



Environmental Roadmap®

July 26, 2012

Pre-foreclosure Review

www.environmentalroadmap.com
617-391-0363

Relationship Name: AHS Northview Development Center Site Address: 401 Moss Street City, State, Zip: Eastland, TX 76448		Pool/Asset #: 2101005000 Property Type: Intermediate care facility - 23 units	
Acquisition Risk Rating	Site Risk	Investor Risk	Total Cost
Dual Risk Rating:	LOW	LOW	\$5,000 to \$7,000
Legend:	The Site does NOT LIKELY have environmental issues.	If the Investor considers taking ownership of the Site, it is NOT LIKELY environmental issues will require actions and/or monetary expenditures.	Total expected costs to manage environmental issues throughout the life of the loan.
Executive Summary	The two one-story intermediate care facility buildings were constructed in 1969 and 1979. Tenants appear to have always been residential. Bell Oldow did NOT identify any adverse environmental conditions at the Site, other than possible LBP and ACM.		
Master Servicing	Issue: Action: Costs: Time to Resolve:		
Special Servicing	Issue: Before taking ownership of this Site, Bell Oldow recommends obtaining an up-to-date and AAI compliant Phase I Environmental Assessment to satisfy all appropriate inquiry provisions for the purposes of qualifying for certain landowner liability protections under CERCLA. Based on the age of the Site building, there is a potential for LBP and ACM. Action: Phase I & LBP/ACM inspection Costs: \$2,500 Time to Resolve: 20 business days		
Real Estate Owned	Issue: If LBP and/or ACM is discovered, implement Operations & Maintenance Plans. It is possible that the maintenance shed located on the property contains residual fuel oil and/or other hazardous materials. If residual fuel oil storage tanks and piping exist, properly remove them. Action: LBP and/or ACM O&M programs. Properly remove suspect residual fuel oil system. Costs: \$2,500 to \$4,500 Time to Resolve: 30 business days		
ENVIRONMENTAL ANALYSIS OF REAL ESTATE COLLATERAL			
Site Analysis	Conclusions: Current and/or historical uses of the Site are NOT likely to have adversely impacted the Site. Bell Oldow found NO record of releases of oil or other hazardous materials at the Site.		
Current Conditions	Current Site use: Two one-story buildings with 23 units that was constructed in 1969 and 1979 improves the 1.08 acre Site. According to a May 11, 2012 <u>Property Inspection</u> , the Site was vacant and had been used as an intermediate care facility. The Site buildings are connected to utilities including public drinking water, sanitary sewer, electricity, and natural gas. The buildings use electricity for heating. The Site is NOT in a special FEMA flood zone.		
Hazardous Material:	Given the residential nature of the Site, it is NOT likely that tenants store, use, and dispose of oil and hazardous materials in significant quantities. Bell Oldow found NO indication of hazardous material use at the Site.		
USTs/ASTs:	Bell Oldow found NO indication of USTs/ASTs at the Site. The regulatory database report did NOT identify any registered AST/USTs at the Site. There is a maintenance shed located on Site that may contain residual fuel oil and/or other hazardous materials that would take special servicing to remove.		
Lead Based Paint:	Due to the age of the Site buildings, it is POSSIBLE LBP exists at the Site. Considering that there could be children under the age of six living on-Site, an owner may be obligated to test for lead and then disclose the finding to all tenants. Before demolition, renovation or other disturbance, suspect LBP should be inspected by a qualified professional and/or the materials should be handled as LBP. If suspect materials prove to be LBP, they should be managed under an approved Operations and Maintenance Plan.		

Asbestos Containing Material:	Due to the age of the Site buildings, it is POSSIBLE ACM exists at the Site. Before demolition, renovation or other disturbance, suspect ACM should be inspected by a qualified professional and/or the materials should be handled as ACM. If suspect materials prove to be ACM, they should be managed under an approved Operations and Maintenance Plan.
Historic Conditions	
Development History:	The Site was developed with the current Site buildings in 1969. Due to minimal available information, Bell Oldow is NOT able to determine Site conditions before the current Site facility was developed.
Historical Site Use:	Historical use appears consistent with current use. The Site was developed as an intermediate care facility, and has been continuously used as such. The developed Site appears always to have been occupied by the present facility. Due to minimal available information, Bell Oldow is NOT able to fully determine the historic operations at the Site. However, database and internet records do NOT indicate a drycleaner ever occupied the Site.
Hazardous Material:	Given the history of the Site, it is NOT likely that operators stored, used, and disposed of oil and hazardous materials in significant quantities. Bell Oldow found NO indication of the historic use of hazardous materials at the Site. NO previous environmental reports were provided for review.
USTs/ASTs:	Bell Oldow found NO indication of historic USTs/ASTs on Site. The database report did NOT identify any commercial USTs/ASTs at the Site.
Site Environmental Database Review:	The Site is NOT listed in state or federal databases as a hazardous material site.
Off-site Analysis	
Conclusions:	Current and/or historical uses of off-Site properties are NOT likely to have adversely impacted the Site.
Existing Use of Adjoining Properties:	Adjoining properties do NOT appear to pose significant risk to the Site.
Historical Use of Adjoining Properties:	Bell Oldow was NOT able to determine if adjoining properties had been developed at about the same time as the Site. Historical use appears consistent with current use.
Off-Site Environmental Database Review:	Adjoining properties are NOT listed in state or federal databases as hazardous material sites.

Reviewed by: Michael Bell

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