

# The Moote Group

## PROJECT FEASIBILITY CHECKLIST

Project Name: \_\_\_\_\_

Seller: \_\_\_\_\_

Location: \_\_\_\_\_

Acres: \_\_\_\_\_

# of Lots: \_\_\_\_\_

APN#: \_\_\_\_\_

Page # & Source: \_\_\_\_\_

<b>A)</b>	<b><i>Due Diligence Items - Mandatory</i></b>	Bluestone Review	Third Party Review	Firm/ Consultant Type	Date Received	Comments
	<i>Property Analysis</i>					
1	Cost Estimate (Including Fees)	√	√	Estimator		
2	Improvement Bonds (Faithful Perf. & Maintenance)	√				
2	Entitlements- Conditions of Approval	√				
3	Entitlements- Tentative Map	√	√			
4	Environmental- Phase 1	√	√	Environmental		If Seller report, review by our consultant
5	Operational/Maintenance Budget for Hold Period	√				
6	Physical Inspection of Property	√				
7	Soils Report	√	√	GeoTech		If Seller report, review by our consultant
8	Tax Statement/Assessments	√				
9	Title- Plotted Easements	√	√	Legal		
10	Title- Preliminary Title Report	√	√	Legal		
11	Title- Underlying Documents	√	√	Legal		
	<i>Market Analysis</i>					
1	Discussion with Builders/Potential Lot Buyers	√				
2	Lot Inventory Analysis	√				
3	Market Analysis (if needed)	√	√			
4	New Home Sales Comps	√				
<b>B)</b>	<b><i>Due Diligence Items - Mandatory When Applicable</i></b>	Bluestone Review	Third Party Review	Firm/ Consultant Type	Date Received	Comments
1	CFD (Tax runs, schedule, RMA)	√	√	CFD		If Seller report, review by our consultant
2	Civil Engineering- Lot Certifications	√				
3	Civil Engineering- Review of Plans	√	√	Civil		
4	Design Guidelines	√				
5	Dry Utilities Analysis	√	√	Cost Estimator		
6	Entitlements- Development Agreement(s)	√	√	Legal		
7	Entitlements- Environmental Impact Report	√	√			
8	Entitlements- Specific Plan	√				
9	Environmental- Archeo/Paleo	√	√	Environmental		If Seller report, review by our consultant
10	Environmental- Biological Surveys/Assessment	√	√	Environmental		If Seller report, review by our consultant
	Environmental- Permit Info 401, 404, 1603	√	√			
	Environmental- Wetlands Survey/Assessment	√	√			If Seller report, review by our consultant
	Third Party Agreements/Leases	√	√	Legal		
<b>C)</b>	<b><i>Miscellaneous Areas of Concern (√'s from Comprehensive Checklist)</i></b>	Bluestone Review	Third Party Review	Firm/ Consultant Type	Date Received	Comments
1						
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						

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Project Name:

D)	<i>Review of Available Plans</i>	Bluestone Review	Third Party Review	Firm/ Consultant Type	Date Received	Comments
1	<b>Improvement Plans:</b>					
	a. Grading			Civil/Soils		
	b. Paving (Street)			Civil		
	c. Water			Civil		
	d. Sewer			Civil		
	e. Storm Drain			Civil		
	f. Landscape					
	g. Plant Salvage					
	h. Fencing/Wall Plan					
	i. Street Light Plan			Dry Utilities		
2	<b>Utility Plans:</b>					
	a. Electric			Dry Utilities		
	b. Gas			Dry Utilities		
	c. Cable			Dry Utilities		
	d. Phone			Dry Utilities		
3	<b>Other:</b>					
	a. Topo Map					
	b. Flood Letter					
	c. Health Certificates					
	d. Certificate of Water Assurance			Civil		
	e. Storm Water Pollution Prevention Pln			Civil		
	f. NPDES Notice of Intent					
	g. Drainage Report			Civil		
	h. Traffic Studies					
	i. Other Engineering Reports					