

LAND PROPERTY INSPECTION REPORT

Inspection Co.:	_____	Management Co.:	Emcon Associates
Address:	_____	Address:	74 Brick Blvd
City/State/Zip:	_____	City/State/Zip:	Brick, NJ 08723
Telephone #:	_____	Telephone #:	732-920-5400
Inspector (Print):	_____	Contact:	Emcon

Asset Number: -102970114 Property Name: _____
Inspection Date: 7/31/2011 (mm/dd/yyyy) Address: 78.85 AC US 75 & FM 902
FDIC Contact: _____ City/State/Zip: HOWE, TX 75459

General Information

Property Type: **LAND, ALL TYPES INCLUDING LAND ZONED COMMERCIAL, RESIDENTIAL, FARMLAND, ETC.**
Land Area: _____
Known or Observed Code Violations: NONE
Known or Observed Environmental Conditions: NONE
(Check for Spills, Contaminated Soil, Chemicals) NONE
(Check for Water Accumulation, Wetland Areas) NONE
(Check for Fuel Tanks Above or Below Ground) NONE
(Check for Landfills & Environmental Hazard Signs) NONE

Comments:

Photos Taken and Submitted? Y (Y/N)

Inspected By: _____ (Sign)

Inspection Date: 07/31/11

I. PROPERTY DESCRIPTION

Briefly Describe the Property:

VACANT LAND

II. PROPERTY OBSERVATIONS

A. Accessibility:

- i. Is the property accessible from a road? YES
ii. What is the condition of the road? GOOD
iii. Can a vehicle enter onto the property? YES
iv. Is the property landlocked? NO
v. Are there sidewalks? NO

Comments:

B. Fencing:

- i. Is part/all of the property fenced? Front? NO Back? N/A Sides? N/A
ii. What portion is fenced? Front? NONE Back? N/A Sides? N/A
iii. Fence Type: Front? N/A Back? N/A Sides? N/A
iv. Condition of the fence(s): Front? N/A Back? N/A Sides? N/A

Comments: N/A

C. Visibility:

- i. Is the property visible from a road? YES
ii. What portion of the property is visible?

Comments:

D. Signage:

- i. Type:
a. For Sale Number: Size: Condition:
b. No Trespass/Dumping Number: Size: Condition:
c. Other Number: Size: Condition:
ii. Visibility: NOT GOOD
iii. Is signage adequate for the circumstances? NO

Comments:

E. Mowing Status:

- i. Has the property been mowed? YES
ii. Is the property located in a zoned area or a community? NO
iii. Is the property in compliance with local mowing laws? YES

Comments:

F. Improvements:

- i. Have any improvements been made to the property? NO
ii. Are they habitable? N/A
iii. Do they constitute a nuisance? N/A
iv. Are they secure? N/A

Comments:

II. PROPERTY OBSERVATIONS CONT'D

G. List Personal Property: _____

List Debris Requiring Removal: _____

If condition is less than acceptable, describe deficiencies:

III. ADDITIONAL PROPERTY INSPECTION COMMENTS

A. Liability Issues:

- i. Ponds, pools, water retention areas: NONE
- ii. Steep terrain: NO
- iii. Hunting: NO
- iv. Well traveled trails: NO
- v. Other evident hazards: NO
- vi. Fencing required: NO

Comments:

B. Other Notes:

D. Location: NONE

How Does the Location affect the value? _____

E. Marketing:

i. How does the property present itself? FINE

V. OTHER COMMENTS: (Special Issues)

Instructions: Fill in all items pertaining to the type of property. If the item does not apply, write N/A. If the information is not obtainable, write N/O. Be as complete as possible and do not abbreviate any response. Use attachments for responses requiring additional space. Use "Enter" key to move around on protected sheet!

VI. PICTURES TAKEN

[Insert hard copies and add pages for file copy OR Attach electronically]

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Four horizontal lines for property description.

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b. No Trespass/Dumping
c. Other
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iii. Is signage adequate for the circumstances?

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