

# **Jones, Hill, McFarland, & Ellis**

**Commercial Real Estate Analysis & Due Diligence**

## **FDIC ENVIRONMENTAL CHECKLIST**

**Condominium Unit  
5895 Kingsfield  
West Bloomfield, Michigan 48322  
FDIC Record Number: 101550857**

**Prepared for:**

**Ms. Lisa Gastelum  
Asset Manager  
NRT REO Experts  
7100 West Commercial Boulevard, Suite 101  
Ft. Lauderdale, Florida 33319**

**Prepared by:**

**Jones, Hill, McFarland, & Ellis  
6205 Chapel Hill Boulevard, Suite 100  
Plano, Texas 75093  
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**September 9, 2010**

**17-10-022**

# Jones, Hill, McFarland & Ellis

## Commercial Real Estate Analysis & Due Dilligence

September 9, 2010

Ms. Lisa Gastelum  
Asset Manager  
NRT REO Experts  
7100 West Commercial Boulevard, Suite 101  
Ft. Lauderdale, Florida 33319

RE: FDIC Environmental Checklist Report for Record #101550857  
5895 Kingsfield, West Bloomfield, Michigan, 48322

Dear Asset Manager:

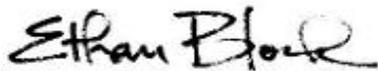
Jones, Hill, McFarland, & Ellis (JHME) executed a FDIC Environmental Checklist for the Property referred to above. The Property is a Condominium Unit on 11,644 sf. The two-story wood framed 2,046 sf home has vinyl siding exterior and asphalt shingle roof. The home, was reportedly constructed in 1978.

It is our professional opinion that there are no existing environmental conditions at the Property with regard to both Special Resources and environmental hazards, based upon our limited site visit and review. No further investigation appears warranted at this time.

Attached, please find the completed FDIC Environmental Checklist. The deliverable includes (1) A completed Initial Selection Form, (2) Completed Individual Field Checklists if indicated on Initial Selection Form and (3) Figures and/or Photographs of the Property.

If you have any questions as you review this attached checklist or require any other information concerning this Property, please feel free to contact us.

Sincerely,



Ethan Block  
Environmental Associate

## Checklist Selection Form

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### Instructions

Complete this selection form for all ORE that is a single-family residential structure or land less than one acre. Complete this selection form for all real estate collateral for non-performing loans that are 90-dats or more past due except for single-family residential structures. Following completion, identify the appropriate checklists to be completed during the on-site review. The Account Officer and the Environmental Specialist will review all checklists to determine any follow-up activity at the property.

<b>Asset Name:</b> _____		
<b>NPS Number:</b> _____		
<b>Question</b>	<b>Circle One</b>	<b>If YES or UNKNOWN, Checklist to be Completed</b>
Is there any evidence of the presence of corrent or former service stations, or of commercial or industrial activities that suggest that underground storage tanks may be located on the property?	NO	A
Is there any evidence of the presence that aboveground storage tanks may be located on the property?	NO	B
Is there any evidence that a landfill, dump, waste pile, wastewater lagoon, or other land disposal actiity is currently present on the property?	NO	C
Is there any evidence that hazardous substances such as paints, solvents, acids, bases, flammables, compressed gases, poisons, or other chemical materials are currently used on the property (other than normal household use)?	NO	D
Is there any evidence that radiological materials or radiological equipment such as found in research laboratories, medical equipment, or industrial operations may be used on the property?	NO	E

## Checklist Selection Form

### Instructions, continued

<b>Asset Name:</b> _____		
<b>NPS Number:</b> _____		
<b>Question</b>	<b>Circle One</b>	<b>If YES or UNKNOWN, Checklist to be Completed</b>
Is there any evidence that past operations located in the property used hazardous substance or radiological materials that may have been released into the environment, or that the property may have been used for dumping, landfilling, or disposing of hazardous or radiological materials in the past?	NO	F
Is there any evidence that electrical equipment, such as transformers, capacitors, and light ballasts or hydraulic equipment (found in machinery and elevators) is present on the property?	NO	G
Is there any evidence of insulation or fire retardant materials such as pipe wrap and ceiling spray within the buildings on the Property?	NO	H
Is there any evidence that Pesticides (including insecticides, fungicides, and rodenticides) have been manufactured or used on the property (other than normal household use)?	NO	I
Are there any residential structures on the property that were built before 1978 or is there any commercial facility on the property, such as a day care center or school, built prior to 1978 where children seven years of age or younger may be found?	NO	J
Are there any coastal areas, rivers, streams, springs, lakes, ponds, swamps, marshes, or other bodies of water on or immediately adjacent to the property? Do not include stormwater collection ponds, swimming pools, and other similar bodies of water.	NO	K

## Checklist Selection Form

### Instructions, continued

<b>Asset Name:</b> _____ <b>NPS Number:</b> _____		
<b>Question</b>	<b>Circle One</b>	<b>If YES or UNKNOWN, Checklist to be Completed</b>
Does the property contain an undeveloped area of areas one acre or more in size that exhibit natural vegetation? Include woodlots, brush areas, fields and other overgrown areas, and areas that are subject to infrequent or irregular maintenance such as pastures and golf course roughs	NO	L
Is the property located within 1,000 feet of a coastal shoreline (include Great Lakes shoreline).	NO	M
Is the property undeveloped, greater than 50 acres in size, and adjacent to or contiguous with lands managed by a governmental agency primarily for wildlife, refuge, sanctuary, open space, recreational, historical, cultural, or natural resource conservation purposes?	NO	M
Does the property contain buildings or structures that are 50 years or more in age?	NO	N
If the property contains buildings or structures that are less than 50 years old, can they be considered exceptionally significant in American history, architecture, engineering, or culture OR can the property be considered an historic site or part of an historic district?	NO	N
Does the property contain natural features which could be used for outdoor recreational purposes?	NO	O
Does the property contain an area or areas one acre or more in size and is the property located in an area that uses groundwater as the primary or sole source of drinking water?	NO	P

*Ethan Boud*

Signature of Preparer

9/9/2010

Date

**Appendix A:**  
**Photographs**



1. The subject Property is located directly southeast of Kingsfield.



2. The rear of the Property facing northwest.



3. The Kitchen inside the subject.



4. A water line was observed in the front yard of the Property.