



Quartaroli & Associates, Inc.  
Land Surveyors - Land Planners  
310 Sun West Place, Suite "A"  
Manteca, CA 95337

SURVEYING & PLANNING FOR THE FUTURE®

***New Edition!***

## ***Field Notes - July 2011*** —A Quartaroli & Associates Newsletter

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**Quartaroli & Associates, Inc.**  
*Land Surveyors - Land Planners*

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Michael L. Quartaroli has been actively involved in land surveying in Central California since 1975, and in 1987 organized the firm of Quartaroli & Associates, Inc. serving the private and public sector.

Land surveying services include:

- Boundary Surveys
- ALTA / ACSM Land Title Surveys
- Flood Elevation Certificates
- Topographic Surveys
- Conservation Easement Surveys
- Monitoring Well Surveys
- Legal Descriptions
- Land Title Analysis
- Construction Surveys
- Expert Witness Testimony

**Licensed Land Surveyor No. 4450**

Quartaroli & Associates also provides a wide range of land planning and land entitlement services. Our land entitlement services are offered throughout the San Joaquin Valley and Mother Lode Counties.

Typical land entitlement services include:

- Certificate of Compliance
- Lot Line Adjustments
- Tentative Maps
- Minor Subdivisions
- Major Subdivisions
- Williamson Act Compliance
- Site Plans / Site Approval
- Rezones / General Plan Amendments
- Use Permits
- State & Federal Permit Processing

**Licensed Land Planner**

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Contact Mike Quartaroli or John Glick for a **FREE CONSULTATION** - Phone (209) 239-4908  
Email: [mike@quartaroli.com](mailto:mike@quartaroli.com) or [johnglick@quartaroli.com](mailto:johnglick@quartaroli.com)



*Field Notes* —

## A Quartaroli & Associates Newsletter

### **TITLE COMPANIES' OUTSOURCING**

Have you been involved in a real estate sale or purchase lately? If not, you may be in for a surprise. Even before the mortgage crisis, the title insurance industry was undergoing a major transformation and widespread consolidation.

**The title insurance industry has changed forever.**

Many local title insurance companies have been closed or merged with bigger companies. Some local title officers have been forced to retire or have been relocated to regional offices. First American Title Company and Fidelity Title Company are utilizing offshore labor to prepare all of their residential preliminary title reports. Commercial, industrial and agricultural preliminary title reports will soon follow. This outsourcing and fierce competition for business have contributed to the diminished quality of preliminary title reports. Historically, the companies' quality control came from experienced title officers. These experienced title officers are retiring or are being forced out to reduce labor costs. Title research expertise, knowledge and techniques are not being passed on to the next generation.

The general public will be left with expert computer operators who do not have any knowledge of the content printed out in their preliminary title reports. What used to be a detail-oriented industry is now changing into a mass-production industry. The resulting problems will be left for land surveyors, adjusters and attorneys to resolve.

**If you would like someone local to review your preliminary title report and grant deed, consider calling me, Mike Quartaroli, or John Glick. We are local, knowledgeable and accessible with land title analysis experience.**

(209) 239-4908

Email: [Mike@Quartaroli.com](mailto:Mike@Quartaroli.com) or [JohnGlick@Quartaroli.com](mailto:JohnGlick@Quartaroli.com)

[www.Quartaroli.com](http://www.Quartaroli.com)

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## *Field Notes Future Topics*

- City & County Staff Cutback Consequences
- Antiquated Subdivision Lots
- Williamson Act Contract Update



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