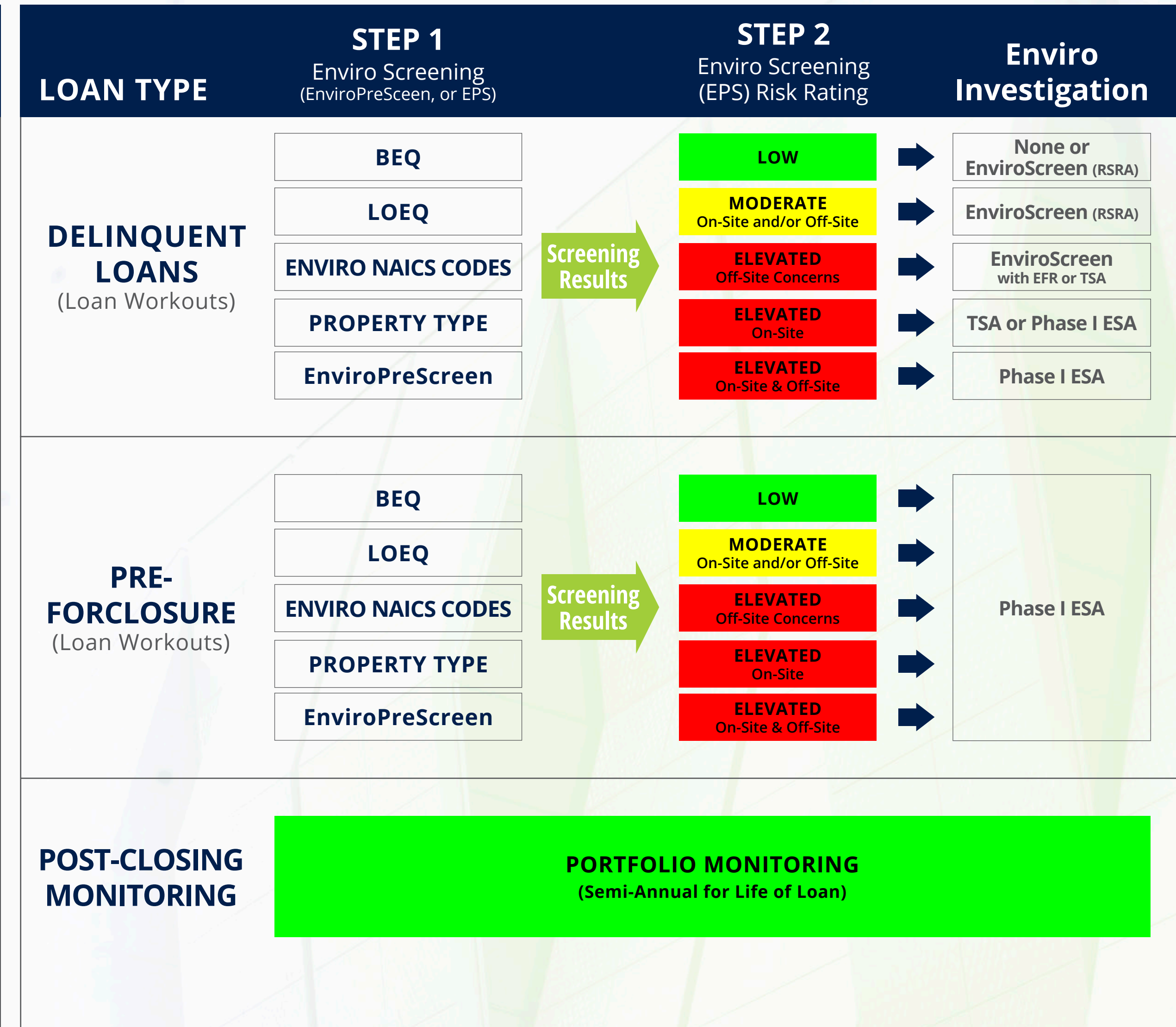
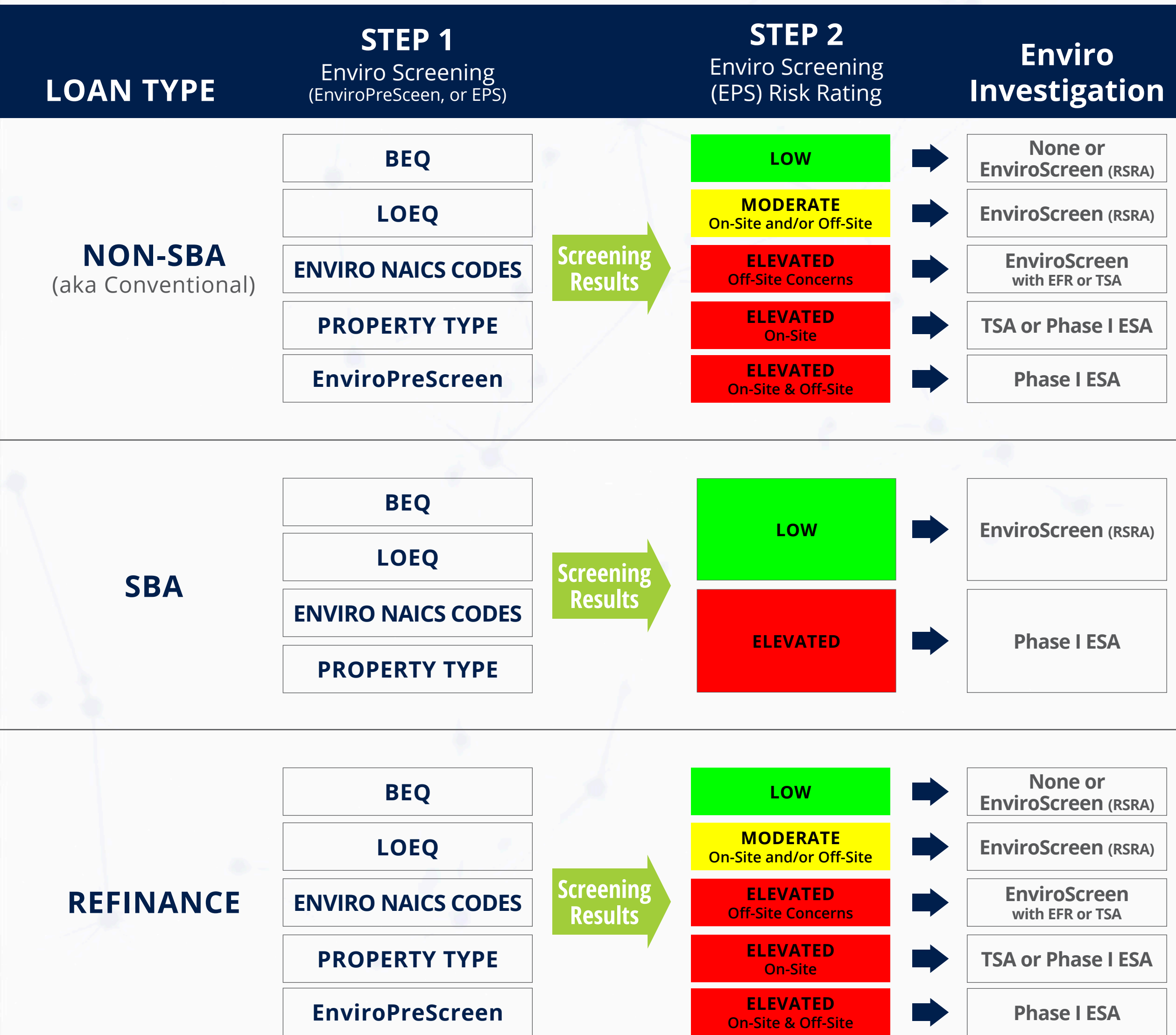


