

Phase I ESA Review

Subject Property:

[REDACTED]

Engaged By:

Client Company:

[REDACTED]

Client Address:

[REDACTED]

Order Number:

25J29-78364-943

Date of Engagement:

November 3, 2025

Report Date:

November 7, 2025

Date: November 7, 2025

[REDACTED]
Credit Operations Administrator
[REDACTED]
[REDACTED]
San Francisco, California 94111

[REDACTED]

and U.S. Small Business Administration (SBA)

Client Project ID 25-48676

To Whom It May Concern,

CREtelligent was contracted by you on behalf of Bank of [REDACTED] (herein referred to as the “Client”) to conduct a review of the Phase I Environmental Site Assessment (ESA) report performed by Blew & Associates, P.A. Project #25-4608.01, dated July 2, 2025 on the property located at [REDACTED] [REDACTED] (herein referred to as the “Subject Property”). CREtelligent received written authorization from the Client on November 3, 2025 to perform the review.

We appreciate your business. If you have any questions regarding the attached report, or if we can be of any further service to you, please do not hesitate to contact us at (866) 901-7201.

Sincerely,

Taylor Floyd
Client Success Manager
Direct Line: (916) 790-2746
t.floyd@CREtelligent.com

1.0 PURPOSE

The purpose of this review is to determine if the ESA provided by the Client meets the American Society for Testing and Materials, Standard E1527-21 “Standard Practice for Phase I Environmental Site Assessments”, properly identifies Recognized Environmental Conditions (RECs) (if present), and makes appropriate recommendations (as needed).

2.0 CLIENT PROVIDED ESA OVERVIEW

Overall, the ESA provided by the Client meets the ASTM E1527-21 standards. Excerpted overview from the Findings, Conclusion, and Recommendation of the ESA is as follows:

2.1 Subject Property Information

Pertinent information on the Subject Property and a summary of the conclusions and findings are noted below:

Number of parcels:	Five
Assessor Parcel Number (APN):	013-177-001-000, 013-178-002-000, 013-178-003-000, 013-178-004-000, 013-178-005-000
Subject Property Acreage:	2.51
Number of buildings:	Four
Total Building Square Footage:	~15,950
Current Tenants:	[REDACTED]
Environmental Site Assessment Performed By:	Blew: Brian Smith
Site Assessment Conducted On:	June 23, 2025
Current Operations:	Hotel
First Developed:	Current hospitality use in the late 1980s

2.2 Findings of the ESA

The Phase I Environmental Site Assessment (ESA) for the property located at 4 [REDACTED] [REDACTED] was conducted in accordance with ASTM E1527-21 standards. The assessment was prepared in the context of a potential real estate transaction for a new SBA 504 loan as collateral. At the time of the assessment, the property was for hospitality use, occupied by [REDACTED], and utilized as a hotel.

Historically, the site was undeveloped/wooded land with a presumed residence as early as 1945. The current hospitality use began in the late 1980s. The Subject Property has remained largely unchanged since this time.

Site reconnaissance was conducted as part of the assessment. Observations included two 1,000-gallon liquid propane aboveground storage tanks, pool maintenance supplies, several floor drains in the restroom areas, and sanitary and stormwater discharges directly into the municipal sanitary sewer or storm drain systems.

The search for sites listed on regulatory databases did not identify any listings for the Subject Property. Nearby sites identified in the various regulatory databases were determined not to represent a REC to the Subject Property.

2.3 Conclusion and Recommendation of the ESA

The assessment revealed:

- No Recognized Environmental Conditions (RECs),
- No Controlled Recognized Environmental Conditions (CRECs),
- No De Minimis Conditions,
- No Historical Recognized Environmental Conditions (HRECs) and
- No significant data gaps.

Blew identified the following Business Environmental Risk (BER):

- Based on the date of original development (1988), suspect ACM may be present in both non-friable and friable materials. The materials were observed in good condition. Blew recommended an ACM O&M Plan for the Subject Property.

3.0 CRETELLIGENT COMMENTS AND RECOMMENDATIONS

Per CREtelligent's review of the ESA, the following comments and/or recommendations are provided for the Client's consideration:

- The ESA was prepared by a qualified Environmental Professional in a manner consistent with ASTM Standards.
- CREtelligent agrees with the findings and conclusions presented in the ESA. CREtelligent recommends an ACM O&M Program for the Subject Property.

4.0 REVIEW LIMITATIONS

To accurately represent the services performed for this Review and Opinion, CREtelligent notes that it does not and cannot represent that the Subject Property does not contain hazardous materials, products, and/or other latent conditions beyond the Scope of Work for this Review and Opinion and no other warranties, either expressed or implied, apply to the Review and Opinion. CREtelligent cannot warrant the accuracy of prior reports and/or services performed by other firms at the Subject Property. The Review and Opinion referenced herein is based upon a Client provided ESA that was conducted on the Subject Property. This review does not account for changes that have occurred in property use or conditions since the time the ESA was prepared.

This Review and Opinion has been prepared for the exclusive use and reliance of the Client. Use or reliance by any other party is prohibited without the written authorization of CREtelligent.

If you have any questions about this review, or if we can be of any further service to you, please do not hesitate to contact us at (866) 901-7201.

Sincerely,

CREtelligent



Jeremy Okrasinski
Managing Director