

Site Visit Report Completed by:

SBA Loan Name & Number: XYZ Company, Inc. # 7977	Date of Visit: August 13, 2010
Borrower Contact Name and Phone #: James E. Jones (801) 222-4444	Project Address: 10678 S. Electric Parkway, West Jordan, UT 84444

Type of Visit: Initial Secondary Pre-foreclosure Post-foreclosure Secondary Post-foreclosure

Review of Surrounding Area:

Yes No Street access acceptable? General market conditions Depressed Booming Other: Fair

Describe the location (i.e. street frontage, visibility, proximity to related properties, rural/urban, etc.)

- Location has good street access and sits next to a small medical plaza right on busy 4000 south just east of Woodbridge road.
- Property has great visibility from either direction on street, is easy to find and has good signage on and in front of building.
- Location is surrounded by businesses that seem to be operating. One small retail shop has a for sale sign across the street.
- Overall location of property is ideal and seemed to have steady customer traffic while I was there.
- ** Real Estate sign out front states "For Sale/lease" Coldwell Banker - John Jamison (801) 555-7777.**

Review of Building Exterior:

Describe basic condition of building exterior (i.e. walls, painting, foundation, windows, etc.):

- Exterior looks to be in good condition. Older brick building with tan stucco front.
- Good windows and Doors that seem to have been upgraded recently.
- No visible exterior structural issues or damage to building.
- Roof looks to have been replaced within the last 5 years and still looks new.
- Some stucco is flaking off in a couple of small areas on south wall. Small loading dock area fence is in need of repair.

Yes No ? Obvious structural defects on bldg exterior? Yes No ? Roof in adequate condition?
 Yes No ? Property & parking clean, well-maintained? Yes No ? Grounds well-kept, mowed, etc.?
 Yes No ? Dumpsters emptied? Yes No ? Fencing in good repair?
 Yes No ? Any Deferred maintenance? Yes No ? Any costly items to remove?

Review of Building Interior:

Yes No Business operating? If no: Tenant Vacant If vacant: Secured Winterized

Describe the basic condition of the building interior (i.e. walls, ceiling, paint, floors, appliances, etc.):

- Interior is very clean and well maintained. Newer paint, tile and fixtures in front lobby area .
- No evidence of leakage or stains on ceiling tiles throughout building.
- No visible structural issues or interior damage to note.
- Several pieces of office furniture, counters, vending machines, and computer equipment would have to be removed.

Yes No ? Obvious structural defects on interior? Yes No ? Air conditioning & heating working?
 Yes No ? Plumbing working? Yes No ? Lights working?
 Yes No ? Clean, free of debris, well-maintained? Yes No ? Any costly items to remove?
 Yes No ? Food areas clean?

Follow-up Items or Comments: (Please paste picture here.)