



AEI Consultants

August 20, 2018

Site Visit Date August 9, 2018

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Property Identification:

University Mall
737-885 Russell Boulevard & Anderson Road
Davis, Yolo County, California 95616

AEI Project No. 392505
Client Reference No. 4084

Prepared For:

California Property Owner I, LLC
450 Lexington Ave Floor 13
New York, New York 10017

Prepared By:

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Environmental
Due Diligence

Building Assessments

Site Investigation
& Remediation

Energy Performance
& Benchmarking

Industrial Hygiene

Construction
Risk Management

Zoning Analysis
Reports & ALTA
Surveys

National Presence

Regional Focus

Local Solutions

August 20, 2018

Mr. Sebastian Grant
California Property Owner I, LLC
450 Lexington Ave Floor 13
New York, New York 10017

Subject: PHASE I ENVIRONMENTAL SITE ASSESSMENT

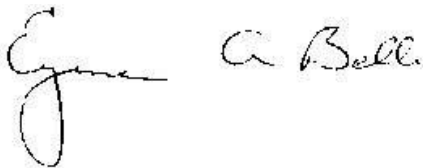
University Mall
737-885 Russell Boulevard & Anderson Road, Davis, California 95616
AEI Project No. 392505

Dear Mr. Grant:

AEI Consultants is pleased to provide the results of the Phase I Environmental Site Assessment (Phase I ESA) report of the above referenced address (the "subject property"). This assessment was authorized and performed in accordance with the scope of services outlined in the project award, the scope and limitations of ASTM Standard Practice E1527-13 and the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (40 CFR Part 312).

We appreciate the opportunity to provide services to you. If you have any questions concerning this report, or if we can assist you in any other matter, please contact me at (732) 414-2720 or gbelli@aeiconsultants.com.

Sincerely,



Eugene A. Belli, REPA, CHMM
Executive Vice President
AEI Consultants

TABLE OF CONTENTS

LIST OF COMMONLY USED ABBREVIATIONS	6
EXECUTIVE SUMMARY	8
Property Description	8
Conclusions	10
1.0 INTRODUCTION	11
1.1 Scope of Work	11
1.2 Additional Services	12
1.3 Significant Assumptions	12
1.4 Limitations	12
1.5 Limiting Conditions/Deviations	13
1.6 Data Gaps and Data Failure	14
1.7 Reliance	14
2.0 SITE AND VICINITY DESCRIPTION	16
2.1 Site Location and Description	16
2.2 Site and Vicinity Characteristics	17
2.3 Physical Setting	18
3.0 HISTORICAL REVIEW OF SITE AND VICINITY	20
3.1 Historical Summary	20
3.2 Aerial Photographs	21
3.3 Sanborn Fire Insurance Maps	23
3.4 City Directories	23
3.5 Historical Topographic Maps	26
3.6 Chain of Title	26
4.0 REGULATORY AGENCY RECORDS REVIEW	27
4.1 Local Environmental Health Department and/or State Environmental Agency	27
4.2 Fire Department	28
4.3 Building Department	28
4.4 Planning Department	29
4.5 County Assessor Office	29
4.6 Oil and Gas Wells/Pipelines	29
4.7 Other Agencies Searched	29
4.8 State Environmental Superliens and Property Transfer Laws	31
5.0 REGULATORY DATABASE RECORDS REVIEW	32
5.1 Records Summary	32
5.2 Vapor Migration	36
6.0 INTERVIEWS AND USER PROVIDED INFORMATION	37
6.1 Interviews	37
6.2 User Provided Information	38
6.3 Previous Reports and Other Provided Documentation	38
7.0 SITE RECONNAISSANCE	40
7.1 Subject Property Reconnaissance Findings	40
7.2 Adjacent Property Reconnaissance Findings	43
8.0 OTHER ENVIRONMENTAL CONSIDERATIONS	45
8.1 Asbestos-Containing Building Materials	45
8.2 Lead-Based Paint	46
8.3 Radon	47

8.4 Drinking Water Sources and Lead in Drinking Water 47
8.5 Mold/Indoor Air Quality Issues 47
9.0 FINDINGS, CONCLUSIONS, AND RECOMMENDATIONS 49
9.1 Findings 49
9.2 Conclusions 51
10.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONALS 52
11.0 REFERENCES 53

TABLE OF APPENDICES

APPENDIX A: FIGURES
APPENDIX B: PROPERTY PHOTOGRAPHS
APPENDIX C: REGULATORY DATABASE
APPENDIX D: HISTORICAL SOURCES
APPENDIX E: REGULATORY AGENCY RECORDS
APPENDIX F: PREVIOUS REPORTS
APPENDIX G: OTHER SUPPORTING DOCUMENTATION
APPENDIX H: QUALIFICATIONS

LIST OF COMMONLY USED ABBREVIATIONS

Units	
µg/L	Micrograms per Liter
mg/kg	Milligrams per Kilogram
mg/L	Milligrams per Liter
pCi/L	PicoCuries per Liter
ppb	Parts per Billion
ppm	Parts per Million
Acronyms	
ACM	Asbestos-Containing Material
AHERA	Asbestos Hazard Emergency Response Act
APN	Assessor's Parcel Number
AST	Aboveground Storage Tank
AUL	Activity and Use Limitation
bgs	Below Ground Surface
BTEX	Benzene, Toluene, Ethylbenzene, and Xylenes
CERCLA	Comprehensive Environmental Response Compensation and Liability Act
CERCLIS	Comprehensive Environmental Response Compensation and Liability Information System
COC	Contaminant of Concern
CREC	Controlled Recognized Environmental Condition
EPA	Environmental Protection Agency
ESA	Environmental Site Assessment
GPR	Ground-Penetrating Radar
HREC	Historical Recognized Environmental Condition
HVAC	Heating, Ventilation and Air Conditioning
HWS	Hazardous Waste Site
LBP	Lead-Based Paint
LCP	Lead Containing Paint
LLP	Landowner Liability Protection
LQG	Large Quantity Generator
LUST	Leaking Underground Storage Tank
MCL	Maximum Contaminant Level
MTBE	Methyl Tertiary Butyl Ether
ND	None Detected
NESHAP	National Emission Standards for Hazardous Air Pollutants
NFA	No Further Action
NOV	Notice of Violation
NPL	National Priorities List
O&M	Operations and Maintenance
OSHA	Occupational Safety and Health Administration
PCB	Polychlorinated Biphenyl
PCE	Perchloroethylene, Tetrachloroethylene, Tetrachloroethene, PERC
RCRA	Resource Conservation and Recovery Act

REC	Recognized Environmental Condition
RP	Responsible Party
SDS	Safety Data Sheet
SEMS	Superfund Enterprise Management System
SQG	Small Quantity Generator
SVOC	Semi-Volatile Organic Compound
TCE	Trichloroethylene, Trichloroethene
TPH	Total Petroleum Hydrocarbons
TPHd	Total Petroleum Hydrocarbons (diesel range)
TPHg	Total Petroleum Hydrocarbons (gasoline range)
TPHo	Total Petroleum Hydrocarbons (oil range)
TRPH	Total Recoverable Petroleum Hydrocarbons
USDA	United States Department of Agriculture
USGS	United States Geological Survey
UST	Underground Storage Tank
VOC	Volatile Organic Compound

EXECUTIVE SUMMARY

AEI Consultants (AEI) was retained by California Property Owner I, LLC to conduct a Phase I ESA in conformance with the project award and the scope and limitations of ASTM Standard Practice E1527-13 and the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) for the property located at 737-885 Russell Boulevard & Anderson Road, Davis, Yolo County, California. Any exceptions to, or deletions from, this practice are described in Sections 1.4, 1.5, and 1.6 of this report.

PROPERTY DESCRIPTION

PROPERTY INFORMATION	
Subject Property Name	University Mall
Street Address(es)	737-885 Russell Boulevard & Anderson Road
City	Davis
State	California
Location	Bounded by Sycamore Lane to the west, Russell Boulevard to the south, and Anderson Road to the east
Vicinity Characteristics	Commercial and residential
Approximate Site Acreage/Source	8.25/Assessor's Website
Subject Property Type	Retail - Shopping Mall
Subject Property Use(s)	Multi-tenant commercial strip mall
Assessor Parcel Number(s)	034-253-007-000
SITE AND BUILDING INFORMATION	
Number of Buildings	Three
Year(s) of Construction	1965 (main, central structure), 1981 (east addition), and 2010 (southwestern structure)
Number of Floors/Stories	One partial two-story building and two single-story buildings
Basement or Subgrade Area(s)	None identified
Number of Units	22
Building Area (SF)/Source	110,587 /Assessor's Office
Building Description(s)	One partial two-story structure and two single-story structures
Building Occupant(s)	See table below
Additional Improvements	Asphalt paved parking lot and associated landscaping
Current On-site Operations	Commercial sales and restaurant sales
Current Use of Hazardous Substances	None identified
UTILITY PROVIDER INFORMATION	
Natural Gas Provider	Pacific Gas & Electric (PG&E)
Electricity Provider	PG&E
Heating System Fuel Source	Natural gas
Cooling System Power Source	Electricity
Potable Water Provider or Source	City of Davis
Sewage Disposal Provider or Treatment System	City of Davis
REGULATORY INFORMATION	
Regulatory Database Listings	HAZNET (9), CERS, CHIMRS, EDR HIST CLEANER, CIWQS
Institutional Controls	None identified

Engineering Controls	None identified
Environmental Liens	None identified

Based upon a review of historical sources, the subject property was identified as agricultural land in 1937. By 1957, the subject property was vacant. By 1965, the subject property was graded for commercial developed and the current, main commercial structure was developed by 1965 as a multi-tenant shopping mall. The eastern addition to the subject property was developed around 1981, as a partial two story structure connected to the main shopping mall, and an additional single-story structure. A commercial structure was developed on the southwestern side of the subject property in approximately 1989, which was later demolished in 2010 when the current commercial structure for a Trader Joe's was developed in the same year.

The shopping mall has been occupied by a number of commercial occupants over the years including: University Cleaners (1970-1995), Safeway Super Store (1970-1995), Giant Hamburgers (1970-1985), Fotomat Corporation (1974-1989), The Graduate (1980-2018), Strelitzia Flowers (1974-1989), Fluffy Donuts (1974-2018), and many other commercial tenants. The property remains to be used as a shopping mall and shopping center today.

The following historical address was associated with the subject property: 737 to 885 (odds) Russell Boulevard and Anderson Road. All of these addresses were also researched as part of this assessment.

The immediately surrounding properties consist of the following:

Direction from Site	Tenant/Use (Address)	Regulatory Database Listing(s)
North	Sycamore Lane Apartments (609 and 614 Sycamore Lane)	None identified
East	Anderson Road followed by: Residence (548 Anderson Road) Davis Chinese Christian Church (536 Anderson Road) Residence (524 Anderson Road) Rite Aid (655 Russell Boulevard)	RCRA-SQG, CERS HAZ WASTE, CERS, RCRA-CESQG, FINDS, ECHO (655 Russell Boulevard)
Southeast	Arco Gas Station (705 Russell Boulevard)	LUST (2), UST, CHMIRS (2), HIST CORTESE, CERS (2), EDR Hist Auto, HIST UST (2), RCRA-SQG, FINDS, ECHO, CERS HAZ WASTE, CERS TANK
South	Russell Boulevard followed by: University of Davis La Rue Field and Academic Buildings (100 to 200 Atrium Way and La Rue Road)	None identified
West	Sycamore Lane followed by: University Court Apartments (515 to 545 Sycamore Lane)	None identified

If the surrounding properties are listed in the regulatory database, please refer to Section 5.1 for

discussion.

Based upon topographic map interpretation, the direction of groundwater flow beneath the subject property is inferred to be to the northeast. Based on groundwater monitoring data for an adjacent site at 705 Russell Boulevard (abutting the southeastern portion of the subject property) obtained from GeoTracker, groundwater is presumed to be present at an estimated depth of 19 to 42 feet bgs.

CONCLUSIONS

AEI has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of 737-885 Russell Boulevard & Anderson Road, Davis, Yolo County, California, the Property. Any exceptions to or deletions from this practice are described in Section 1.5 of this report.

This assessment has revealed no evidence of Recognized Environmental Conditions (RECs) or Controlled Recognized Environmental Conditions (CRECs) in connection with the subject property.

AEI's assessment included an evaluation of other Environmental Conditions including, but are not limited to, de minimis conditions and/or environmental considerations such as the presence of asbestos-containing materials, radon, lead-based paint, wetlands and mold and lead in drinking water, which can affect the liabilities and financial obligations of the client, the health and safety of site occupants, and the value and marketability of the subject property.

