

## Title Curative Specialist

### **Overview:**

Greenwood Sustainable Infrastructure (GSI) is focused on development, engineering, financing, construction and operation of solar PV and energy storage projects with capacities from 1MW to 100MW in Canada and USA. GSI is seeking a dedicated advocate for renewable energy development to support title curative processes across our active U.S. markets.

This full-time permanent position will be primarily remote, with infrequent travel for role-specific duties and visits to our Canadian and U.S. offices.

This full-time permanent position will be a work-from-home role reporting to the Senior Manager of Land Acquisition.

### **Key Responsibilities Will Include:**

- Coordinate with third-party consultants to procure title searches, title commitments, title reports and other relevant documents.
- Conduct thorough reviews of title commitments, title reports and related documents to identify defects, encumbrances, and other issues requiring resolution.
- Research, analyze, and resolve title defects, including liens, easements, encroachments, and boundary disputes, to ensure clear title.
- Work closely with title companies, attorneys, surveyors, developers and landowners to address and resolve title issues.
- Conduct due diligence on property titles ensuring all title issues are identified and resolved prior to financial closing.
- Ensure compliance with all relevant laws, regulations, and company policies related to title curative processes.
- Identify potential risks associated with unresolved title issues and develop strategies to mitigate these risks.
- Coordinate with external vendors and contractors, such as surveyors and abstractors, to obtain necessary documentation and services for title curative work.
- Provide clear and timely updates to development team members and other stakeholders on the status of title curative efforts and potential impacts on project timelines.
- Maintain accurate records of title curative activities in project trackers and update internal CRM database ensuring progress and documentation is organized and available to all team members.
- Identify opportunities to improve internal title curative processes, tools, and systems to enhance efficiency and accuracy.

### **Key Attributes:**

- 3-5 years of experience in Land Management, Real Estate Transactions or Property Management, ideally in the renewable energy industry.



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- Exceptional attention to detail, with the ability to identify and resolve complex title issues with accuracy.
- Strong analytical skills to review and interpret title documents and legal description effectively.
- Proactive in identifying potential problems and resourceful in finding solutions to resolve title defects.
- In-depth understanding of title insurance and the title curative processes with knowledge of renewable energy industry practices.
- Excellent written and verbal communication skills, with the ability to clearly explain complex title issues to stakeholders at all levels.
- Collaborative mindset with the ability to work effectively with cross-functional teams, including Legal, Development, Engineering and Strategic Finance.
- Highly organized and capable of managing multiple tasks and project simultaneously while maintaining accurate records.
- Comfortable working with external stakeholders such as landowners, title companies and attorneys, to achieve desired outcomes.
- Ability to adapt to changing project needs and priorities, with a flexible approach to problem-solving.
- Self-driven with the ability to work independently and take initiative
- Strong ability to prioritize tasks and meet deadlines in a fast-paced environment