Environmental Due Diligence Process



Environmental Due Diligence Process

DEFINITIONS:

		LOW	MODERATE	ELEVATED
BEQ	Borrower Environmental Questionnaire			
LOEQ	Loan Officer Environmental Questionnaire			
ENVIRO NAICS CODES	Environmentally Sensitive NAICS Codes (NAICS)			
PROPERTY TYPE	Property being financed (i.e. Office, Industrial, Retail, Multi-Family, Hospitality, etc.)			
EnviroPreScreen	ASTM Environmental Regulatory Database Search with Risk Rating			
EnviroScreen	ASTM Environmental Regulatory Database Search, Historical Use Research, Client Provided Information, CREtelligent Proprietary Database Search, Regulatory Agency Files On-Line Search, EP Opinion (aka RSRA w/EP Opinion)			
EFR	Enhanced File Review			
TSA	Transaction Screen Assessment per ASTM E1528-22			
Phase I ESA	EPA All Appropriate Inquiry (AAI) via ASTM E1527-21 Phase 1 Environmental Site Assessment (ESA)			
Portfolio Monitoring	Loan Portfolio Monitoring (Semi-Annual for Life of Loan)			
		Borrower Environmental Questionnaire (BEQ) – Results: No Current and/or Historical Hazardous Material Use on Subject Site	Borrower Environmental Questionnaire (BEQ) – Results: Relatively New Small Hazardous Material Use or Generator on Subject Site	Borrower Environmental Questionnaire (BEQ) – Results: Current and/or Historical Large Hazardous Material Use on Subject Site
		Loan Officer Environmental Questionnaire (LOEQ) – Results: No Current and/or Historical Hazardous Material Use on Subject Site	Loan Officer Environmental Questionnaire (LOEQ) – Results: Relatively New Small Hazardous Material Use or Generator on Subject Site	Loan Officer Environmental Questionnaire (LOEQ) – Results: Current and/or Historical Large Hazardous Material Use on Subject Site
		Property Type – Results: See example Property Type Risk Codes on next page	Property Type – Results: See Example Property Type Risk Codes on Next Tab	Property Type – Results: See Example Property Type Risk Codes on Next Tab
		EnviroPreScreen (EPS) – Results: LOW	EnviroPreScreen (EPS) – Results: MODERATE	EnviroPreScreen (EPS) – Results: ELEVATED