This assessment has revealed no evidence of related conditions of concern in connection with the subject property, except for the following:

- Based on the Green Book, the Ban and Phase-Down rule and the 1964 date of construction, building materials may contain asbestos. According to the EPA, while suspect or ACM may be managed in place under an operations and maintenance program, sampling would be required to document the presence or absence of asbestos containing material. Based on the age of the older subject property buildings, asbestos may be present in the building material. Building materials were in good condition and can be effectively managed as part of an asbestos O&M Plan until such time as renovation or demolition activities necessitate their removal. An O&M Plan was not in place at the subject property.
- Due to the age of the subject property buildings, there is a potential that LBP is present. AEI understands that demolition activities of the subject property buildings are planned, according to Ms. Michelle Kaus. AEI also observed peeling and flaking paint on the exterior of the University Mall building, including the entrance to the mall and The Graduate. Stringent local and State regulations may apply to LBP in association with building demolition/renovations and worker/occupant protection. It should be noted that construction activities that disturb materials or paints containing any amount of lead may be subject to certain requirements of the OSHA lead standard contained in 29 CFR 1910.1025 and 1926.62.

1.0 INTRODUCTION

This report documents the methods and findings of the Phase I ESA performed in conformance with the project award and scope and limitations of ASTM Standard Practice E1527-13 and the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) for the property located at 737-885 Russell Boulevard & Anderson Road, Davis, Yolo County, California (Appendix A: Figures and Appendix B: Property Photographs).

1.1 SCOPE OF WORK

The purpose of the Phase I ESA is to assist the client in identifying potential RECs, in accordance with ASTM E1527-13, associated with the presence of any hazardous substances or petroleum products, their use, storage, and disposal at and in the vicinity of the subject property. Property assessment activities focused on: 1) a review of federal, state, tribal and local databases that identify and describe underground fuel tank sites, leaking underground fuel tank sites, hazardous waste generation sites, and hazardous waste storage and disposal facility sites within the ASTM approximate minimum search distance; 2) a property and surrounding site reconnaissance, and interviews with the past and present owners and current occupants and operators to identify potential environmental contamination; and 3) a review of historical sources to help ascertain previous land use at the site and in the surrounding area.

The goal of AEI Consultants in conducting the environmental site assessment was to identify the presence or likely presence of any hazardous substances or petroleum products on the subject property that may indicate an existing release, a past release, or a material threat of a release of any hazardous substance or petroleum product into the soil, groundwater, or surface water of the subject property. If such conditions were identified, they would be characterized as one of the following:

Recognized Environmental Condition (REC) - is defined by the ASTM Standard Practice E1527-13 as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

Historical Recognized Environmental Condition (HREC) - A past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls.

Controlled Recognized Environmental Condition (CREC) - A past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

De minimis Conditions - Are conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis

are not recognized environmental conditions nor controlled recognized environmental conditions.

Other Environmental Considerations - These include, but are not limited to, de minimis conditions and/or environmental considerations such as the presence of ACMs, LBP, radon, mold, and lead in drinking water, which can affect the liabilities and financial obligations of the client, the health and safety of site occupants, and the value and marketability of the subject property.

1.2 ADDITIONAL SERVICES

Other Environmental Considerations such as ACMs, LBP, lead in drinking water, radon, mold, and wetlands can result in business environmental risks for property owners which may disrupt current or planned operations or cash flow and are generally beyond the scope of a Phase I assessment as defined by ASTM E1527-13. Based upon the agreed-on scope of services this ESA did not include subsurface or other invasive assessments, business environmental risks, or other services not specifically identified and discussed herein.

1.3 SIGNIFICANT ASSUMPTIONS

The following assumptions are made by AEI in this report. AEI relied on information derived from secondary sources including governmental agencies, the client, designated representatives of the client, property contact, property owner, property owner representatives, computer databases, and personal interviews. AEI has reviewed and evaluated the thoroughness and reliability of the information derived from secondary sources including government agencies, the client, designated representatives of the client, property contact, property owner, property owner representatives, computer databases, or personal interviews. It appears that all information obtained from outside sources and reviewed for this assessment is thorough and reliable. However, AEI cannot guarantee the thoroughness or reliability of this information.

Groundwater flow, unless otherwise specified by on-site well data or well data from the subject property or nearby sites, is inferred from contour information depicted on the USGS topographic maps. AEI assumes the subject property has been correctly and accurately identified by the client, designated representative of the client, property contact, property owner, and property owner's representatives.

1.4 LIMITATIONS

Property conditions, as well as local, state, tribal, and federal regulations can change significantly over time. Therefore, the recommendations and conclusions presented as a result of this assessment apply strictly to the environmental regulations and property conditions existing at the time the assessment was performed. Available information has been analyzed using currently accepted assessment techniques and it is believed that the inferences made are reasonably representative of the property. AEI makes no warranty, expressed or implied, except that the services have been performed in accordance with generally accepted environmental property assessment practices applicable at the time and location of the assessment.

Considerations identified by ASTM as beyond the scope of a Phase I ESA that may affect business environmental risk at a given property include the following: ACMs, radon, LBP, lead in drinking water, wetlands, regulatory compliance, cultural and historical resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, mold, and high

voltage lines. These environmental issues or conditions may warrant assessment based on the type of the property transaction; however, they are considered non-scope issues under ASTM Standard Practice E1527-13.

If requested by the client, these non-scope issues are discussed herein. Otherwise, the purpose of this assessment is solely to satisfy one of the requirements for qualification of the innocent landowner defense, contiguous property owner or bona fide prospective purchaser under CERCLA. ASTM Standard Practice E1527-13 and the United States EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) constitute the "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined in:

1. 42 U.S.C. § 9601(35)(B), referenced in the ASTM Standard Practice E1527-13.
2. Sections 101(35)(B) (ii) and (iii) of CERCLA and referenced in the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312).
3. 42 U.S.C. § 9601(40) and 42 U.S.C. § 9607(q).

The Phase I ESA is not, and should not be construed as, a warranty or guarantee about the presence or absence of environmental contaminants that may affect the property. Neither is the assessment intended to assure clear title to the property in question. The sole purpose of assessment into property title records is to ascertain a historical basis of prior land use. All findings, conclusions, and recommendations stated in this report are based upon facts, circumstances, and industry-accepted procedures for such services as they existed at the time this report was prepared (i.e., federal, state, and local laws, rules, regulations, market conditions, economic conditions, political climate, and other applicable matters). All findings, conclusions, and recommendations stated in this report are based on the data and information provided, and observations and conditions that existed on the date and time of the property reconnaissance.

Responses received from local, state, or federal agencies or other secondary sources of information after the issuance of this report may change certain facts, findings, conclusions, or circumstances to the report. A change in any fact, circumstance, or industry-accepted procedure upon which this report was based may adversely affect the findings, conclusions, and recommendations expressed in this report.

AEI's limited radon screening, if included, is intended to provide a preliminary screening to evaluate the potential presence of elevated radon concentrations at the site. The proposed scope is not intended to define the full extent of the presence of radon at the subject property. As such, the results should be used for lending purposes only. The recommendations and conclusions presented as a result of the limited preliminary radon screening apply strictly to the property conditions existing at the time the sampling was performed. The sample analytical results are only valid for the time, place, and condition of the site at the time of collection and AEI does not warrant that the results will be repeatable or are representative of past or future conditions.

1.5 LIMITING CONDITIONS/DEVIATIONS

The performance of this Phase I ESA was limited by the following:

- AEI observed a representative sample of interior units: 1, 6, 11, 19, 28, 30, and 44

(31.8% of total units). In addition, AEI observed common and exterior areas of the property, including the interior mall corridor, common restrooms, exterior seating areas, cement-paved walkways, and the asphalt-paved parking lot and associated landscaping. Based on the nature of property occupancy, this method of assessment is presumed to be appropriate due to the size of the subject property.

- Due to the large volume of stored products within the large department stores, kitchens of restaurants observed, and bike shop, direct visual observation of many of the floor and wall areas of some of the units was not possible. Features may be present that were not observed during AEI's field reconnaissance. Based on the quality of information obtained from other sources, this limitation is not expected to alter the overall findings of this assessment.
- The User did not complete the ASTM User Questionnaire or provide the User information to AEI. AEI assumes that qualification for the LLPs is being established by the User in documentation outside of this assessment.

1.6 DATA GAPS AND DATA FAILURE

According to ASTM E1527-13, data gaps occur when the Environmental Professional is unable to obtain information required by the Standard, despite good faith efforts to gather such information. Pursuant to ASTM E1527-13, only significant data gaps, defined as those that affect the ability of the Environmental Professional to identify RECs, need to be documented.

Data failure is one type of data gap. According to ASTM E1527-13, data failure occurs when all of the standard historical sources that are reasonably ascertainable and likely to be useful have been reviewed and yet the objectives have not been met. Pursuant to ASTM E1527-13, historical sources are required to document property use back to the property's first developed use or back to 1940, whichever is earlier, or periods of five years or greater.

1.6.1 DATA FAILURE

The following data failure was identified during the course of this assessment:

Data Failure	The earliest historical resource obtained during this assessment was an aerial photograph from 1937 indicating that the subject property was developed agriculturally. The lack of historical sources for the subject property dating back to first developed use represents historical data source failure. However, as it is assumed that the subject property would have been previously used for agricultural purposes, if not undeveloped, this data failure is not expected to significantly alter the findings of this assessment.
Information/Sources Consulted	City directories, Sanborn fire insurance maps, aerial photographs, agency records, previous reports, interviews

1.6.2 DATA GAPS

AEI did not identify significant data gaps which affected our ability to identify RECs.

1.7 RELIANCE

All reports, both verbal and written, are for the benefit of California Property Owner I, LLC. This

report has no other purpose and may not be relied upon by any other person or entity without the written consent of AEI. Either verbally or in writing, third parties may come into possession of this report or all or part of the information generated as a result of this work. In the absence of a written agreement with AEI granting such rights, no third parties shall have rights of recourse or recovery whatsoever under any course of action against AEI, its officers, employees, vendors, successors, or assigns. Reliance is provided in accordance with the General Terms and Conditions between AEI and Brixmor Property Group dated June 1, 2015.

2.0 SITE AND VICINITY DESCRIPTION

2.1 SITE LOCATION AND DESCRIPTION

PROPERTY INFORMATION	
Subject Property Name	University Mall
Street Address(es)	737-885 Russell Boulevard & Anderson Road
City	Davis
State	California
Location	Bounded by Sycamore Lane to the west, Russell Boulevard to the south, and Anderson Road to the east
Vicinity Characteristics	Commercial and residential
Approximate Site Acreage/Source	8.25/Assessor's Website
Subject Property Type	Retail - Shopping Mall
Subject Property Use(s)	Multi-tenant commercial strip mall
Assessor Parcel Number(s)	034-253-007-000
SITE AND BUILDING INFORMATION	
Number of Buildings	Three
Year(s) of Construction	1965 (main, central structure), 1981 (east addition), and 2010 (southwestern structure)
Number of Floors/Stories	One partial two-story building and two single-story buildings
Basement or Subgrade Area(s)	None identified
Number of Units	22
Building Area (SF)/Source	110,587 /Assessor's Office
Building Description(s)	One partial two-story structure and two single-story structures
Building Occupant(s)	See table below
Additional Improvements	Asphalt paved parking lot and associated landscaping
Current On-site Operations	Commercial sales and restaurant sales
Current Use of Hazardous Substances	None identified
UTILITY PROVIDER INFORMATION	
Natural Gas Provider	Pacific Gas & Electric (PG&E)
Electricity Provider	PG&E
Heating System Fuel Source	Natural gas
Cooling System Power Source	Electricity
Potable Water Provider or Source	City of Davis
Sewage Disposal Provider or Treatment System	City of Davis
REGULATORY INFORMATION	
Regulatory Database Listings	HAZNET (9), CERS, CHIMRS, EDR HIST CLEANER, CIWQS
Institutional Controls	None identified
Engineering Controls	None identified
Environmental Liens	None identified

Utility provider information listed in the table above is provided by Ms. Michelle Kaus, key site manager and owner representative, unless otherwise noted above.

