

**COMMERCIAL MORTGAGE LENDING
LOAN APPLICATION**

Lender: United Pacific Bank

To help the government fight the funding of terrorism and money laundering activities, federal law requires all financial institutions to obtain, verify, and record information that identifies each person who opens an account. What this means for you: When you open an account, we will ask for your name, address, date of birth, and other information that will allow us to identify you. We may also ask to see your business license, driver's license, or other identifying documents.

Section 1: Borrower Information

Name of Borrower(s):

Title will be vested in (*name of individual(s), trust, partnership, corporation, LLC, TIC*):

A vesting change fee may be assessed if the proposed vesting or structure of the Borrowing Entity is changed after this application is submitted.

Borrower will be Individual(s) General Partnership Corporation Other _____
(select type): Trust Limited Partnership Limited Liability Co

If Individual or Trust, proceed to Section 2: Subject Property Information. If Irrevocable Trust, please provide Tax ID Number: _____

State of Incorporation: _____ Date of Incorporation/Formation: _____ Tax ID Number: _____

Borrower Address (*include street address, city, state, and zip code*): _____ Borrower e-mail address: _____

Borrower Phone Number (daytime): _____ Borrower Fax Number: _____ Borrower Alternate Phone Number: _____
() - ext. () - ext. () - ext.

List below names of General Partners (Partnership), Managing Members (LLC), and Shareholders (Corporation) with 25% interest or more. Under Title, indicate "General Partner," "Managing Member/Manager," "President/Vice President," "Treasurer," "Stockholder," etc., as appropriate

Name	Title	Ownership
A		%
B		%
C		%
D		%
E		%

Section 2: Subject Property Information

By checking this box, I authorize my insurance agent/broker to provide evidence of insurance for the subject property which meets lender (as referenced above) insurance requirements.

Property Type: Office Industrial Retail Mixed Use Other (Describe) _____

Street Address: _____ City: _____ County: _____ State: _____ Zip Code: _____

Lot Size/Acreage: _____ # of Buildings: _____ # of Stories: _____ # of Units: _____ # of Parking Spaces: _____ Year Built: _____ Year(s) of Additions: _____ Year(s) of Renovations: _____

Describe the property use for the last 50 years, if known:

Describe the property improvements (include type, structural frame, exterior walls, additions, renovations, heat, A/C system, and amenities):

Title is in: Fee Simple Leasehold (furnish a copy of ground lease) Other _____

Management Co. (*if applicable*): _____ Management Co. Contact: _____

Management Co. Phone Number: _____ Management Co. Fax Number: _____ Management Co. e-mail (*if different than the borrower's e-mail address*): _____
() - ext. () - ext.

Management Co. Mailing Address (*if different than the borrower's mailing address*):

Section 3: Loan Purpose

Purchase Purchase Price: \$ _____ Cash Down Payment: \$ _____ Total Debt: \$ _____ Source of Equity Funds: _____ Estimated Closing Date: _____

Refinance Date Acquired: _____ Original Purchase Price: \$ _____ Total Debt: \$ _____

Current Lender: _____ Loan Number: _____

Section 4: Environmental Questionnaire

If "Yes" is checked for any of the following items, please attach copies of relevant documents, reports, etc.

To the best of your knowledge:	Yes	No	Unknown
1. Does the property suffer from any known deterioration of distress (structural, foundation, or otherwise)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Does the structure have unreinforced masonry walls?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Is the building constructed with tilt-wall construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Can the property be re-built as currently developed, including structure, layout, and parking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. (California properties only) Is the property located in an Alquist Priolo seismic area? (If yes, and a Probable Maximum Loss seismic survey exists, please attach.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the property currently used for an industrial/manufacturing use or has the property ever been used for industrial/manufacturing activities in the past?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Is the property currently used or has it been used as a gasoline station, auto repair facility, dry cleaner, photo/print facility, paint shop, paint booth, junkyard, landfill, waste treatment storage, disposal, processing or recycling facility?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Are there currently or have there ever been: damaged or discarded industrial drums (typically 55-gallon) <input type="checkbox"/> ; above or underground storage tanks (including heating oil tanks) <input type="checkbox"/> ; automotive or industrial batteries <input type="checkbox"/> ; pesticides <input type="checkbox"/> ; paints <input type="checkbox"/> ; hazardous wastes <input type="checkbox"/> ; petroleum products <input type="checkbox"/> or other chemicals in individual containers or sacks of greater than 5 gallons in volume or 50 gallons in the aggregate <input type="checkbox"/> stored on or used at the property or at the facility?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. If yes to any item in #8, is there secondary containment(s) implemented to prevent uncontrolled releases in the event of a spill?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Are there currently or have there ever been any groundwater monitoring wells on the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Are you aware of any fill dirt that was brought onto the property from an off-site source?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Are there currently or have there ever been any pits, ponds, lagoons, storm water retention pond or associated discharge dry well located on the property in connection with waste treatment or waste disposal?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. In regards to oil drilling activities, are there currently or have there ever been oil, natural gas, or dry wells on the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Is there currently or has/have there ever been any stained or discolored soil, flooring, drains or walls on the property stained by substances other than water on the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Is there currently or has/have there ever been water damage to the walls, floors, ceilings or any structure on the property that may have been caused from intruding rainwater, HVAC ducts, or leaking water/sewage pipes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the property served by a private well/septic system, non-public water system, or non-public water treatment facility?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Are there any environmental liens, governmental notifications, pending lawsuits, or administrative proceedings relating to past or recurrent violations of environmental laws with respect to the property or any facility located on the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18. Has any environmental site assessment or compliance review of the property been completed in the past?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19. Does the property discharge wastewater on or adjacent to the property (other than storm water) into a storm water or sanitary sewer system?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
20. Is there a transformer, capacitor or any hydraulic equipment (i.e. elevator(s) for which there are any records indicating the presence of PCBs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
21. Is there an oil/water separator on the property? If so, the oil water/separator was cleaned on this date _____ by: <input type="checkbox"/> on-site personnel or <input type="checkbox"/> licensed contractor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
22. Do on-site activities require a storm water (NPDES), air, discharge, hazardous waste, or any other environmental federal, state, or local permit(s) to operate the current business? *If yes, provide a photocopy of each permit as an attachment.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
23. Is there currently or has there been any facility located on the property that exceeds/exceeded radon recommended guidelines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Section 5: Acknowledgement and Agreement

The undersigned specifically acknowledges and agrees that the lender, as referenced above, including its agents, and (actual or potential) successors and assigns ("Lender"), will rely on the information contained in and provided in connection with this application and all such information is given for the purposes of obtaining the loan indicated above.

The undersigned certifies that the information provided in and given in connection with this application is true and correct as of the date set forth opposite the signature(s) on this application. The undersigned acknowledges that any intentional or negligent misrepresentations of such information may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both, under the provisions of Title 18, United States Code, Section 1014 and liability for monetary damages to the Lender and any other person or entity who may suffer any loss due to reliance upon any misrepresentation which have been made in connection with this application.

The undersigned acknowledges and agrees that the Lender may sell loans it originates to third party investors and, as part of the loan process, the Lender may share the loan file including, without limitations, the undersigned's financial and credit information with one or more potential investors and by signing below, the undersigned authorizes the Lender to share the loan file with such third parties.

Signature: X _____ _____	Date: _____	Signature: X _____ _____	Date: _____
Title (if applicable)		Title (if applicable)	
Signature: X _____ _____	Date: _____	Signature: X _____ _____	Date: _____
Title (if applicable)		Title (if applicable)	