Environmental Due Diligence Process



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Example Property Types

Enviro Risk Rating

- Residential (Single-Family, Duplex, 4-Plex) - Suburban
- Multi-Family - Suburban
- Garden Office - Suburban
- Multi-Story Office - Suburban
- Medical Office - Suburban
- Office/Warehouse (No ENVIRO NAICS CODES) - Suburban
- Warehouse (No ENVIRO NAICS CODES) - Suburban
- Childcare - Suburban
- Eldercare (Assisted, Living, etc.) - Suburban
- Single-Tenant Retail (No ENVIRO NAICS CODES) - Suburban
- Multi-Tenant Retail (No ENVIRO NAICS CODES) - Suburban
- Mixed Use Retail/Office (No ENVIRO NAICS CODES) - Suburban
- Undeveloped Land - Suburban
- Vacant Lot - Suburban
- Self-Storage - Suburban

LOW

- Single-Tenant Dry Cleaners (Drop Station Only)
- Convenience Store (No Gas Station or Dry Cleaners)
- Food Store (No Gas Station, Auto Svc, or Dry Cleaners)
- Residential (Single-Family, Duplex, 4-Plex) - Older Urban/CBD
- Multi-Family - Older Urban/CBD
- Garden Office - Older Urban/CBD
- Multi-Story Office - Older Urban/CBD
- Medical Office - Older Urban/CBD
- Office/Warehouse (No ENVIRO NAICS CODES) - Older Urban/CBD
- Warehouse (No ENVIRO NAICS CODES) - Older Urban/CBD
- Childcare - Older Urban/CBD
- Eldercare (Assisted, Living, etc.) - Older Urban/CBD
- Single-Tenant Retail (No ENVIRO NAICS CODES) - Older Urban/CBD

MODERATE

Example Property Types

Enviro Risk Rating

- Multi-Tenant Retail (No ENVIRO NAICS CODES) - Older Urban/CBD
- Light Industrial Small Hazardous Waste Generators
- Small Photo Labs
- Wineries
- Farms
- Ranches
- Agricultural Product Packing
- Car Wash
- Small Auto Repair (i.e. Oil & Lube Centers)
- Light Industrial with Aboveground Storage Tanks (ASTs)
- Small Testing Laboratories (i.e. Quest)
- Small Medical Clinics
- Small Medical/Dental Labs
- Rural Facilities with Aboveground Storage Tanks (AST)
- Mixed Use Retail/Office (No ENVIRO NAICS CODES) - Older Urban/CBD
- Self-Storage - Older Urban/CBD

MODERATE

- Single-Tenant Dry Cleaners (Dry Cleaning On-Site)
- Dry Cleaning Plants (Dry Cleaning On-Site)
- Large Hazardous Waste Generator Sites
- Junk Yards/Salvage Yards
- Landfills
- Large Trucking Depot
- Fleet Fuel Facilities
- Tanneries
- Foundries
- Mining
- Old Auto Dealerships
- Large-Scale Chemical Facilities

ELEVATED

Example Property Types

Enviro Risk Rating

- Oil & Gas Exploration Facilities
- Oil & Gas Disposal Wells
- Oil & Gas Well Sites
- Food Manufacturing (USTs)
- Textile Mills
- Leather Products Manufacturing
- Industrial Manufacturing
- Paper Manufacturing
- Printers
- Coal Mining and/or Production
- Chemical Manufacturing
- Metal Fabrication and/or Manufacturing
- Machinery Manufacturing
- Air Transportation (i.e. Hangers)
- Rail Transportation (i.e. Rail Yards)
- Trucking Facilities (with service bays, lifts, interceptors, etc.)
- Exterminating and/or Pest Control Facilities
- Large Testing Laboratories
- Hospitals
- Golf Courses (typicall have USTs and/or ASTs)
- Large Dairy and Feed Lots
- Canneries
- Lumber Treatment Facilities
- Facilities with USTs
- Gas Stations (USTs)
- Automotive Service
- Industrial with USTs
- Plating Shop
- Semi-Conductor/Print Circuit Board

ELEVATED