



CALL FOR REAL ESTATE TITLE SERVICES

SOLICITATION NO: F-13-002-RA

ADDENDUM #2 – October 7, 2013

CHANGES TO CALL FOR REAL ESTATE TITLE SERVICES

Page 2 – Insert (Additional Scope): Real Estate Land Title Services – Edwards Aquifer Authority Permitted Water Rights

- a. Title Run Services – Provide all inclusive reports of all instruments filed in the public records in the office of the Secretary of State of Texas and/or county in which is located (i) land from which historical use originated for the permits, and (ii) land that has ever served as a point of withdrawal for water produced under the permit. Such instruments shall include all UCC financing statements against the applicable EAA permitted water rights, all conveyances of and liens against the land described in (i) and (ii) hereinabove, and all conveyances, leases, and related agreements relating to the applicable EAA permitted water rights.
- b. Title Search Services – Provide all inclusive investigation of public records in the office of the Secretary of State of Texas and/or the county in which is located (i) land from which historical use originated for the permits, and (ii) land that has ever served as a point of withdrawal for water produced under the permit. Determine, among other things which may be requested from time to time, the name and address of the current owner of the property, a list and copy of all liens, claims, encumbrances, all UCC financing statements against the applicable EAA permitted water rights, all conveyances of and liens against the land described in (i) and (ii) hereinabove, and all conveyances, leases, and related agreements relating to the applicable EAA permitted water rights, reservations, restrictions, covenants and other conditions affecting title to the land and/or improvements thereon and/or the applicable EAA permitted water rights and a

confirmation of the status of tax payments on the property, which investigation shall be summarized in a report that is signed by the Consultant or its authorized agent.

- c. Commitment of Title Insurance – Provide a signed and binding commitment of title insurance for the applicable EAA permitted water rights in the form promulgated by the Texas Department of Insurance, committing your firm to issue to the named insured, a policy of title insurance, in the form promulgated by the Texas Department of Insurance, upon the payment of the premium and other charges due and compliance with the requirements on Schedule B and Schedule C thereof, and providing a copy of all documents listed in Schedules B and C thereof.
- d. Policy of Title Insurance – Issue a policy of Title Insurance in the form promulgated by the Texas Department of Insurance, in accordance with the Title Commitment prepared by Consultant.
- e. Escrow Services – Provide general escrow services, including without limitation, receipt of contracts and purchase and sale agreements; receipt and deposit (in an interest bearing account) of all earnest money and other deposits payable under the agreements; receipt and disbursement of all earnest money and other sums in the manner provided for in the agreements provide general and customary closing services, including, without limitation, preparation of settlement statements, notarizing and recording documents and performing services set forth in closing instruction letters prepared by SAWS or its agents or authorized representatives.
- f. Tax Certificates – Provide tax certificates indicating tax account information.
- g. Recordings – Provide service of recording legal documents pertinent to each transaction.
- h. Courier – Provide courier service of documents pertinent to each transaction, if necessary.

No other items, dates, or deadlines for this Call are changed.

END ADDENDUM #1
