

## Wind Energy Development and Finance

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Karen has acted as real estate counsel on multiple wind, and solar energy development projects on behalf of lenders, investors, and a utility company developer/acquirer. By working closely with opposing counsel or land agents to obtain curative documents to address title matters, and through negotiating coverages with title companies, Karen and the Miller Canfield team have worked to confirm that the rights necessary to build and operate the project are in place and that conflicting third-party rights are addressed. Furthermore, Karen has worked to prepare and revise form easement agreements that protect the wind developer and accurately reflect the operations and business processes in place. Representing the acquirer in project acquisitions, Karen has used extensive due diligence experience to outline a due diligence process that works for each project.

Karen's negotiations have involved representation of various utility companies in acquisition of wind energy projects, some in excess of \$150 million dollars. These deals resulted in the development of several new energy projects in the state of Michigan.