

TROPTIONS · INSTITUTIONAL DOCUMENT SYSTEM

# PATE-COAL-001 Owner Document Request

Checklist: Title, Mineral Rights, Permits, Legal, Commercial

**For: Asset owner, legal counsel**

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## Executive Summary

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This document is a formal request to the PATE-COAL-001 asset owner for all documents required to advance the Pate Prospect funding package from 40/100 to "e80/100 readiness. Nine document categories are required. None of the eight hard-blocker categories have been received to date.

## Who This Document Is For

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The PATE-COAL-001 asset owner and their legal counsel assembling the required documentation.

## Required Information

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- Asset owner full legal name
- Entity name (if applicable)
- Attorney contact (if documents require legal certification)
- Preferred document delivery method

## Required Documents

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- & CATEGORY 1 — TITLE: Deed or mineral deed showing current ownership
- & CATEGORY 1 — TITLE: Chain of title documentation if multiple transfers
- & CATEGORY 2 — MINERAL RIGHTS: Mineral rights deed or leasehold agreement
- & CATEGORY 2 — MINERAL RIGHTS: Confirmation of surface vs. subsurface rights split
- & CATEGORY 3 — TAX / LIENS / UCC: Current property tax receipts
- & CATEGORY 3 — TAX / LIENS / UCC: Lien search results (state and county)
- & CATEGORY 3 — TAX / LIENS / UCC: UCC search results
- & CATEGORY 4 — ENGINEERING: Geological survey or engineering assessment
- & CATEGORY 4 — ENGINEERING: Resource estimate (if available)
- & CATEGORY 5 — ENVIRONMENTAL: Mine permits or permit applications
- & CATEGORY 5 — ENVIRONMENTAL: Environmental assessment or Phase I report
- & CATEGORY 5 — ENVIRONMENTAL: Reclamation bond status
- & CATEGORY 6 — COMMERCIAL: Offtake agreement or letter of intent
- & CATEGORY 6 — COMMERCIAL: Buyer identification and credit confirmation
- & CATEGORY 7 — LEGAL AUTHORITY: Corporate resolution authorising transaction
- & CATEGORY 7 — LEGAL AUTHORITY: Signatory authority documentation
- & CATEGORY 8 — ENTITY: Certificate of formation
- & CATEGORY 8 — ENTITY: Operating agreement
- & CATEGORY 9 — XRPL RECEIPT: XRPL wallet address for IOU receipt

## Step-by-Step Process

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### Step 1: Prioritise Hard Blockers

Categories 1–8 are hard blockers. Gather these first. Category 9 (XRPL) is optional at this stage.

### Step 2: Engage Legal Counsel

Title search (Category 1–2) and lien search (Category 3) require licensed attorneys or title companies in the asset's jurisdiction.

### Step 3: Order Engineering Report

Category 4 requires engagement of a licensed engineer or geologist. Allow 2–4 weeks for report.

#### **Step 4: Obtain Environmental Status**

Contact relevant state/federal agency for permit status and any outstanding environmental issues.

#### **Step 5: Compile and Submit**

Once all categories are assembled, submit to TROPTIONS via secure document portal. TROPTIONS will re-score and notify.

### **Approval Gates**

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- & All 9 categories submitted
- & Documents verified by TROPTIONS compliance
- & Hard blockers confirmed resolved
- & Readiness re-scored "e80"

### **Readiness Checklist**

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- & Category 1 (Title) — OPEN
- & Category 2 (Mineral Rights) — OPEN
- & Category 3 (Tax/Liens/UCC) — OPEN
- & Category 4 (Engineering) — OPEN
- & Category 5 (Environmental) — OPEN
- & Category 6 (Commercial) — OPEN
- & Category 7 (Legal Authority) — OPEN
- & Category 8 (Entity) — OPEN
- & Category 9 (XRPL) — OPTIONAL

### **What Stays Blocked**

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- No lender submission until all 8 hard-blocker categories are received and verified

### **Common Blockers**

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- All 8 hard-blocker categories currently missing
- Timeline depends on speed of title search and legal document assembly

### **TROPTIONS System Handling**

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TROPTIONS will update the readiness score upon receipt of each document category. The owner will receive a status update notification each time a new document is processed.

### **Final Checklist Before Submission**

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- & Title documentation submitted
- & Mineral rights documentation submitted
- & Tax/lien/UCC search results submitted
- & Engineering report submitted
- & Environmental/permitting status submitted
- & Commercial evidence submitted
- & Legal authority documents submitted
- & Entity documents submitted

& All documents verified by TROPTIONS

## **SAFETY & COMPLIANCE DISCLAIMER**

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