"It wouldn't have been possible without a team-oriented approach," said P&N Project Manager Chris Cruickshank, P.E. "Bronson, their attorney, the title company, our staff — we all worked together to get it done."

"Our survey crews even started working before Bronson decided on the full scope of the project. It was the only way to meet the deadline."

P&N wanted to make sure we were on the same page, said DiFranco, "so they took the time to sit down with me and explain what each part of an ESA is and what the regulations mean. I'm newer to my roll, and P&N made it so easy for me."

Clear Communication

With a short deadline, a large team, and 39 properties, good communication was essential.

"We were on the phone with Bronson or their attorney every day," said P&N Surveyor Chris Kersten, P.S. "We gave them regular updates — what we need, what we see, what we're concerned about — so they could have as much



time as possible to resolve problems and keep things running smoothly."

DiFranco was very happy with this approach: "As the owner, we kept constantly changing requirements. And through it all, we were never in doubt about what was going on with the P&N crews. To have someone who's that responsive, who communicates that well, it's invaluable."

Smart Planning & Strategy

Bronson wanted the ESAs and surveys ready at least a week before their closing to give their attorneys enough time to review everything. The P&N team found a number of strategic ways to meet Bronson's deadlines.

"Some of the properties were adjacent to each other," said Cruickshank, "so we grouped them into 23 sites, reducing time and expense."

To expedite survey work, P&N ranked the sites by difficulty and started with the ones that had the most potential for problems.

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"Even their quotes are well-written. Every one is like a nice executive summary that helps me justify to my executive team what we're doing."

Michael DiFranco, CHSP,
Bronson Healthcare Group



Reducing real estate risk with an ALTA Survey

Risk is an inherent part of any real estate transaction. While it is impossible to eliminate risk, title insurance and ALTA Surveys can help manage it.

What is title insurance?

When dealing with real estate, we usually use the term title to mean "the formal document that provides evidence of the owner's legal rights to a property." Unfortunately, titles can be challenged, and rights can be lost.

Title insurance protects buyers from loss due to defects in their title, to liens, or to other matters. If there are problems with your title, your insurance company will pay to defend your title or reimburse you for your loss.



Is title insurance enough to manage risk?

To limit their liability, title insurance companies include several Standard Exceptions in all of their policies. One of these is the Survey Exception, which states that the insurance policy won't cover anything that can be discovered by an "accurate survey."

Although the exact wording varies between insurance providers, the effect is the same. If an "accurate survey" later contradicts the information on your title, the rights stated in your title can change.

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ALTA Basics

- Title insurance policies exclude boundary problems from coverage unless there is an "accurate survey."
- Only an ALTA Survey will be considered an "accurate survey."
- Most commercial real estate lenders insist on an ALTA Survey to limit their risk.
- ALTA Surveys cost more because they have more requirements and because the surveyor assumes more liability.



Roads at Gerald Ford International Airport win paving award

The Asphalt Paving Association of Michigan has given the Gateway Drive & Walsh Drive project at Gerald R. Ford International Airport its *2011 Award of Excellence* in Category #3 (2,500-20,000 tons).

This project rehabilitated a mile of Gateway Drive, which connects the Airport Passenger Terminal to Oostema Boulevard, and 2,000 feet of Walsh Drive, which connects Oostema Boulevard and the Economy Parking Lot. The project also re-routed 1,400 feet of Gateway Drive to make room for an anticipated apron expansion.

P&N planned, designed, and provided survey and construction observation for the project.

BRONSON – continued from front

“We wanted everything to be ready by closing — no last-minute surprises,” said Kersten. “So we had to give Bronson enough time to resolve any title issues.”

“We also wanted to make sure that our reporting methods met their needs, so we completed one ESA quickly and sent it to Bronson for approval,” said Cruickshank. “The rest of the reports were modeled on the template of that first one.”

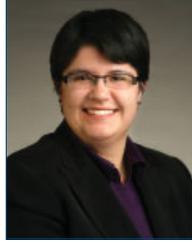
The P&N team met DiFranco’s deadline and is now evaluating the leaking on-site water softening systems found at two of the properties.

“We’ve worked with a lot of groups over the years,” said DiFranco, “but we’ve settled on P&N as our vendor of choice for environmental work.”

If you want help meeting your next environmental or survey deadline, contact **Chris Cruickshank, P.E.**, at (616) 364-8491 or ccruickshank@preinnewhof.com.

P&N adds transportation engineer and laboratory technician

Prein&Newhof welcomes two new employees:



Ariana Jeske, P.E., has joined the civil engineering department at the Grand Rapids Office. Her experience is in transportation and water resource engineering. Ariana holds a Bachelor of Science degree in Civil Engineering

from Michigan Technological University.



Janet Seccombe has joined the Environmental Laboratory as a technician. She holds a Bachelor of Science degree in Chemistry from Grand Valley State University.

ALTA – continued from front

So, what’s an “accurate survey”?

To help property buyers limit their risk, the American Land Title Association (ALTA) and the American Congress on Surveying and Mapping (ACSM) created a set of “accurate survey” standards that satisfy title insurance companies.

A survey conducted according to these standards is an ALTA/ACSM Land Title Survey, or an “ALTA Survey” for short. If an ALTA Survey is performed on a piece of property before a sale, the Survey Exception can be left off the title insurance for that property. Only an ALTA Survey will be considered an “accurate survey” for the purposes of title insurance.

The ALTA/ACSM standards also include “Table A,” a list of optional items that can be included with the survey. This allows buyers and lenders to easily order a survey customized to their specific needs.

An ALTA Survey is certified to a defined set of parties for a specific real estate transaction. It cannot be re-certified at a later date, or to a different party.

Think you may need an ALTA Survey? Contact **Dan Elzinga, P.S.**, at (616) 364-8491 or delzinga@preinnewhof.com.

Prein&Newhof specializes in civil and environmental engineering, environmental consulting, surveying, GIS, and laboratory testing.

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