Subject Property Address/Unit	Tenant/Use
Unit 1: Trader Joes (885 Russell Boulevard)	Commercial food store
Unit 3: Cost Plus World Market (871 Russell Boulevard)	Commercial home and goods store
Unit 6: Forever 21 (885 Russell Boulevard)	Commercial clothes store
Unit 10: Ramen Hook (825 Russell Boulevard)	Restaurant
Unit 11: T&M Bike Shop (825 Russell Boulevard)	Bike repair shop
Unit 13: Vacant (825 Russell Boulevard)	Vacant (former restaurant)
Unit 14: Vacant (825 Russell Boulevard)	Vacant
Unit 16: Vacant (825 Russell Boulevard)	Vacant (former salon)
Unit 17: EZ Eyebrow (825 Russell Boulevard)	Beauty Shop
Unit 18: Vacant (825 Russell Boulevard)	Vacant
Unit 19: The Graduate (805 Russell Boulevard)	Restaurant, bar, and venue
Unit 21: Ohana Hawaiian BBQ (825 Russell Boulevard)	Restaurant
Unit 22: OnTap Tea (825 Russell Boulevard)	Restaurant
Unit 23: The Old Tea House (825 Russell Boulevard)	Restaurant
Unit 24: Sourdough & Co (825 Russell Boulevard)	Restaurant
Unit 25: Starbucks (825 Russell Boulevard)	Restaurant
Unit 27: Vacant (757 Russell Boulevard)	Vacant (former tanning salon)
Unit 28: Fluffy Donuts (757 Russell Boulevard)	Restaurant
Unit 29: Subway (757 Russell Boulevard)	Restaurant
Unit 30: Chengdu Style Restaurant (737 Russell Boulevard)	Restaurant
Unit 41: Bank of America ATM (825 Russell Boulevard)	ATM kiosk
Unit 44: Center for Collaborative Care (803 Russell Boulevard)	Office space

Refer to Appendix A: Figures and Appendix B: Property Photographs for site location and description.

2.2 SITE AND VICINITY CHARACTERISTICS

The immediately surrounding properties consist of the following:

Direction from Site	Tenant/Use (Address)	Regulatory Database Listing(s)
North	Sycamore Lane Apartments (609 and 614 Sycamore Lane)	None identified
East	Anderson Road followed by: Residence (548 Anderson Road) Davis Chinese Christian Church (536 Anderson Road) Residence (524 Anderson Road) Rite Aid (655 Russell Boulevard)	RCRA-SQG, CERS HAZ WASTE, CERS, RCRA-CESQG, FINDS, ECHO (655 Russell Boulevard)

Direction from Site	Tenant/Use (Address)	Regulatory Database Listing(s)
Southeast	Arco Gas Station (705 Russell Boulevard)	LUST (2), UST, CHMIRS (2), HIST CORTESE, CERS (2), EDR Hist Auto, HIST UST (2), RCRA-SQG, FINDS, ECHO, CERS HAZ WASTE, CERS TANK
South	Russell Boulevard followed by: University of Davis La Rue Field and Academic Buildings (100 to 200 Atrium Way and La Rue Road)	None identified
West	Sycamore Lane followed by: University Court Apartments (515 to 545 Sycamore Lane)	None identified

If the surrounding properties are listed in the regulatory database, please refer to Section 5.1 for discussion.

2.3 PHYSICAL SETTING

Geology: According to information obtained from the USGS, the area surrounding the subject property is underlain by alluvial, lake, playa, and terrace deposits of the Cenozoic era. Based on a review of the USDA Soil Survey for the area of the subject property, the soils in the vicinity of the subject property are classified as approximately 70% the Reiff series and 30% the Brentwood series. Soils from the Reiff series are characterized as very fine sandy loam and are naturally well drained. The parent material is mixed coarse-loamy material and the depth to the most restrictive feature is more than 80 inches. Soils from the Brentwood series are classified as silty clay loam and are naturally well drained. The parent material is alluvium derived from sedimentary rock and the depth to the most restrictive layer is more than 80 inches. This soil is predominantly located in the northeastern portion of the property.

USGS Topographic Map:	Merrit, California , California Quadrangle
Nearest surface water to subject property:	Lake Spafford/0.88 miles southeast
Gradient Direction/Source:	Northeast/Topographic map interpretation
Estimated Depth to Groundwater/Source:	19 to 42 feet bgs/Groundwater data for the adjacent site at 705 Russell Boulevard
Wetlands:	No/National Wetlands Inventory or other Source
Flood Zone Information:	Zone X/Fema Map 06113C0592G June 18, 2010

Note: Groundwater flow direction can be influenced locally and regionally by the presence of local wetland features, surface topography, recharge and discharge areas, horizontal and vertical inconsistencies in the types and location of subsurface soils, and proximity to water pumping wells. Depth and gradient of the water table can change seasonally in response to variation in precipitation and recharge, and over time, in response to urban development such as storm water controls, impervious surfaces, pumping wells, cleanup activities, dewatering, seawater intrusion barrier projects near the coast, and other factors.

According to the US Fish and Wildlife Service Geospatial Wetlands Information online map interface (<http://www.fws.gov/wetlands/Data/Mapper.html>), there are no jurisdictional wetlands

on the subject property.

3.0 HISTORICAL REVIEW OF SITE AND VICINITY

3.1 HISTORICAL SUMMARY

Reasonably ascertainable standard historical sources as outlined in ASTM Standard E1527-13 were used to determine previous uses and occupancies of the subject property that are likely to have led to RECs in connection with the subject property. A chronological summary of historical data found, including but not limited to aerial photographs, historical city directories, Sanborn fire insurance maps, and agency records, is as follows:

Date Range	Subject Property Description/Use	Source(s)
Pre-1937	Unknown use; Refer to Section 1.6	Aerial photographs, city directories, historical topographic maps, agency records, interviews
1937-1957	Agricultural land	Aerial photographs
1957-1965	Vacant and/or graded land	Aerial photographs
1965	Current, main commercial-mall structure developed (825 Russell Boulevard)	Agency records
1965-1981	Current, main commercial building occupied by numerous commercial tenants (803-875 Russell Boulevard)	City directories, agency records, aerial photographs
1981	The "East Wing" of the subject property developed (757 Russell Boulevard)	Agency records
1981-1989	Current, main commercial building with eastern addition occupied by numerous commercial tenants (757-875 Russell Boulevard)	City directories, agency records, aerial photographs
1989	Southwestern side of the property developed with a commercial structure (885 Russell Boulevard)	Agency records
1989-2010	Property used for commercial purposes (737-885 Russell Boulevard)	City directories, agency records, aerial photographs
2010	Current commercial structure developed on the southwestern side of the property (885 Russell Boulevard)	Agency records, aerial photographs, city directories
2010-Present	Current shopping center present (737-885 Russell Boulevard)	Aerial photographs, city directories, agency records, interviews, site reconnaissance

Based upon a review of historical sources, the subject property was identified as agricultural land in 1937. By 1957, the subject property was vacant. By 1965, the subject property was graded for commercial developed and the current, main commercial structure was developed by 1965 as a multi-tenant shopping mall. The eastern addition to the subject property was developed around 1981, as a partial two story structure connected to the main shopping mall, and an additional single-story structure. A commercial structure was developed on the southwestern side of the subject property in approximately 1989, which was later demolished in 2010 when the current commercial structure for a Trader Joe's was developed in the same year.

The shopping mall has been occupied by a number of commercial occupants over the years including: University Cleaners (1970-1995), Safeway Super Store (1970-1995), Giant Hamburgers (1970-1985), Fotomat Corporation (1974-1989), The Graduate (1980-2018), Strelitzia Flowers (1974-1989), Fluffy Donuts (1974-2018), and many other commercial tenants. The property remains to be used as a shopping mall and shopping center today.

The following historical address was associated with the subject property: 737 to 885 (odds) Russell Boulevard and Anderson Road. All of these addresses were also researched as part of this assessment.

Based on a review of aerial photographs, the subject property was historically used for agricultural purposes. There is a potential that agricultural chemicals, such as pesticides, herbicides and fertilizers, were used on site, and that the subject property has been impacted by the use of such agricultural chemicals. In general, historical agricultural use is not the subject of environmental enforcement actions by regulatory agencies, and therefore, could be considered a de minimis condition. However, AEI understands that the subject property is slated for redevelopment. Consequently, it would be prudent for the owner of the subject property to determine whether sampling relating to the former agricultural use of the subject property is required by the local planning department or other applicable oversight agency prior to the commencement of redevelopment activities.

The site was previously occupied by a dry cleaners from at least 1970 to 1995. Refer to Sections 5.1 and 6.3 for further discussion concerning the former on-site dry cleaners.

3.2 AERIAL PHOTOGRAPHS

AEI reviewed aerial photographs of the subject property and surrounding area. A search was made of the EDR collection of aerial photographs and online at www.historicaerials.com. Aerial photographs were reviewed for the following years:

Year(s)	Subject Property Description	Adjacent Site Descriptions
1937	Agricultural land	NORTH: Agricultural land EAST: Road followed by agricultural land and a residence SOUTHEAST: Agricultural land SOUTH: Road followed by agricultural land WEST: Agricultural land
1952	No significant changes	NORTH: No significant changes EAST: Road followed by current residence and vacant land SOUTHEAST: No significant changes SOUTH: No significant changes WEST: No significant changes
1957	No significant changes	NORTH: No significant changes EAST: Road followed by current residence and current commercial structure SOUTHEAST: No significant changes SOUTH: No significant changes WEST: No significant changes

Year(s)	Subject Property Description	Adjacent Site Descriptions
1965	Subject property graded for development of current central, main current structure	NORTH: Graded land EAST: No significant changes SOUTHEAST: Vacant land SOUTH: Road followed by agricultural land and vacant land WEST: No significant changes
1968	The central, main current shopping structure developed. The rest of the property is developed as a parking lot	NORTH: Part of current apartment complex developed and the rest vacant land EAST: No significant changes SOUTHEAST: Current gas station developed SOUTH: No significant changes WEST: Road followed by current apartment complex developed
1970 1974	No significant changes	NORTH: Current apartment complex developed EAST: No significant changes SOUTHEAST: No significant changes SOUTH: No significant changes WEST: No significant changes
1984	The current eastern extension of the shopping center constructed	NORTH: No significant changes EAST: No significant changes SOUTHEAST: No significant changes SOUTH: Road followed by current baseball field and vacant land WEST: No significant changes
1993 1998	A commercial structure developed on the southwestern portion of the subject property	NORTH: No significant changes EAST: No significant changes SOUTHEAST: No significant changes SOUTH: Road followed by current baseball field and academic buildings WEST: No significant changes
2001*	The current ATM kiosk developed in the parking on the southern side of the subject property	NORTH: No significant changes EAST: No significant changes SOUTHEAST: No significant changes SOUTH: No significant changes WEST: No significant changes
2003* 2005 2006 2009	No significant changes	NORTH: No significant changes EAST: Current church developed SOUTHEAST: No significant changes SOUTH: No significant changes WEST: No significant changes
2010* 2012 2016	The current commercial structure on the southwestern portion of the subject property developed	NORTH: No significant changes EAST: No significant changes SOUTHEAST: No significant changes SOUTH: No significant changes WEST: No significant changes

Based on the aerial photograph review, the adjacent site to the southeast was developed as a gas station in at least 1968; this site is further discussed in Section 5.1.

If available, copies of historical aerial photographs are provided in the report appendices.

3.3 SANBORN FIRE INSURANCE MAPS

Sanborn Fire Insurance maps were developed in the late 1800s and early 1900s for use as an assessment tool for fire insurance rates in urbanized areas. A search was made of the EDR collection of Sanborn Fire Insurance maps.

Sanborn map coverage was not available for the subject property.

3.4 CITY DIRECTORIES

A search of historical city directories was conducted for the subject property utilizing EDR. The following table summarizes the results of the city directory search.

