Environmental Issues

This document is not an Environmental Site Assessment and does not identify or confirm the presence or absence of asbestos-containing materials, polychlorinated biphenyls, lead-based paints, toxic soils, recognized environmental conditions or other environmental concerns that may exist on or affect the subject property.

Mold

AES observed portions of the exposed exterior and interior material surfaces of the improvements for signs of mold and/or mildew and none was observed. Based on the condition of these surfaces, the general quality of the exterior details to keep moisture out of the building and the general interior air quality observed in the improvements without the assistance of specialized testing equipment, mold and/or mildew were not an environmental concern to the subject property at the time of our site visit.

Please note that AES did not perform any probes behind surface materials, use moisture meters to test materials or use specialized equipment to test air quality for signs of existing mold and/or mildew. If further confirmation is required for determining if mold and/or mildew is present in the subject improvements AES recommends that a qualified Industrial Hygienist be retained to perform the necessary industry standard tests and provide a report of their findings.

Intended Use

AES Due Diligence, Inc., is not affiliated with the client or any other parties to this transaction. This Assessment is intended to be used in its entirety. No portion of it may be deleted or used out of context without the written consent of AES. The opinions and information contained in this Assessment are time sensitive and are intended to be relied upon in accordance with ASTM Standard E 2018-01. This Assessment was prepared for the limited use of consideration of a single financial loan transaction by the authorized users. The use of this Assessment for any other purpose is prohibited without the written consent of AES Due Diligence, Inc.

Proprietary Information

All information and data including notes collected in the field, and other data and documents assembled by AES to produce this Assessment represent the work product of AES's training, experience and professional skill. This information belongs to and remains the property of AES Due Diligence, Inc.

Documents

Documents and data provided by the Client, designated representatives of the Client, the Client's consultants or contractors, or other interested parties have been reviewed and may be referenced herein, with the understanding that AES Due Diligence, Inc. assumes no responsibility or liability for their accuracy or for the omission by any of the involved parties of any reports or other information that could affect the transaction.

ATTACHMENTS

GLOSSARY

GLOSSARY

Condition

The following terms are used to describe the physical condition of materials, components and systems. A term applied to a component or system does not preclude the possibility that repair to a section, portion or part of that component or system may be needed.

- **Good** - Considered to be in average or better-than-average condition and performing properly. Signs of normal weathering or wear may be apparent.

- **Satisfactory** - Considered to be in average condition and performing properly. Signs of normal weathering or wear will be apparent, but typical for the age of the component.

- **Fair** - Considered to be in average or worse-than-average condition and performing marginally. Signs of deferred maintenance, excessive weathering or wear may be apparent. Characteristics may indicate that the item is nearing the end of its useful life. The item may exhibit signs of repairs that are considered not to meet commonly accepted applicable standards. Repair or partial replacement is considered to be necessary to prevent further deterioration or to restore proper functioning.

- **Poor** - Considered to be in inferior to worse-than-average condition and to have either failed or be unreliable. May exhibit damage, breakage or excessive wear and deterioration. Replacement or major repair is needed.

Expected Useful Life and Remaining Useful Life

The following terms are used to indicate AES's opinion of the amount of time that a material, component or system will perform its intended function. The time values are based on published historical information, records pertaining to maintenance of the property and the judgment of AES's professionals.

- **Expected Useful Life (EUL)** - The expected number of years that a new material, component or system will perform with normal maintenance, including the preventive type. This value is considered to be an average of the periods of normal service provided by most installations of the same or a similar material, component or system. Factors such as severe service demands and environmental conditions are considered.

