

NOT REPORTED
NOT REPORTED
ESMONT, VA 22937

Inquiry Number: 8125768.3S
Oct 03, 2025

EDR LoanCheck Plus: Environmental Risk Review

Review Prepared By:
CBRE, Inc.
55 West Red Oak Lane
White Plains, NY 10604

EDR LoanCheck Plus: Environmental Risk Review

October 3, 2025

Property Name

NOT REPORTED
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ESMONT, VA 22937

6 Armstrong Road
Shelton, CT 06484
Phone: 800-352-0050
Fax: 800-231-6802
Web: www.edrnet.com



PROFESSIONAL OPINION SUMMARY

To help evaluate environmental risk, this Professional Opinion is provided by CBRE, Inc., based on a search and review of current government records and available historical records.



ELEVATED RISK

Based on the records found in this report and any additional review performed by CBRE, Inc., CBRE, Inc.'s opinion is that the environmental risk level for this property is ELEVATED.



LOW RISK

Based on the records found in this report and any additional review performed by CBRE, Inc., CBRE, Inc.'s opinion is that the environmental risk level for this property is minimal.

REGULATORY COMPLIANCE SPECIFICATIONS

• Meets prudent lending practices for the evaluation of environmental risk for real property

Various regulatory agencies require lenders to have formal policies and procedures in place for managing environmental risk, and must demonstrate a consistent approach to their due diligence efforts.

Professional Opinion Details

Please see page 2 for details of this professional opinion.

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Environmental Professional Opinion

Summary Commentary

Based on a Google search, the Subject appears to be vacant land. The Subject property is not listed on any of the searched environmental databases. No Sanborn or City Directory coverage was provided for the Subject property. Nearby properties were listed in the regulatory database search and were identified in the historical information provided; however, these properties were determined not to present an environmental concern to the Subject at this time. Based solely on the record review evaluation, there is no currently documented or known environmental contamination matter from past property operations or from surrounding uses. Therefore, the risk rating for the Subject property is considered to be low.

Recommendation

No further investigation is recommended at this time based on the information provided.

Government Records Commentary

EDR's Radius Map Report does not identify the Subject on any of the environmental regulatory databases. No adjacent properties were on any databases indicative of open or active release incidents and as such are not of environmental concern to the Subject at this time. Surrounding properties were identified within the regulatory databases; however, based on the intervening distances, reported topographic relationships and/or regulatory status, none would be reasonably suspected of having impacted the Subject.

EDR Sanborn® Commentary

No Sanborn Map coverage was available for the Subject.

City Directory Commentary

City Directory Abstracts did not identify any listings for the Subject property. Surrounding properties were noted as residential and commercial. None of the nearby business names are considered to represent an environmental concern to the Subject.

Based on a Google search, the Subject appears to be vacant land.



Environmental Professional:

Maria Sinnamon - Senior Project Manager