Year(s)	Address - Occupant Listed
1970	737 Russell Boulevard - Address not listed 757 Russell Boulevard - Address not listed 803 Russell Boulevard - Address not listed 805 Russell Boulevard - Address not listed 825 Russell Boulevard - Giant Hamburgers, The Hound Dog, Knit Fabric Shop, Jamerod's Giant Hamburger, University Laundry and Cleaner , Hairdressers, Music Box, University Barber Shop 871 Russell Boulevard - Address not listed 875 Russell Boulevard - Safeway Super Store and Pharmacy 885 Russell Boulevard - Address not listed
1974	737 Russell Boulevard - Address not listed 757 Russell Boulevard - Address not listed 803 Russell Boulevard - Kim Shu 805 Russell Boulevard - The Graduate, Lawerences Dept Store 825 Russell Boulevard - Building, Back Home Deli, Carousel Cleaners , The Copy Shop, Davis Sewing Center, Dinsmore Book Store, Fotomat Drive Thru , Giant Hamburgers, Mastersons Photography , Nations Giant Hamburger, Shoe Box, Strelitzia Flowers, Suburban Yardage, University Laundry and Cleaner , Fluffy Donuts, Juliet Ltd, Paulines, The Hairdressers, Music Box, University Barber Shop 871 Russell Boulevard - Address not listed 875 Russell Boulevard - Pay N Save Pharmacy 885 Russell Boulevard - Address not listed
1980	737 Russell Boulevard - Address not listed 757 Russell Boulevard - Address not listed 803 Russell Boulevard - Hartridge House, Interacamerican Labs, Mental Health Association, Mid Cal Inc, Multiland Inc, Multiland Realty, Paintridge Design, Rural Eco Insurance, Wastequip Inc, Yaco Enterprises 805 Russell Boulevard - The Graduate, Health Hut, Lawerences Dept Store, Mountain HIgh Cnft 825 Russell Boulevard - University Mall, Back Home Deli, Baxters Locksmith, Copy Service, Davis Sewing Center, Fotomat Corporation , Frame Factory, Graduate, Jenkel Davidson Optometrist, Jo Mar Jewelers, Karen Hallmark, Masterson Photography , Nations Giant Hamburger, Pincushion Boutique, Roth & Miller Realty, Singer Co, Ski Racquet, Strelitzia Flowers, University Cleaners , Fluffy Donuts, The Hairdressers 871 Russell Boulevard - Safeway Stores 875 Russell Boulevard - Pay N Save Drugs 885 Russell Boulevard - Address not listed

Year(s)	Address - Occupant Listed
1985	737 Russell Boulevard - Address not listed 757 Russell Boulevard - Enercorp, Sherrys Luggage, SKI Racquet, Strelitzia Flower Company, Trent Const Constlnt 803 Russell Boulevard - Data Input Systems, Davis Teachers Association, Mental Health Association, Oflaherty & Associate, Service Sys Nutrition 805 Russell Boulevard - The Graduate, Health Hut 825 Russell Boulevard - University Mall, Baxters Locksmith 3, Benson Optical, The Clockworks, Compuworld, College Rags, Copy Services, Dance Teacher Now, Davis Time for Travel, Famous Amos Coolies, Fotomat Corporation , Gems Etc, Get Nailed by Keri, Giant Hamburgers, The Good Earth, Head Over Heels, Karens Hallmark Shop, Karens Office Supplies, Merle Norman Cosmetics, Myear Enterprises, Nations Giant Hamburger, Newsbeat, Pure Sweat, Rays Coffee & Tea, Shirts Illustrated, SMW Communications, Time for Travel, University Cleaners , Copy Service, Graduate, Fluffy Donuts, Hairdresser, Pincushion, Streltza, Yogurt, Walden Book Company Inc 871 Russell Boulevard - Safeway Stores 875 Russell Boulevard - Pay N Save Drugs 885 Russell Boulevard - Address not listed
1989	737 Russell Boulevard - Clothestime Stores Inc 757 Russell Boulevard - Aggie Liquor & Deli, CA Lottery, C, Strelitzia Flower Company, Subway Sandwich & Salad 803 Russell Boulevard - Fuller Brush Co, K&M Technologies, Oflaherty & Associate, Sequoia West, University Mall Maintenance 805 Russell Boulevard - CA Gold Exchange, Davis Rare CN Glyrs, The Graduate 825 Russell Boulevard - A-Cap Lock & Key, Athletic Show Factory, Benson Optical, The Clockworks, Compuworld, Davis Time for Travel, Fluffy Donuts, Fotomat Corporation , Giant Hamburgers, The Good Earth, Head Over Heels, Heartwood Framing and Fine Art, Kristis Office Supply, Luciens Yogurt Cafe, Merle Norman Cosmetics, Nations Giant Hamburger, Pure Sweat, Rays Coffee & Tea, Sandis Energy Vg & Trophy, Sport N Fashion Sunglasses, Sports Fan Attic, Sweat Shop, Time for Travel, University Cleaners , Graduate, Pincushion, Streltza, Walden Book Company Inc, Westfurst Corp 871 Russell Boulevard - Safeway Stores 875 Russell Boulevard - Payless Drugstores Northwest, CA Lottery 885 Russell Boulevard - Blue Heron Video
1992	737 Russell Boulevard - Clothestime Stores Inc 757 Russell Boulevard - Carmical Investment Group, J&B Wholesale, Mohammed Nikravi, Strelitzia Flower Company 803 Russell Boulevard - English Educational Videos, Head over Heels, KMTEC, Oflaherty & Associates 805 Russell Boulevard - David Graduate Inc, Health Nut, University Aquariums 825 Russell Boulevard - A-Cap Key & Trophy, Campus Computers, Clockworks, Davis Time for Travel, Fluffy Donuts, Good Earth, Hans Tailor Alterations, Heartwood Framing and Fine Art, Karens Hallmark, Kinney Show Corporation, Merle Norman Cosmetics, Nations Foods Inc, Pin Cushion Boutique, Sport N Fashion Sunglasses, Sweat Shop, Temptations Inc, University Cleaners , Walden Book Company Inc, Zanzas Office Supplies 871 Russell Boulevard - Safeway Inc 875 Russell Boulevard - Payless Drugstores Northwest 885 Russell Boulevard - Address not listed

Year(s)	Address - Occupant Listed
1995	737 Russell Boulevard - Clothestime Stores Inc 757 Russell Boulevard - Carmical Investment Group, Strelitzia Flower Company 803 Russell Boulevard - University Mall Merchants Association 805 Russell Boulevard - Address not listed 825 Russell Boulevard - Jerry Adams, Boarderline, Davis Time for Travel, Enwald Enterprises Inc, Fluffy Donuts, Hans Tailor Alterations, Karens Hallmark, Kinney Show Corporation, La Esperanza No 2, Merle Norman Cosmetics, Beth Murphy, Nations Foods Inc, Rash Darrell, Sport n Fashion Sunglasses, Brett Stone, Temptations Inc, University Cleaners , Video Game Swappers, Walden Book Company Inc, Zanzas Office Supplies, Ziba 871 Russell Boulevard - Safeway Inc 875 Russell Boulevard - Payless Drugstores Northwest 885 Russell Boulevard - Address not listed
2000	737 Russell Boulevard - Clothestime Stores Inc 757 Russell Boulevard - Carmical Investment Group, Sacramento Medical Foundation, Subway Sandwich & Salad 803 Russell Boulevard - California Agriculture Consulting 805 Russell Boulevard - Davis Graduate Restaurant 825 Russell Boulevard - Computer Tutor, Davis Time for Travel, Entrepreneurial Ventures Inc, Fluffy Donuts, La Esperanza, La Esperanza No 2, Rash Darrell, Starbucks Corporation, Strategic Holding Inc, Temptations Inc, Walden Book Company Inc, Ziba Hair Salon 871 Russell Boulevard - Gee Boys Inc 875 Russell Boulevard - Gottschalks Inc, Rite Aid of California, Thrifty Payless Inc 885 Russell Boulevard - Wherehouse Entertainment Inc
2005	737 Russell Boulevard - Address not listed 757 Russell Boulevard - Fluffy Donuts, Kang & Sangha Russell LLC, Occupant Unknown, Sacramento Medical Foundation 803 Russell Boulevard - Central Watt Property Owner LLC, Island Ink Jet 805 Russell Boulevard - Davis Graduate Restaurant 825 Russell Boulevard - Gamestop Inc, Get Used Book Co Davis, La Esperanza, La Esperanza No 2, Max Muscle of Davis, Natural Performance Inc, Partners in Learning, Rash Darrell, Ritz Camera Services, Starbucks Corporation, Strategic Holding Inc, Temptations Inc, Ziba Hair Salon 871 Russell Boulevard - Address not listed 875 Russell Boulevard - Gottschalks Inc, Rite Aid of California 885 Russell Boulevard - Radiological Consult Sacramento
2010	737 Russell Boulevard - Address not listed 757 Russell Boulevard - Fluffy Donuts, WFPI Davis Mall 803 Russell Boulevard - Occupant Unknown 805 Russell Boulevard - Davis Graduate Restaurant 825 Russell Boulevard - Boarderline The LP, Bookaneers Inc, Culpepper Used Books, Everest Restaurant Inc, Gamestop Inc, Get Used Book Co Davis, KJC Enterprises LLC, Namaste Nepal Restaurant, New Fashion Hair Design, Partners in Learning, Rash Darrell, Starbucks Corporation, Sugar Plum Frozen Yogurt Bar, Ziba Hair Salon 871 Russell Boulevard - Cost Plus Inc 875 Russell Boulevard - Address not listed 885 Russell Boulevard - Radiological Associates of Sac, Trader Joes Store No 182

Year(s)	Address - Occupant Listed
2014	737 Russell Boulevard - Lee's Deli 757 Russell Boulevard - Fluffy Donuts, Kang & Sangha Russell LLC, Subway-Russell LLC 803 Russell Boulevard - Occupant Unknown, Island Ink Jet 805 Russell Boulevard - Davis Graduate Restaurant 825 Russell Boulevard - Budhathoki Amrit, EZ Eyebrow, Get Used Book Co Davis, M C Wireless, Namaste Nepal Restaurant, Old Teahouse, Ramen Hook, Rash Darrell, Sprint Spectrum LP, Starbucks Corporation, T and M Shop, Ziba Hair Salon 871 Russell Boulevard - Cost Plus Inc 875 Russell Boulevard - Address not listed 885 Russell Boulevard - Sutter Health, Trader Joes Company

Based on the review of city directories, a subject property has been occupied by numerous commercial tenants as a mall since at least 1970. One of the subject property units was listed as a dry cleaner, University Cleaners, circa 1970-1995, as well as as another dry cleaner, Carousel Cleaners, in 1974.

Fotomap Corporation formerly occupied a subject property unit at 825 Russell Boulevard from at least 1974 through approximately 1989 and Mastersons Photography in another subject property unit from at least 1974 through 1980. Photo developing facilities are known to store small quantities of hazardous materials on site as part of the day-to-day operations. This site was not listed on the governmental database. Based on the lack of a documented release and records available, the former presence of this facility is not expected to represent a significant environmental concern.

Environmental concerns related to the former dry cleaners are discussed in Sections 3.0, 5.1, and 6.3.

If available, copies of historical city directories are provided in the report appendices.

3.5 HISTORICAL TOPOGRAPHIC MAPS

In accordance with our approved scope of services, historical topographic maps were not reviewed as a part of this assessment.

3.6 CHAIN OF TITLE

In accordance with our approved scope of services, a chain of title search was not performed as part of this assessment.

4.0 REGULATORY AGENCY RECORDS REVIEW

Local and state agencies, such as environmental health departments, fire prevention bureaus, and building and planning departments are contacted to identify any current or previous reports of hazardous substance use, storage, and/or unauthorized releases that may have impacted the subject property. In addition, information pertaining to AULs, defined as legal or physical restrictions, or limitations on the use of, or access to, a site or facility, is requested.

4.1 LOCAL ENVIRONMENTAL HEALTH DEPARTMENT AND/OR STATE ENVIRONMENTAL AGENCY

On August 1, 2018, AEI contacted the Yolo County Environmental Management Department via website for information on the subject property. Files at this agency may contain information regarding hazardous substance storage and use, underground storage tanks, unauthorized releases of petroleum hydrocarbons or other contaminants that may affect the soil or groundwater in the area, wells and/or septic systems.

According to the Yolo County Environmental Management database, the following information was on file for the subject property:

Date	Occupant	Document Type	Document Notes/Violations
2006, 2007, 2008	Davis Imaging Center/ Radiological Association of Sacramento (885 Russell Boulevard)	CUPA Program Information and Annual Certifications	Notes this former tenant as part of the county's CUPA program for storing hazardous materials on-site
2007	Davis Imaging Center/ Radiological Association of Sacramento (885 Russell Boulevard)	Hazardous Materials Inspection Report	No violations observed
2008	Davis Imaging Center/ Radiological Association of Sacramento (885 Russell Boulevard)	Correspondence	Letter to the Yolo County Health Department stating that the site no longer has hazardous waste materials at the facility
2009	Starbucks (885 Russell Boulevard)	Plans Review Correspondence	Plan check for the remodel of the on-site Starbucks
2009, 2010, 2011, 2012, 2013	AT&T Mobility/Cingular Wireless (757 Russell Boulevard)	CUPA Program Information and Annual Certifications	Notes this former tenant as part of the county's CUPA program for storing hazardous materials on-site
2010	AT&T Mobility/Cingular Wireless (757 Russell Boulevard)	Hazardous Materials Inspection Report	No violations observed
2011	T-Mobile West (885 Russell Boulevard)	CUPA Program Information	Notes this former tenant as part of the county's CUPA program for storing hazardous materials on-site
2012	T-Mobile West (885 Russell Boulevard)	Hazardous Materials Inspection Report	No violations observed
2018	Trader Joe's (885 Russell Boulevard)	Hazardous Materials Business Plan (HMBP) Inspection Report	Routine inspection of facility. Violations included the failure to maintain an EPA ID number and ensure proper employee training

Numerous records concerning food inspections for the commercial restaurants tenants were viewed on the online database. These records are not expected to represent a significant environmental concern.

Review of information on file for the subject property at the Yolo County Environmental Management Department revealed that hazardous materials and hazardous wastes were stored on-site from at least 2006 to 2018 within numerous commercial tenants. These records are not expected to represent a significant environmental concern. Refer to Section 5.1 for further discussion concerning hazardous wastes generated within different subject property tenants.

