

## **CERTIFIED LENDERCHECK REVIEW**

FROM: Eric Exton, Operations Manager

DATE:

RE: Site Address

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### **Potential Risk**

Based on information from the borrower regarding past uses of the property and the use of municipal water at the site, the potential risk is low. No action is suggested or recommended at this time.

### **Executive Summary**

One site was identified in the LenderCheck report that is within ¼-mile of the subject site and may pose a concern for the subject site. The original LenderCheck report gave a potential risk of "Medium - Possibly at risk from nearby sites." There is a potential for groundwater contamination at the subject site from this nearby site. However, according to the borrower, the property was previously a restaurant and vacant land prior to construction. In addition, the property uses water from a municipal provider. It does not appear that groundwater contamination constitutes a health hazard to the site's occupants unless the occupants have or will come into contact with the groundwater. In addition, there is no reason to believe that the past uses of the property may have contributed to any groundwater contamination if it exists. Based on this information, the potential risk has been reduced to low.

### **Client**

At the request of Client Name, Address, *Environmental Records Search (ERS)* performed a review of LenderCheck report #12345678 for the above-mentioned property.

### **Findings**


Based on the review of the LenderCheck report, *ERS* identified the following significant findings:

Based on research of both Flat Rock and Brownsfield Township offices, groundwater in the vicinity of the subject site is not reasonably ascertainable.

Five mapped locations are listed on the LenderCheck report as being within a one-mile radius of the subject site. Only one site has been identified that may have a potential to impact the subject site:

1. KMART #7272, located at 27313 Telegraph Rd (Map ID #1), is mapped approximately 0.09 miles southwest of the subject site. This facility is listed as a Leaking Underground Storage Tank site. No further significant information was given.

### **Certification**

By:   
\_\_\_\_\_  
Eric Exton  
Operations Manager

Date: \_\_\_\_\_

*ERS's* review has been limited to the information presented in the LenderCheck report only. All terms, conditions, and limitations normally associated with work contracted by *ERS* and presented or associated with the LenderCheck report are in effect at all times. This letter summary, all its information, and content have been derived from and rely upon secondary sources. *ERS's* review has only been based on these secondary sources; *ERS* did not perform any type of independent investigation of any type, including as to the accuracy and/or completeness of the information derived or otherwise obtained from the secondary source or sources. This summary report was prepared based upon our client's representation as to what is acceptable, their procedures and/or their respective processes. The client, financial institutions, and/or agents proceed at their own risk in choosing to rely on *ERS's* services, in whole or in part, prior to proceeding with any transaction. This summary report is for the benefit of our client or their direct lender and may not be relied upon by other persons or entities without the express written permission of *ERS*.

### **Environmental Record Search (ERS)**

2680 Walnut Ave, Suite B  
Tustin, CA 92780  
(800)377-2430  
www.RecCheck.com