

**Ulteig**

We listen. We solve.®



# RIGHT-OF-WAY

STATEMENT OF QUALIFICATIONS

# WHY CHOOSE ULTEIG?

## PUTTING OUR EXPERIENCE TO WORK FOR YOU

Your interests are our priority. Ulteig's right-of-way team takes ownership of your projects to keep them moving in the right direction. Turning challenging projects into operational successes for organizations like yours has been a cornerstone of Ulteig's business since 1944. It's also no mistake we consistently receive positive client approval ratings for exceeding expectations. With nearly 100 years of combined experience and unique expertise in land services, our right-of-way experts have more than 150,000 hours of service to our clients.

We have assembled a skilled group of experts when it comes to land rights, and our agents are all licensed real estate agents. Whether it's a landowner calling at midnight, or a client calling at 6am with a question, we are always available. Timeline-driven and detail-oriented, we meet and complete assigned deadlines and double-check our work. Lastly, we are in the business of building relationships. Our experts will gain landowner trust, calm fears, counter drawbacks and offer support throughout the entire process.



## POWER

Ulteig was founded with the vision of bringing electricity to the rural Midwest. Throughout the years, we have expanded to meet the needs of our clients with an ongoing commitment to high-quality work and superior service. Our team of professionals have provided right-of-way and site acquisition services for thousands of miles of high-voltage transmission line corridors, distribution systems, and substation sites. Ulteig's team includes licensed real estate agents and a licensed appraiser. Our team is also experienced with acquisition and easement document preparation, land title searches, permitting, and public presentation. This combination of professional and experienced staff makes Ulteig a leader in providing right-of-way services.

## TRANSPORTATION

Ulteig's right-of-way staff is led by experienced real estate professionals who have provided services to various state departments of transportation (DOT) on projects ranging from large-scale highway reconstruction to sliver grading and road widening projects. We have assisted many municipalities throughout the Upper Midwest with municipal roadways, water, sewer, and overpass projects. Our team is experienced in direct purchase, temporary construction easements, relocation, and public presentation.

## RENEWABLES

Ulteig's experienced right-of-way staff has acquired more than a quarter million acres of land throughout the Midwest and Southwest for wind and solar farms. All of these projects have included the development of landowner databases and associated CADD/GIS aerial mapping. Our right-of-way experts have negotiated land purchases along with transmission line corridors within these footprints.

Combined with Ulteig's full range of resources, we provide acquisition, land title searches, curative title work, document preparation and coordination within the project route. We understand the special needs of wind and solar farm projects and are experienced in providing a wide variety of services.



# RIGHT-OF-WAY SERVICES

Led by experienced real estate professionals, Ulteig provides right-of-way and site acquisition services for projects ranging from large-scale wind and solar farms, electric transmission to municipal infrastructure and highway projects. Our right-of-way experts negotiate land purchases, leases, options and easements to best meet our clients' project objectives and criteria. Our team also handles document preparation, permitting, land title searches and public presentations.

## PERMITTING/ROUTING

Ulteig has the expertise and capabilities to secure all your projects permitting needs and perform site and routing studies.

- Right-of-way research
- Permitting
  - Federal
  - State
  - County
  - Township
  - Local
  - Municipal
  - Environmental
- Routing
  - Route planning
  - Site research
  - Site qualification
  - GIS modeling
  - Mapping
  - Public presentations

## TITLE RESEARCH

Our experienced staff researches, identifies, and creates land ownership portfolios.

- Courthouse research
- Deed and encumbrance procurement
- Tax information
- Plats
- Right-of-way maps
- Surveys
- Section corner data
- Landowner database
- Aerial/GIS ownership map

## RELOCATION

Ulteig's relocation assistance involves a close working relationship with all displaced persons, whether residential or commercial. We are diligent in adhering to the Uniform Relocation Act and its revisions.

- Plan writing
- Residential
- Commercial

## ACQUISITION

Ulteig's real estate professionals diligently pursue and acquire all the land rights required to build your facility.

- Document preparation
- Descriptions
- Negotiations
  - Easements
  - Deeds
  - Leases
  - Options
- Recordation
- Exhibits
- Damage settlements
- Land value analysis
- Public information meetings
- Special considerations
- W-9
- Communication records
- Memorandum of agreement
- Project management
- Project closeout

As the vision for a project takes shape, right-of-way acquisition is an essential step in the process of turning a great concept into a successful project. We are committed to fully and efficiently supporting the full range of our clients' needs.



# PROJECT HIGHLIGHTS



## **CAPX2020 TRANSMISSION LINE PROJECT**

NORTH DAKOTA, MINNESOTA AND SOUTH DAKOTA

CapX2020 is a joint initiative of 11 investor-owned, cooperative, and municipal utilities in Minnesota and the surrounding region to upgrade and expand the electric transmission grid. It is the largest development of new transmission in the Upper Midwest in 30 years. The lines cover a distance of 700 miles. The Ulteig acquisition team provided turnkey acquisition services, including permitting, title research, database management, document drafting, scheduling, construction coordination, valuation coordination, landowner negotiations, siting, access support, laydown yard lease negotiations, condemnation assistance, closing on Buy The Farm parcels, and crop and restoration damage settlements. The Ulteig team provided acquisition services on approximately 1400 parcels.



## **BUFFALO RIDGE II WIND FARM**

TORONTO, SOUTH DAKOTA

Ulteig right-of-way professionals performed title search on 44,560 acres, generating a landowner database and contact list, and creating a section breakdown drawing of the acquisition area using Computer-aided Design & Drafting (CADD) software and Geographic Information Systems (GIS). Leases were obtained for placement of wind turbines, access roads, transformers, splice cabinets, underground collection lines, substation, and an on-site O&M facility. Our staff completed lease acquisition of 137 parcels of land — totaling approximately 36,340 acres — completed in 14 weeks. The land acquired consisted of farmland and ranch land.

# PROJECT HIGHLIGHTS

## **NDDOT HIGHWAY 1804 RECONSTRUCTION PROJECT**

NEW TOWN, NORTH DAKOTA

The project included a complete reconstruction of Highway 1804 from north of New Town to the Ross Curve; a 20-mile route. The reconstruction included realignment of the highway with turn lanes, passing lanes, and wider shoulders. The initial project scope changed over a two-year period. The North Dakota Department of Transportation (NDDOT) provided title through a title company, however additional research was required due to the project scope changes. All the title information was reviewed to determine correct ownership. Prior to beginning the project landowner contacts were initiated to collect and verify information needed for the DOT forms such as marital status, correct address/phone numbers, information related to Trusts and Life Estates and tenant information. Ulteig acquired permanent easements and temporary construction easements; with a total of 205 parcels acquired. Ulteig right-of-way staff prepared DOT forms, negotiated with the landowners, worked with NDDOT staff on design changes, and submitted the completed/signed forms to the DOT. Our professionals prepared all acquisition documents and completed all direct purchase negotiations.



## **FARGO-MOORHEAD (FM) FLOOD DIVERSION PROJECT**

ND AND MN BORDER

FM Flood Diversion Project is a complex project with many local, state and federal jurisdictions. The Flood Diversion Authority has hired Ulteig to help with direct purchase negotiations with landowners. This is a 3-phase project that is approximately 30 miles from Hickson-Oxbow to Argusville, North Dakota. The Ulteig acquisition team has been providing turnkey acquisition services, including title research, database management, document preparation, direct purchase negotiations with landowners, condemnation assistance, and crop and restoration damage settlements. We have completed some acquisitions on Phase I of the project with the remainder in progress. We continue to work with the Diversion Authority on the remaining phases of the project.