4.2 FIRE DEPARTMENT

On August 1, 2018, AEI contacted the City of Davis Fire Department via email for information on the subject property to identify any evidence of previous or current hazardous substance usage and/or for any historical information available for the subject property.

According to Ms. Theresa Kenui, CUPA and hazardous materials records are handled through the Yolo County Environmental Health Department. No records were on file with the City of Davis Fire Department.

4.3 BUILDING DEPARTMENT

On August 9, 2018, AEI contacted the City of Davis Building Department via office visit for information on the subject property in order to identify historical tenants, features of concern and property use.

Please refer to the following table for a listing of permits reviewed:

A large quantity of records were on file at the City of Davis Building Department, including zoning applications, building permits, building plans, plumbing permits, mechanical permits, electrical permits, and associated correspondence. The information obtained is summarized below.

The main, central commercial structure was constructed in 1965 as a multi-tenant mall, known as University Mall. Construction began in 1964, but was completed by 1985. A soil assessment for the property was completed in 1964 prior to any development was completed. The eastern addition to the subject property, including the two-story portion of the main subject property building and a single-story restaurant structure, were developed on the northeastern/eastern side of the property in 1980-1981. The southwestern portion of the subject property was developed with a commercial structure in approximately 1989, which was later demolished in 2010 when the current commercial structure was developed.

Many commercial tenants have occupied the subject property units, completing tenant improvements when a new tenant moved out of/into a subject property unit. Numerous tenant improvement records and new sign records were viewed for various subject property tenants between 1965 and 2018. Tenant improvements that were completed included new light fixtures, new paint, new flooring, the addition or demolition of partition walls, and various other jobs. From approximately 2000 to 2002, a significant renovation was completed on the main subject property building, resulting in the current layout of the interior tenant spaces.

A building permit from 1965 was viewed for a new sign University Launderette, as well as

correspondence stating that an inspection was completed. Another record from 1974 stated that a unit was titled Carousel Cleaners. It is believed that a dry cleaner was present on the subject property from at least 1965 to 1998. Refer to Sections 5.1 and 6.3 for further discussion concerning the former on-site dry cleaner.

Besides the presence of the former drycleaners, evidence indicating current or prior use or storage of hazardous substances was not on file for the subject property with the City of Davis Building Department.

4.4 PLANNING DEPARTMENT

On August 9, 2018, AEI contacted the City of Davis Planning Department via office visit for information on the subject property in order to identify AULs associated with the subject property.

AEI spoke with a City of Davis Planner, who indicated that evidence indicating the existence of AULs was not on file for the subject property with the City of Davis Planning Department.

4.5 COUNTY ASSESSOR OFFICE

On August 1, 2018, AEI contacted the Yolo County assessor's office via website and telephone for information on the subject property in order to determine the earliest recorded date of development and use.

According to the Yolo County assessor's office, the current building was constructed in 1965 and the size of the current improvements on the property is 110,587 square feet, and the parcel is 8.25 acres

4.6 OIL AND GAS WELLS/PIPELINES

On August 1, 2018, AEI reviewed the State of California Department of Conservation, Division of Gas and Geothermal Resources maps and the National Pipeline Mapping System (NPMS) Public Map Viewer concerning the subject property and nearby properties. The maps contain information regarding oil and gas development.

According to the State of California Department of Conservation, Division of Gas and Geothermal Resources map, oil or gas wells are not located within 500 feet of the subject property. AEI did not identify evidence of environmental concerns during the map review.

According to the NPMS Public Map Viewer, pipelines are not located within 500 feet of the subject property. AEI did not identify evidence of environmental concerns during the map review.

4.7 OTHER AGENCIES SEARCHED

On August 1, 2018, AEI contacted the **Yolo Solano County Air Quality Management District (YSCAQMD)** for information regarding any records of PTO, NOV, or NTC issued to occupants of the subject property and associated with air emission equipment primarily related to stationary sources of air pollution, such as dry cleaning machines, boiler, and/or underground storage tanks.

No information indicating the existence of any PTOs, NOVs, or NTCs was on file for the subject property with the YSCAQMD.

On August 1, 2018, AEI accessed the **California Department of Toxic Substances Control (DTSC) EnviroStor database**, which contains information of investigation, cleanup, permitting, and/or corrective actions that are planned, being conducted or have been completed under DTSC oversight.

No information indicating any release of hazardous materials from the subject property was found on the EnviroStor website.

On August 1, 2018, AEI accessed the **California State Water Resources Control Board (SWRCB) GeoTracker database**, a data management system for managing sites that impact groundwater, especially those requiring groundwater cleanup [USTs, Department of Defense, Site Cleanup Program] as well as permitted facilities such as operating USTs and land disposal sites.

No information indicating any release of hazardous materials from the subject property was found on the GeoTracker website.

Records reviewed for the nearby site at 705 Russell Boulevard are further discussed in Section 5.1.

On August 1, 2018, AEI accessed the **California Department of Toxic Substances Control (DTSC) Hazardous Waste Tracking System (HWTS)** online database for information pertaining to hazardous waste disposal associated with the subject property. The HWTS generates reports on hazardous waste shipments for generators, transporters, and treatment, storage or disposal facilities (TSDFs).

The following hazardous wastes manifests were found for the subject property:

Year(s)	Owner/Occupant	Description	Amount Generated (tons)
1994-1998 (inactive)	Payless Drug #4086	Photochemicals/Photoprocessing Waste	0.2919
1995-2013 (inactive)	Rite Aid #6048	Blank/Unknown Waste	0.06
		Alkaline solution w/o metals	0.01
		Aqueous solution 2<pH<12.5 containing reactive anions	0.05
		Unspecified solvent mixture	0.0205
		Pharmaceutical waste	0.0005
		Photochemicals/Photoprocessing waste	55.14947
		Detergent and soap	0.018
		Liquids w/ pH <=2	0.0715
1997-2007 (inactive)	Bloodsource-Davis	Pharmaceutical waste	0.19597
		Biological Waste	0.0867
		Off-specification, ages, or surplus organics	0.033
		Laboratory waste chemicals	0.0005

1999-2000 (inactive)	M&H Property Management	Asbestos containing waste	126.42
		Other organic solids	0.125
2003 (inactive)	M&H Property Mgt LLC	Asbestos containing waste	25.284
2005-2006 (inactive)	Centro Watt Property Owner One LLC	Asbestos containing waste	0.08428
2006 (inactive)	Centro Watt Property Owner One LLC	Other organic solids	0.45
2013-2017 (active)	Cost Plus Inc #6224	Other inorganic solid waste	0.0045
		Unspecified solvent mixture	0.002
		Off-specification, aged, or surplus organics	0.021

According to the DTSC HWTS, numerous subject property tenants, former and current, generated various types of hazardous wastes from at least 1994 to the present day. Payless Drugs (1994-1998) and Rite Aid (1995-2013) generated photochemicals and photoprocessing waste. Payless Drugs generated 0.2919 tons, while Rite Aid generated 55.14947 tons over the years. After further research, it was determined that the Rite Aid on the subject property was also known as Thrifty Payless or Payless Drugs. No violations were noted within these records and no records were found concerning any violations or issues.

The hazardous wastes generated on the subject property are not expected to represent a significant environmental concern. Refer to Section 5.1 for further discussion concerning tenants that generated hazardous wastes on-site.

4.8 STATE ENVIRONMENTAL SUPERLIENS AND PROPERTY TRANSFER LAWS

On August 1, 2018 the NETR Online Environmental Lien and AUL State Statutes website was visited to determine if the State of California has environmental superlien and/or property transfer laws which would allow environmental authorities the right to place a first priority lien on the subject property.

According to the NETR Online Environmental Lien and AUL State Statutes website, the State of California does not have environmental superlien and/or property transfer laws.

The State of California does not have a property transfer law.

5.0 REGULATORY DATABASE RECORDS REVIEW

AEI contracted Environmental Data Resources (EDR) to conduct a search of publicly available information from federal, state, tribal, and local databases containing known and suspected sites of environmental contamination and sites of potential environmental significance. Data gathered during the current regulatory database search is compiled by EDR into one regulatory database report. Location information for listed sites is designated using geocoded information provided by federal, state, or local agencies and commonly used mapping databases with the exception of "Orphan" sites. Due to poor or inadequate address information, Orphan sites are identified but not geocoded/mapped by EDR, rather, information is provided based upon vicinity zip codes, city name, and state. The number of listed sites identified within the approximate minimum search distance from the federal and state environmental records database listings specified in ASTM Standard E1527-13 is summarized in Section 5.1, along with the total number of Orphan sites. A copy of the regulatory database report is included in Appendix C of this report.

The subject property was identified in the regulatory database report as follows: HAZNET (9), CERS, CHMIRS, and EDR Hist Cleaner. See Section 5.1 for additional discussion.

In determining if a listed site is a potential environmental concern to the subject property, AEI generally applies the following criteria to classify the site as lower potential environmental concern: 1) the site only holds an operating permit (which does not imply a release), 2) the site's distance from, and/or topographic position relative to, the subject property, and/or 3) the site has recently been granted "No Further Action" by the appropriate regulatory agency.

5.1 RECORDS SUMMARY

Database	Search Distance (Miles)	Subject Property Listed	Number of Listings within Search Distance	Recognized Environmental Condition or Other Environmental Consideration (Yes or No)
NPL	1	No	0	
DELISTED NPL	0.5	No	0	
SEMS (formerly CERCLIS)	0.5	No	0	
SEMS-ARCHIVE (formerly CERCLIS NFRAP)	0.5	No	0	
RCRA CORRACTS	1	No	0	
RCRA-TSDF	0.5	No	0	
RCRA LQG, SQG, CESQGs, VGN, NLR	SP/ADJ	No	3	No; however two adjacent sites are discussed below
US ENG CONTROLS	SP	No	0	
US INST CONTROLS	SP	No	0	
ERNS	SP	No	0	
STATE/TRIBAL HWS	1	No	1	No
STATE/TRIBAL SWLF	0.5	No	0	
STATE/TRIBAL REGISTERED STORAGE TANKS	SP/ADJ	No	1	No; however the adjacent site is discussed below

Database	Search Distance (Miles)	Subject Property Listed	Number of Listings within Search Distance	Recognized Environmental Condition or Other Environmental Consideration (Yes or No)
STATE/TRIBAL LUST	0.5	No	4	No; however an adjacent site and near by site are discussed below
STATE/TRIBAL EC and IC	SP	No	0	
STATE/TRIBAL VCP	0.5	No	0	
STATE/TRIBAL BROWNFIELD	0.5	No	0	
ORPHAN	N/A	No	0	
ADDITIONAL ENVIRONMENTAL RECORD SOURCES	SP/ADJ	Yes	29	No; however the subject property and two adjacent sites are discussed below

Facility Name: Trader Joes Davis Russell Blvd, Bloodsource-Davis

Database(s): HAZNET, CIWQS, CERS, CHMIRS

Address: 757 and 885 Russell Boulevard

Distance: Subject Property

Direction: Subject Property

Comments: According to the regulatory database, the subject property unit's Trader Joe's, is a chemical storage facility and has an active Hazardous Materials Business Plan (HMBP). Bloodsource is listed for generating hazardous wastes including pharmaceutical waste in 2007 that was disposed of by incineration. Refer to Section 4.7 for a complete list of hazardous wastes generated on-site. The CIWQS listing refers to storm water construction that began in 2009 and was terminated by 2010. AEI believes this listing refers to storm water construction on the subject property during the development of the current Trader Joe's structure.

Based on the lack of a documented release and any significant issues noted, these listings are not expected to represent a significant environmental concern.

Facility Name: Centro Watt Property Owner One LLC

Database(s): HAZNET (2)

Address: 803 Russell Boulevard

Distance: Subject Property

Direction: Subject Property

Comments: According to the regulatory database, the subject property's former owner is listed for generating hazardous wastes including asbestos containing materials from 2005 to 2006 that was disposed of by a landfill. Refer to Section 4.7 for a complete list of hazardous wastes generated on-site.

Based on the lack of a documented release and any significant issues noted, these listings are not expected to represent a significant environmental concern.

Facility Name: Robert A Hart

Database(s): EDR Hist Cleaner

Address: 825 Russell Boulevard

Distance: Subject Property

Direction: Subject Property

Comments: According to the regulatory database, the subject property had a dry cleaners on-site from at least 1987 to 1998 called University Cleaners. According to other historical sources, the dry cleaners was located on the subject property from at least 1974 to 1998. The EDR Historical Cleaners database does not report a release, but rather identifies businesses, based on name, that may have been associated with cleaning activities.

Based on the lack of a documented release and previous subsurface investigation conducted by AEI, this listing is not expected to represent a significant environmental concern. Refer to Section 6.3 for further discussion concerning the former on-site dry cleaner.

