

EDR LoanCheck Plus: Environmental Risk Review

July 21, 2014

Property Name

52683 KENNETH COX SR
7941 S INGLESIDE
CHICAGO, IL 60619

440 Wheelers Farms Road
Milford, CT 06460
Phone:800-352-0050
Fax:800-231-6802
Web:www.edrnet.com



PROFESSIONAL OPINION SUMMARY

To help evaluate environmental risk, this Professional Opinion is provided by PM Environmental, Inc., based on a search and review of current government records and available historical records.

ELEVATED RISK

Based on the records found in this report and any additional review performed by PM Environmental, Inc., PM Environmental, Inc.'s opinion is that the environmental risk level for this property is ELEVATED.

LOW RISK

Based on the records found in this report and any additional review performed by PM Environmental, Inc., PM Environmental, Inc.'s opinion is that the environmental risk level for this property is minimal.

REGULATORY COMPLIANCE SPECIFICATIONS

• Meets SBA's requirements for a Record Search with Risk Assessment (RSRA)

SBA requires an environmental investigation on all commercial property upon which a security interest such as a mortgage, deed of trust, or leasehold deed of trust is offered as a security for a loan or debenture.

• Meets prudent lending practices for the evaluation of environmental risk for real property

Various regulatory agencies require lenders to have formal policies and procedures in place for managing environmental risk, and must demonstrate a consistent approach to their due diligence efforts.

Professional Opinion Details

Please see page 2 for details of this professional opinion.

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Environmental Professional Opinion

Summary Commentary

Based solely on the data provided by EDR, PM Environmental, Inc. (PM) determined that the property is low risk for the reasons detailed below:

- The subject property was not listed on any of the databases or historical documents as a regulated site or a site of known/suspected contamination. There were no other sites adjoining or nearby the subject property that would be considered an environmental risk.

Recommendation

No further assessment is required for lending purposes at this time.

Government Records Commentary

PM entered the subject property address into Google.com's online search engine and reviewed the associated satellite image. The subject property appears in a mixed use urban area.

There were no regulatory listings for the subject property.

There were no adjacent properties listed in the regulatory review.

Based on various factors such as distance, topographic relations, current regulatory status, and/or absence of a reported release, the off-site listed properties are anticipated to represent a low risk to the subject property.

EDR Sanborn® Commentary

There was Sanborn Map coverage for the subject and nearby properties for the following years:

- **1923** - The subject property is shown as a vacant lot. North, south east and west are vacant lots.
- **1951** - The subject property is shown as residential. North is a vacant lot. West, east and south are residential.
- **1975, 1987, 1989, 1992, 2002, 2004** - The subject property is shown as residential. North, south, east and west are residential.

City Directory Commentary

Reasonably ascertainable local street directories for the subject and adjoining properties were researched. Directories were available from 1923 to 2013. Directories were researched in at least five-year increments, when available. It should not be construed that the earliest date represented is the initial date of occupancy.

City directories were available for the subject and adjoining properties, which indicated residential use in all available years.

Environmental Professional:



LaNeicia A. Meyer - Senior Project Consultant