Facility Name: M&H Property Management LLC, Cost Plus Inc #224

Database(s): HAZNET (2)
Address: 871 Russell Boulevard
Distance: Subject Property
Direction: Subject Property

Comments: According to the regulatory database, the subject property's former owner is listed for generating hazardous wastes including asbestos containing materials in 1999 and 2003, as well as other organic solids in 1999, that were all disposed of by a landfill. Refer to Section 4.7 for a complete list of hazardous wastes generated on-site.

Based on the lack of a documented release and any significant issues noted, these listings are not expected to represent a significant environmental concern.

Facility Name: Payless Drugs #4086 D, 1X, Rite Aid #6048

Database(s): HAZNET (3)
Address: 875 Russell Boulevard
Distance: Subject Property
Direction: Subject Property

Comments: According to the regulatory database, this former subject property tenant listed for generating hazardous wastes including PCBs in 1993, photochemicals and photoprocessing waste from 1995 to 1997, and various other wastes in 2012. The photochemicals and photoprocessing wastes are noted to be disposed of by a recycler or transfer station. Refer to Section 4.7 for a complete list of hazardous wastes generated on-site.

Based on the lack of a documented release and any significant issues noted, these listings are not expected to represent a significant environmental concern.

Facility Name: Cost Plus Inc #224

Database(s): HAZNET
Address: 871 Russell Boulevard
Distance: Subject Property
Direction: Subject Property

Comments: According to the regulatory database, the subject property's former owner is listed for generating hazardous wastes including other inorganic solid waste and off-specification, aged or surplus organics from at least 2014 to 2016. The wastes were disposed of by storage, bulking, and/or transfer off-site. Refer to Section 4.7 for a complete list of hazardous wastes generated on-site.

Based on the lack of a documented release and any significant issues noted, these listings are not expected to represent a significant environmental concern.

Facility Name: Arco #05332, Arco AM PM Mini Market, Mobil Service Station, Prestige Stations Inc 5104

Database(s): LUST (2), UST, CHMIRS (2), HIST CORTESE, CERS (2), EDRS Hist Auto, HIST UST (2), RCRA-SQG, FINDS, ECHO, CERS HAZ WASTE, CERS TANK
Address: 705 Russell Boulevard
Distance: Adjacent
Direction: Southeast (hydrologically up/cross-gradient)

Comments: According to the regulatory database, Yolo County Environmental Health Department, GeoTracker, and supplied records by the client, the adjacent gas station, ARCO Facility #5332, to the southeast of the subject property was identified as a leaking underground storage tanks (LUST) site in December 1990. The site is currently equipped with five 10,000-gallon underground storage tanks (USTs). In December 1990, the station was upgraded with double-wall fiberglass USTs. At the time of the upgrade, a release to the surrounding soils and groundwater was discovered. Investigation began in 1991. Since 1991, eleven groundwater monitoring wells have operated at the site and the subject property. Eight vapor extraction wells and eight air sparging wells have also operated at the site. The groundwater contamination plume has been defined as extending north-northeast, following the groundwater gradient, off the site towards the subject property. Three of the groundwater monitoring wells are located in the parking lot of the subject property, MW-6, MW-7, and MW-8. Historically, these wells have revealed levels of total petroleum hydrocarbons (TPH) as gasoline at a maximum of 93 parts per billion (ppb) in 2000, Toluene at a maximum concentration of 1.03 ppb in 2000, Benzene at a maximum concentration of 0.648 ppb in 2000, total xylenes at a maximum concentration of 0.869 ppb, 1,2 dichloroethane (1,2 DCA) at a maximum concentration of 0.61 ppb in 2002, and methyl tertiary butyl ether (MTBE) at a maximum concentration of 1.0 ppb in 2001. Based on this information, an impact to the subject property has been documented; however, the responsible party has been identified.

In the last groundwater monitoring event for the subject property groundwater monitoring wells, September 2010, MW-6 had detectable concentrations of ferrous iron, nitrate, phosphorous, sulfate, and total organic carbon. The last time MW-7 and MW-8 were tested was January 2009. Both of these wells were non-detect for all contaminants. Groundwater monitoring for the groundwater wells, soil vapor probes, and air sparging wells continued to be monitored until late 2010 and 2011, until the case was granted regulatory closure by the Central Valley Regional Water Quality Control Board on May 3, 2012. The site was sufficiently delineated in the lateral and vertical extent for TPHg, benzene, and MTBE in groundwater, and all contaminants appeared to be naturally degrading.

Based on the regulatory case closure, the remaining groundwater contamination off-site is not expected to pose a threat to the occupants of the subject property and represents an off-site Historically Recognized Environmental Concern (HREC).

Facility Name: Rite Aid # 6048

Database(s): RCRA-SQG, RCRA-CESQG, CERS HAZ WASTE, CERS, FINDS, ECHO
Address: 655 Russell Boulevard
Distance: Adjacent
Direction: East (hydrologically cross-gradient)

Comments: According to the regulatory database, this site was a small quantity hazardous waste generator and is currently a conditionally exempt small quantity hazardous waste generator. The site has several violations on file concerning failure to send hazardous waste manifest copies to the DTSC and other violations related to proper site documentation.

This property is listed as a FINDS and ECHO site in association with the above RCRA listing. No violations or enforcement actions were identified on the EPA websites Envirofacts and ECHO. Based on the nature of these listings and lack of violations, it is not expected to represent a significant environmental concern.

Facility Name: Mary Gilmore Residence
Database(s): LUST
Address: 659 Sunset Court
Distance: 470 feet
Direction: North-northeast (hydrologically down-gradient)
Comments: According to the regulatory database, the LUST case is associated with an entry/notification date of September 1991 for a release of "gasoline" that was found to have contaminated surrounding soil. The site was granted regulatory closure on March 19, 1996. Based on the closed status of the LUST case and the relative distance from the subject property, this listing is not expected to represent a significant environmental concern.

5.2 VAPOR MIGRATION

AEI reviewed reasonably ascertainable information for the subject and nearby properties, including a regulatory database, files for nearby release sites, and/or historical documentation, to determine if potential vapor-phase migration concerns may be present which could impact the subject property.

Based on a review of available resources as documented in this report, AEI did not identify significant on-site concerns and/or regulated listings from nearby sites which suggest that a vapor-phase migration concern currently exists at the subject property.

6.0 INTERVIEWS AND USER PROVIDED INFORMATION

6.1 INTERVIEWS

Pursuant to ASTM E1527-13, the following interviews were performed during this assessment in order to obtain information indicating RECs in connection with the subject property.

6.1.1 INTERVIEW WITH OWNER

The subject property owner, California Property Owner I, LLC, was represented by Ms. Michelle Kaus of Brixmor Property Group. Refer to the discussion below.

6.1.2 INTERVIEW WITH KEY SITE MANAGER

The key site manager, Ms. Michelle Kaus of Brixmor Property Group, was contacted via email and in person on August 1, 2018 and August 9, 2018. Ms. Michelle Kaus has been associated with the subject property since approximately 2017. Ms. Michelle Kaus stated that the shopping center was constructed in 1964, the eastern portion of the property was constructed in 1980, and the southwestern structure was constructed in 2010. According to Ms. Kaus, redevelopment planning is in progress from the subject property, which would entail demolition of the older subject property structures. Ms. Michelle Kaus was asked if she was aware of any of the following:

	Yes	No
Any knowledge of USTs, clarifiers or oil/water separators, sumps, or other subsurface features.	✓	
Any knowledge of previous environmental investigations conducted on site.	✓	
Any knowledge of current or past industrial operations and/or other operations which would involve the use of hazardous substances and/or petroleum products.		✓
Any known plans for site redevelopment or change in site use.	✓	
Any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property.		✓
Any pending, threatened or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property.		✓
Any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.		✓
Any incidents of flooding, leaks, or other water intrusion, and/or complaints related to indoor air quality.		✓
Comments: Ms. Kaus was aware of the subject property subsurface grease trap located on the eastern side of the property, that is used by the current Chinese restaurant. Brixmor Property Group has plans to redevelop the property, but Ms. Kaus stated that the initial plans are a few years away.		

6.1.3 PAST OWNERS, OPERATORS, AND OCCUPANTS

AEI did not attempt to interview past owners, operators, and occupants of the subject property because information from these sources would likely be duplicative of information already obtained from other sources.

6.1.4 INTERVIEW WITH OTHERS

Information obtained during interviews with local government officials is incorporated into the appropriate segments of this section.

6.2 USER PROVIDED INFORMATION

User provided information is intended to help identify the possibility of RECs in connection with the subject property. According to ASTM E1527-13 and the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), certain items should be researched by the prospective landowner or grantee, and the results of such inquiries may be provided to the Environmental Professional. The responsibility for qualifying for LLPs by conducting the inquiries ultimately rests with the User, and providing the information to the Environmental Professional would be prudent if such information is available.

The User did not complete the ASTM User Questionnaire or provide the User information to AEI. AEI assumes that qualification for the LLPs is being established by the User in documentation outside of this assessment.

6.3 PREVIOUS REPORTS AND OTHER PROVIDED DOCUMENTATION

Final Limited Asbestos Survey University Mall, Harding Lawson Associates (HLA) (September 3, 1996)

HLA found non-friable asbestos containing materials (ACMs) in the subject property buildings including, floor tile, roofing materials, flooring mastic, and sheetrock joint compound. All suspect ACMs that were in a friable state were found to contain no detectable concentrations of asbestos. On the basis of their survey, HLA recommended removal of all ACMs and debris by qualified personnel prior to any renovation or demolition work that would potentially impact the ACM materials.

Phase I Environmental Site Assessment University Mall (737-885 Russell Boulevard), AEI Consultants (September 2, 2003)

AEI found two Recognized Environmental Conditions (RECs) at the subject property. Historical records review identified a dry cleaning facility on the east end of the main subject property building from approximately 1971 to 1985. A Phase II was performed and discussed below. The adjacent gas station to the southeast was identified as an REC due to groundwater contamination in wells located on the southeastern corner of the subject property of total petroleum hydrocarbons as gasoline (TPHg), Toluene, Benzene, xylenes, dichloroethane, and methyl tertiary butyl ether (MTBE). Based on further groundwater monitoring, this site appears to no longer be impacting the subject property and is in the process of receiving case closure.

Phase II Investigation Report University Mall (805 Russell Boulevard), AEI Consultants (May 4, 2004)

A subsurface investigation was performed in the vicinity of the historic dry cleaners mentioned above to determine if any soil contamination was present. Six soil samples were collected from three borings along the eastern portion of the building. No concentrations of (HVOCS) or Stoddard Solvent were found. Total Petroleum Hydrocarbons as diesel (TPHd) was found in

one soil sample slightly above laboratory detection limits (1.1 mg/kg). Based on the sampling results, AEI found no evidence of a release of hazardous materials from the former dry cleaning operation. AEI recommended no further investigations.

Various groundwater monitoring reports and staff letters were documented in association with the southeast adjacent Arco gas station LUST site. The three wells on the subject property were not sampled in the past several groundwater monitoring events and have revealed non-detectable concentrations of the constituents of concern for nearly every sampling event since 1993. Based on a staff letter dated March 7, 2011, the site is in the process of receiving case closure. Based on this information, this site represents an off-site Historically Recognized Environmental Condition.

Phase I Environmental Site Assessment University Mall (737-885 Russell Boulevard), AEI Consultants (April 14, 2011)

This report describes the subject property generally consistent with current conditions. However, during the time of this report different commercial tenants were in some of the subject property units and the adjacent LUST case was still open. This report had differing information about the subject property, including the buildings' total size, which was confirmed on August 1, 2018 by the Yolo County Assessor's Office for this current assessment.

This report concluded with the same HREC as the current report, and one of the current OECs, including the possible presence of ACMs on the subject property.

A copy of these reports are included in the appendices.

Note: If the above documentation was not prepared by AEI, the information obtained was not verified for accuracy and a critique of the information contained therein is beyond the scope of this assessment.

7.0 SITE RECONNAISSANCE

Site Reconnaissance Date	August 9, 2018
AEI Site Assessor(s)	Elizabeth Hoggatt
Property Escort(s)/Relationship(s) to Property	Ms. Michelle Kaus/Key Site Manager
Units/Areas Observed	Representative portions of the interiors of the three buildings on site including units 1, 6, 11, 19, 28, 30, and 44 (31.8% of total units), as well as the interior mall corridor, common restrooms, exterior seating areas, cement-paved walkways, and the asphalt-paved parking lots and associated landscaping.
Area(s) not accessed and reason(s)	AEI observed a representative sample of interior units: 1, 6, 11, 19, 28, 30, and 44 (31.8% of total units). Refer to Section 1.5 for further discussion concerning limiting condition(s).
Weather	Sunny and 85 degrees Fahrenheit

7.1 SUBJECT PROPERTY RECONNAISSANCE FINDINGS

Yes	No	Observation
✓		Regulated Hazardous Substances/Wastes and/or Petroleum Products in Connection with Property Use
	✓	Aboveground Hazardous Substance or Petroleum Product Storage Tanks (ASTs)
	✓	Underground Hazardous Substance or Petroleum Product Storage Tanks (USTs)
	✓	Hazardous Substance and Petroleum Product Containers Not in Connection with Property Use
	✓	Unidentified Substance Containers
✓		Electrical or Mechanical Equipment Likely to Contain Fluids
✓		Interior Stains or Corrosion
	✓	Strong, Pungent, or Noxious Odors
	✓	Pools of Liquid
✓		Drains, Sumps, and Clarifiers
	✓	Pits, Ponds, and Lagoons
✓		Stained Soil or Pavement
	✓	Stressed Vegetation
	✓	Solid Waste Disposal or Evidence of Fill Materials
	✓	Waste Water Discharges
	✓	Wells
	✓	Septic Systems
	✓	Biomedical Wastes
	✓	Dry Cleaners
✓		Other

The subject property is currently occupied by numerous commercial tenants. On-site operations consist of commercial retail sales, food preparation and sales, bike repair, offices spaces, vacant spaces. Refer to Section 2.1 for a complete list of commercial tenants.

REGULATED HAZARDOUS SUBSTANCES/WASTES AND/OR PETROLEUM PRODUCTS IN CONNECTION WITH PROPERTY USE

AEI observed four, two-gallon, hazardous waste containers in the warehouse section of Cost Plus World Market. According to the site manager, these are picked up by a licensed professional when full. The presence of these containers is not expected to represent a significant environmental concern.

ELECTRICAL OR MECHANICAL EQUIPMENT LIKELY TO CONTAIN FLUIDS

Toxic PCBs were commonly used historically in electrical equipment such as transformers, fluorescent lamp ballasts, and capacitors. According to United States EPA regulation 40 CFR Part 761, there are three categories for classifying such equipment: <50 ppm of PCBs is considered "Non-PCB"; between 50 and 500 ppm is considered "PCB-Contaminated"; and >500 ppm is considered "PCB-Containing". Pursuant to 15 U.S.C. 2605(e)(2)(A), the manufacture, process, or distribution in commerce or use of any polychlorinated biphenyl in any manner other than in a totally enclosed manner was prohibited after January 1, 1977.

Transformers

Type	Quantity	Owner	Presumed Date of Installation	Spills or Stains Observed (Yes/No)	Non-PCB Label (Yes/No)
Pad-Mounted	5	PG&E	1964-1986	No	No

The management of potential PCB-containing transformers is the responsibility of the local utility or the transformer owner. Actual material samples need to be collected to determine if transformers are PCB-containing.

Transformers installed prior to 1977 may be PCB containing while transformers installed after 1977 are unlikely to be PCB containing. Federal Regulations (40 CFR 761 Subpart G) require any release of material containing >50 ppm PCB and occurring after May 4, 1987, be cleaned up by the transformer owner following the United States EPA's PCB spill cleanup policy.

AEI did not observe evidence of spills, staining, or leaks on or around the transformers. Based on the good condition of the equipment, the transformers are not expected to represent a significant environmental concern.

Elevators

The subject property building is equipped with a hydraulic elevator. Based on the age of the building (post-1978), it is unlikely that the hydraulic fluid within the equipment contains PCBs. The equipment room for the elevator, which is located in unit 10, Ramen Hook, was not accessible during AEI's site reconnaissance. The elevator is reportedly maintained by Thyssen Krupp. Based on the regular maintenance of the equipment, the elevator is not expected to represent a significant environmental concern.

One hydraulic trash compactor was observed on concrete inside an enclosure on the northern side of the subject property. No evidence of a significant release of hydraulic oil was observed around this unit. However, a very odorous, water-based sludge was observed around the compactor that appears to be from trash. Based on the age of the compactor, it is unlikely

that this unit contain PCBs. Based on the lack of significant staining or other evidence of a release of hydraulic oil, the presence of this equipment is not expected represent a significant environmental concern. However, as a good housekeeping practice, AEI recommends the proper maintenance and upkeep of the compactor and it's surroundings.

INTERIOR STAINS OR CORROSION

Water staining and water appeared to be grease stains were observed in the vacant kitchen of the former Nepalese restaurant in unit 13. Based on the vacant nature of the unit, planned demolition of the property, and nature of the stains, these stains are not expected to represent a significant environmental concern.

DRAINS, SUMPS, AND CLARIFIERS

Numerous storm drains were observed in the parking area of the subject property. AEI did not observe evidence of hazardous substances or petroleum products in the vicinity of the drains. Based on the use of the drains solely for storm water runoff, the presence of the drains is not expected to represent a significant environmental concern.

AEI noted one underground grease trap located adjacent to the east of the most eastern subject property building, 757 Russell Boulevard, in connection with Chengdu Style Restaurant. AEI also noted a grease collection container located at the northeast corner of the same property building, and two other grease collection containers located on the northern side of the subject property and one in the southeastern dumpster enclosure. According to the manager of the Chengdu Style Restaurant , the underground grease trap gets cleaned out once of month. The on-site grease collection containers are serviced by Sacramento Rendering Company. Based on the non-hazardous nature of material entering the grease traps and stored in the drum, these features are not expected to represent a significant environmental concern.

STAINED SOIL AND PAVEMENT

Minor amounts of oily surface staining were observed in the parking area. The staining appears to be from leaking vehicles and is surficial in nature. Based on the small size and the surficial nature of the staining, it is not expected to represent a significant environmental concern.

OTHER

Cleaning supplies and detergents were observed to be stored in restrooms and storage closets and rooms in the various subject property units observed. All chemicals were packaged in consumer quantities. Based on the nature of these materials, the presence of cleaning supplies at the subject property is not expected to represent a significant environmental concern.

Compressed gas tanks were observed throughout the observed subject property restaurants in association with the soda machines. The presence of these tanks are not expected to represent a significant environmental concern.

7.2 ADJACENT PROPERTY RECONNAISSANCE FINDINGS

Yes	No	Observation
	✓	Hazardous Substances/Wastes and/or Petroleum Products in Connection with Property Use
✓		Aboveground Hazardous Substance or Petroleum Product Storage Tanks (ASTs)
✓		Underground Hazardous Substance or Petroleum Product Storage Tanks (USTs)
	✓	Hazardous Substance and Petroleum Product Containers Not in Connection with Property Use
	✓	Unidentified Substance Containers
✓		Electrical or Mechanical Equipment Likely to Contain Fluids
	✓	Strong, Pungent, or Noxious Odors
	✓	Pools of Liquid
✓		Drains, Sumps, and Clarifiers
	✓	Pits, Ponds, and Lagoons
	✓	Stained Soil or Pavement
	✓	Stressed Vegetation
	✓	Solid Waste Disposal or Evidence of Fill Materials
	✓	Waste Water Discharges
✓		Wells
	✓	Septic Systems
	✓	Dry Cleaners
	✓	Other

ABOVEGROUND HAZARDOUS SUBSTANCE OR PETROLEUM PRODUCT STORAGE TANKS (ASTs)

The adjacent site to the south/southeast was observed to be occupied by a gas station. Based on the nature of use, ASTs as well as other hazardous substances are likely utilized and stored on the site. This site was identified in the regulatory database and is further discussed in Section 5.1.

UNDERGROUND HAZARDOUS SUBSTANCE OR PETROLEUM PRODUCT STORAGE TANKS (USTs)

The adjacent site to the south/southeast was observed to be occupied by a gas station. Based on the nature of use, USTs as well as other hazardous substances are likely utilized and stored on the site. This site was identified in the regulatory database and is further discussed in Section 5.1.

ELECTRICAL OR MECHANICAL EQUIPMENT LIKELY TO CONTAIN FLUIDS

The management of potential PCB-containing transformers is the responsibility of the local utility or the transformer owner. Actual material samples need to be collected to determine if transformers are PCB-containing. One pad-mounted transformer was observed on an adjacent site during the site reconnaissance. No spills, staining, or leaks were observed on or around the transformer. Based on the good condition of the equipment, the transformer is not expected to represent a significant environmental concern.

DRAINS, SUMPS, AND CLARIFIERS

Numerous storm drains were observed in the parking areas of adjacent properties and adjacent

roadways. AEI did not observe evidence of hazardous substances or petroleum products in the vicinity of the drains. Based on the use of the drains solely for storm water runoff, the presence of the drains is not expected to represent a significant environmental concern.

7.2.1 WELLS

Groundwater monitoring wells were observed at the adjacent gas station, Refer to Section 5.1 for further discussion.

8.0 OTHER ENVIRONMENTAL CONSIDERATIONS

8.1 ASBESTOS-CONTAINING BUILDING MATERIALS

Asbestos is the name for a group of naturally occurring silicate minerals that can be separated into fibers. The fibers are strong, durable, and resistant to heat and fire. They are also long, thin and flexible, so they can even be woven into cloth. Because of these qualities, asbestos has been used in thousands of consumer, industrial, maritime, automotive, scientific and building products. During the 20th century, some 30 million tons of asbestos have been used in industrial sites, homes, schools, shipyards and commercial buildings in the United States. Commercial use of ACM began in the early 1900s and peaked in the period between 1940 and into the 1970's. Common ACMs include pipe-covering, insulating cement, insulating block, refractory and boiler insulation materials, transite board, fireproofing spray, joint compound, vinyl floor tile, ceiling tile, mastics, roofing products, and duct insulation for HVAC applications. Inhalation of asbestos fibers can result in deleterious health effects.

The potential for ACM was evaluated based the United States EPA Guidance Document: *Managing Asbestos in Place - A Building Owner's Guide to Operations and Maintenance Programs for Asbestos-Containing Materials* ("Green Book"). In 1973, NESHAPS banned the use of most spray-applied surfacing ACM, specifically asbestos containing spray-on fireproofing and insulation. Subsequent revisions to this regulation in 1975 and 1978 effectively eliminated the use of friable pre-molded pipe, boiler, turbine, and duct insulation; and the spray application of friable asbestos-containing materials for all uses in buildings. In 1989, the EPA issued regulations to ban some asbestos-containing products and phase out most others over a multi-year period. The "Ban and Phase-Down" rule was challenged in court and the regulation remanded to the agency. As a result, any asbestos-containing products then "in commerce" would not be banned. Those not in commerce would be banned. Those materials "banned" could not be sold. It did not affect such materials already installed, or in use. Most United States firms voluntarily ceased production of asbestos containing building materials not covered by the aforementioned Federal bans by the mid-1980s. In 1994, the OSHA determined that employers and building owners are required to treat installed thermal system installation and sprayed on and troweled-on surfacing materials, as well as vinyl or asphalt flooring material, as ACM in buildings constructed no later than 1980 until tested by laboratory analysis to prove otherwise.

The information below is for general informational purposes only and does not constitute an asbestos survey. In addition, the information is not intended to comply with federal, state or local regulations in regards to ACM.

Based on the Green Book, the Ban and Phase-Down rule and the 1964 date of construction, building materials may contain asbestos. According to the EPA, while suspect or ACM may be managed in place under an operations and maintenance program, sampling would be required to document the presence or absence of asbestos containing material. A summary of suspect or presume ACM is provided below.

Material	Location	Estimated Quantity	Friable (Yes/No)	Physical Condition	Action
Vinyl Flooring and Mastic	Through out mall	Through out mall	Yes (mastic)	Good	None
Insulation	Through out mall	Through out mall	Yes	Good	None
Pipe insulation	Through out mall	Through out mall	Yes	Unknown	None

Based on the age of the older subject property buildings, asbestos may be present in the building material. Building materials were in good condition and can be effectively managed as part of an asbestos O&M Plan until such time as renovation or demolition activities necessitate their removal. An O&M Plan was not in place at the subject property.

8.2 LEAD-BASED PAINT

Lead-based Paint (LBP) is defined as any paint, varnish, stain, or other applied coating that has ≥ 1 mg/cm² (5,000 µg/g or 5,000 ppm) or more of lead by federal guidelines; state and local definitions may differ from the federal definitions in amounts ranging from 0.5 mg/cm² to 2.0 mg/cm². Section 1017 of the Housing and Urban Development (HUD) Guidelines, Residential Lead-Based Paint Hazard Reduction Act of 1992, otherwise known as "Title X", defines a LBP hazard as "any condition that causes exposure to lead that would result in adverse human health effects" resulting from lead-contaminated dust, bare, lead-contaminated soil, and/or lead-contaminated paint that is deteriorated or present on accessible, friction, or impact surfaces. Therefore, under Title X, intact LBP on most walls and ceilings would not be considered a "hazard", although the paint should be maintained and its condition monitored to ensure that it does not deteriorate and become a hazard. Additionally, Section 1018 of this law directed HUD and EPA to require the disclosure of known information on LBP and LBP hazards before the sale or lease of most housing built before 1978. Most private housing, public housing, or federally owned or subsidized housing is affected by this rule.

LBP is defined as any paint with any detectable amount of lead present in it. It is important to note that LBP may create a lead hazard when being removed. The condition of these materials must be monitored when they are being disturbed. In the event LBP is subject to abrading, sanding, torching, and/or cutting during demolition or renovation activities, there may be regulatory issues that must be addressed.

The information below is for general informational purposes only and does not constitute a lead hazard evaluation. In addition, the information is not intended to comply with federal, state, or local regulations in regards to LBP.

In buildings constructed after 1978, it is unlikely that LBP is present. Structures built prior to 1978 and especially prior to the 1960s should be expected to contain LBP.

Due to the age of the subject property buildings, there is a potential that LBP is present. AEI understands that demolition activities of the subject property buildings are planned, according to Ms. Michelle Kaus. AEI also observed peeling and flaking paint on the exterior of the University Mall building, including the entrance to the mall and The Graduate. Stringent local and State regulations may apply to LBP in association with building demolition/renovations and worker/

occupant protection. It should be noted that construction activities that disturb materials or paints containing any amount of lead may be subject to certain requirements of the OSHA lead standard contained in 29 CFR 1910.1025 and 1926.62.

8.3 RADON

Radon is a naturally-occurring, odorless, and invisible gas. Natural radon levels vary and are closely related to geologic formations. Radon may enter buildings through basement sumps or other openings.

The United States EPA has prepared a map to assist National, State, and local organizations to target their resources and to implement radon-resistant building codes. The map divides the country into three radon zones, with Zone 1 being those areas with the average predicted indoor radon concentration in residential dwellings exceeding the EPA Action Limit of 4.0 pCi/L. It is important to note that the EPA has found homes with elevated levels of radon in all three zones, and the EPA recommends site specific testing in order to determine radon levels at a specific location. However, the map does give a valuable indication of the propensity of radon gas accumulation in structures.

Radon sampling was not requested as part of this assessment. According to the California Department of Health Services Radon Database, 76 tests were conducted for radon levels in the subject property zip code (95616) in 2016. Five of the tests exceeded the action level of 4.0 pCi/L set forth by the US EPA. Based on the commercial nature of the property and the lack of subsurface areas, radon does not appear to be a concern. However, radon sampling would be required to determine site-specific radon levels.

8.4 DRINKING WATER SOURCES AND LEAD IN DRINKING WATER

The City of Davis supplies potable water to the subject property. The most recent water quality report (2017) states that the 90th percentile value for lead levels in samples obtained from the area's water supply was 5.9 µg/L. Zero samples out of a total of 64 samples had lead levels exceeding the regulatory action level. Typical sources of lead in drinking water include corrosion of household plumbing systems. Overall, lead levels are well within standards established by the United States EPA.

8.5 MOLD/INDOOR AIR QUALITY ISSUES

Molds are simple microscopic organisms which can often be seen in the form of discoloration, frequently green, gray, white, brown, or black. When excessive moisture or water accumulates indoors, mold growth may occur, particularly if the moisture problem remains undiscovered or unaddressed. As such, interior areas of buildings characterized by poor ventilation and high humidity are the most common locations of mold growth. Building materials, including drywall, wallpaper, baseboards, wood framing, insulation, and carpeting, often play host to such growth. Mold spores primarily cause health problems through the inhalation of spores or the toxins they emit when they are present in large numbers. This can occur when there is active mold growth within places where people live or work.

Mold, if present, may or may not visually manifest itself. Neither the individual completing this inspection, nor AEI has any liability for the identification of mold-related concerns except as

defined in applicable industry standards. In short, this Phase I ESA should not be construed as a mold survey or inspection.

This activity was not designed to discover all areas which may be affected by mold growth on the subject property. Rather, it is intended to give the client an indication if significant (based on observed areas) mold growth is present at the subject property. Potential areas of mold growth, such as in pipe chases, HVAC systems, and behind enclosed walls and ceilings, were not observed as part of this limited assessment.

AEI observed interior areas of the subject property buildings in order to identify the presence of mold. AEI did not note obvious visual or olfactory indications of the presence of mold, nor did AEI observe obvious indications of significant water damage. However, several water stained ceiling tiles were observed inside unit 13 and 30. No indications of visible mold growth were noted.

9.0 FINDINGS, CONCLUSIONS, AND RECOMMENDATIONS

9.1 FINDINGS

9.1.1 RECOGNIZED ENVIRONMENTAL CONDITIONS

Recognized Environmental Condition (REC) is defined by the ASTM Standard Practice E1527-13 as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

This assessment has revealed no evidence of RECs in connection with the subject property.

9.1.2 CONTROLLED RECOGNIZED ENVIRONMENTAL CONDITIONS

Controlled Recognized Environmental Condition (CREC) is defined by the ASTM Standard Practice E1527-13 as a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

This assessment has revealed no evidence of CRECs in connection with the subject property.

9.1.3 HISTORICAL RECOGNIZED ENVIRONMENTAL CONDITIONS

Historical Recognized Environmental Condition (HREC) is defined by the ASTM Standard Practice E1527-13 as a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls.

According to the regulatory database, Yolo County Environmental Health Department, GeoTracker, and supplied records by the client, the adjacent gas station, ARCO Facility #5332, to the southeast of the subject property was identified as a leaking underground storage tanks (LUST) site in December 1990. The site is currently equipped with five 10,000-gallon underground storage tanks (USTs). In December 1990, the station was upgraded with double-wall fiberglass USTs. At the time of the upgrade, a release to the surrounding soils and groundwater was discovered. Investigation began in 1991. Since 1991, eleven groundwater monitoring wells have operated at the site and the subject property. Eight vapor extraction wells and eight air sparging wells have also operated at the site. The groundwater contamination plume has been defined as extending north-northeast, following the groundwater gradient, off the site towards the subject property. Three of the groundwater monitoring wells are located in the parking lot of the subject property, MW-6, MW-7, and MW-8. Historically, these wells have revealed levels of total petroleum hydrocarbons (TPH) as gasoline at a maximum of 93 parts per billion (ppb) in 2000, Toluene at a maximum concentration of 1.03 ppb in 2000, Benzene at a maximum concentration of 0.648 ppb in 2000, total xylenes at a maximum concentration of 0.869 ppb, 1,2 dichloroethane (1,2 DCA) at a maximum concentration of 0.61 ppb in 2002, and

methyl tertiary butyl ether (MTBE) at a maximum concentration of 1.0 ppb in 2001. Based on this information, an impact to the subject property has been documented; however, the responsible party has been identified.

In the last groundwater monitoring event for the subject property groundwater monitoring wells, September 2010, MW-6 had detectable concentrations of ferrous iron, nitrate, phosphorous, sulfate, and total organic carbon. The last time MW-7 and MW-8 were tested was January 2009. Both of these wells were non-detect for all contaminants. Groundwater monitoring for the groundwater wells, soil vapor probes, and air sparging wells continued to be monitored until late 2010 and 2011, until the case was granted regulatory closure by the Central Valley Regional Water Quality Control Board on May 3, 2012. The site was sufficiently delineated in the lateral and vertical extent for TPHg, benzene, and MTBE in groundwater, and all contaminants appeared to be naturally degrading.

Based on the regulatory case closure, the remaining groundwater contamination off-site is not expected to pose a threat to the occupants of the subject property and represents an off-site Historically Recognized Environmental Concern (HREC).

9.1.4 OTHER ENVIRONMENTAL CONSIDERATIONS (NON-ASTM SCOPE)

Other Environmental Considerations include, but are not limited to, de minimis conditions and/or environmental considerations such as the presence of ACMs, LBP, radon, mold, and lead in drinking water, which can affect the liabilities and financial obligations of the client, the health and safety of site occupants, and the value and marketability of the subject property.

This assessment has revealed no related conditions of concern in connection with the subject property, except for the following:

- Based on the Green Book, the Ban and Phase-Down rule and the 1964 date of construction, building materials may contain asbestos. According to the EPA, while suspect or ACM may be managed in place under an operations and maintenance program, sampling would be required to document the presence or absence of asbestos containing material. Based on the age of the older subject property buildings, asbestos may be present in the building material. Building materials were in good condition and can be effectively managed as part of an asbestos O&M Plan until such time as renovation or demolition activities necessitate their removal. An O&M Plan was not in place at the subject property.
- Due to the age of the subject property buildings, there is a potential that LBP is present. AEI understands that demolition activities of the subject property buildings are planned, according to Ms. Michelle Kaus. AEI also observed peeling and flaking paint on the exterior of the University Mall building, including the entrance to the mall and The Graduate. Stringent local and State regulations may apply to LBP in association with building demolition/renovations and worker/occupant protection. It should be noted that construction activities that disturb materials or paints containing any amount of lead may be subject to certain requirements of the OSHA lead standard contained in 29 CFR 1910.1025 and 1926.62.

9.2 CONCLUSIONS

AEI has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of 737-885 Russell Boulevard & Anderson Road, Davis, Yolo County, California, the Property. Any exceptions to or deletions from this practice are described in Section 1.5 of this report. This assessment has revealed no evidence of RECs or CRECs in connection with the subject property.

AEI's assessment included an evaluation of other Environmental Conditions including, but are not limited to, de minimis conditions and/or environmental considerations such as the presence of asbestos-containing materials, radon, lead-based paint, wetlands and mold and lead in drinking water, which can affect the liabilities and financial obligations of the client, the health and safety of site occupants, and the value and marketability of the subject property.

This assessment has revealed no evidence of related conditions of concern in connection with the subject property, except for the following:

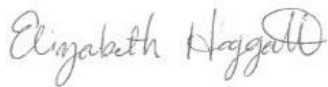
- Based on the Green Book, the Ban and Phase-Down rule and the 1964 date of construction, building materials may contain asbestos. According to the EPA, while suspect or ACM may be managed in place under an operations and maintenance program, sampling would be required to document the presence or absence of asbestos containing material. Based on the age of the older subject property buildings, asbestos may be present in the building material. Building materials were in good condition and can be effectively managed as part of an asbestos O&M Plan until such time as renovation or demolition activities necessitate their removal. An O&M Plan was not in place at the subject property.
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10.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONALS

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR Part 312.

I have the specific qualifications based on education, training, and experience to assess a property of the nature, history and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Prepared By:



Elizabeth Hoggatt
Project Manager

Reviewed By:



Phillip A. Hoeksema
Senior Author

11.0 REFERENCES

Item	Date(s)	Source
Soils Information	August 1, 2018	USDA Web Soil Survey http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx
Topographic Map	2012	USGS
Depth to Groundwater Information	August 1, 2018	GeoTracker
Wetlands Information	August 1, 2018	U.S. Fish and Wildlife Service National Wetlands Mapper
Flood Zone Information	August 1, 2018	FEMA
Aerial Photographs	1937-2016 (non-inclusive)	EDR and www.historicaerials.com
Sanborn Map Report/Search	August 1, 2018	EDR
City Directories	1970-2014 (non-inclusive)	EDR
Environmental Health Department/ State Environmental Agency	August 1, 2018	Yolo County Environmental Management Department
Fire Department	August 1, 2018	City of Davis Fire Department
Building Department	August 9, 2018	City of Davis Building Department
Planning Department	August 9, 2018	City of Davis Planning Department
Assessor's Information and Parcel Map	August 1, 2018	Yolo County assessor's office
Oil and Gas Wells/Pipelines	August 1, 2018	State of California Department of Conservation, Division of Gas and Geothermal Resources and NPMS Public Map Viewer https://www.npms.phmsa.dot.gov/ PublicViewer/composite.jsf
Other Agencies Searched	August 1, 2018	The DTSC HWTS, GeoTracker, and Envirostor databases, and the YSCAQMD
Regulatory Database Report	August 1, 2018	EDR
Interview with Owner Representative/Key Site Manager	August 9, 2018	Ms. Michelle Kaus of Brixmor Property Group, representing California Property Owner I, LLC

Item	Date(s)	Source
Previous Reports	September 3, 1996	<i>Final Limited Asbestos Survey University Mall, Harding Lawson Associates (HLA) (September 3, 1996)</i>
	September 2, 2003	<i>Phase I Environmental Site Assessment University Mall (737-885 Russell Boulevard), AEI Consultants</i>
	May 4, 2004	<i>Phase II Investigation Report University Mall (805 Russell Boulevard), AEI Consultants</i>
	April 14, 2011	<i>Phase I Environmental Site Assessment University Mall (737-885 Russell Boulevard), AEI Consultants</i>
Radon Zone Information	2016	CDPH Indoor Radon Test Results
Water Quality Report	2017	City of Davis