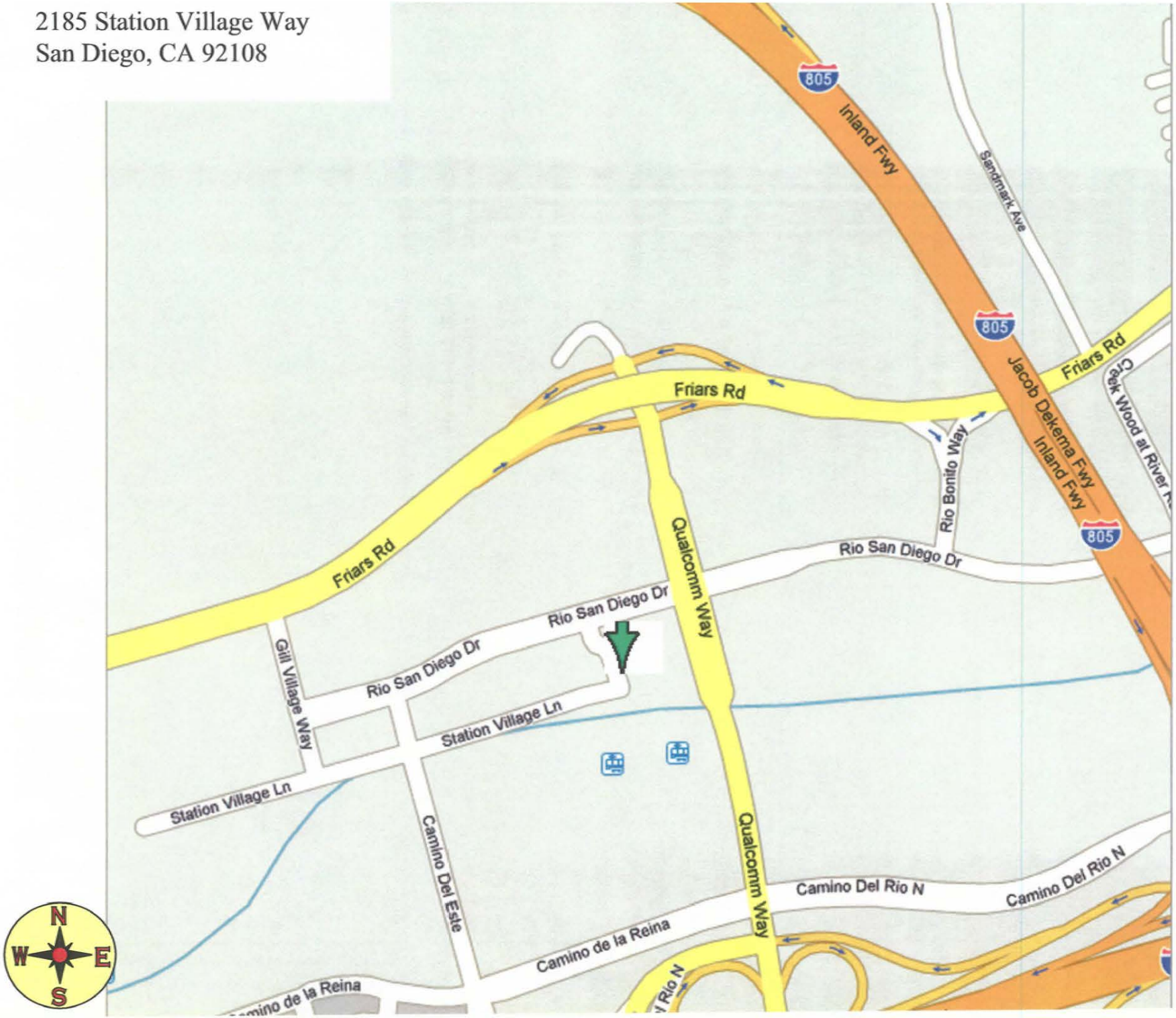
- **Remaining Useful Life (RUL)** - The expected number of years that an existing material, component or system will satisfactorily perform with normal maintenance, including the preventive type. This value is usually the difference between the age of a material, component or system and its EUL. Unusually good initial quality or exceptional maintenance can often result in a longer-than-normal RUL. Environmental conditions, the initial quality of the item and workmanship, the amount and quality of preventive maintenance, the extent of use and the present physical condition will all factor into the professional's judgment of RUL.

Deferred Maintenance

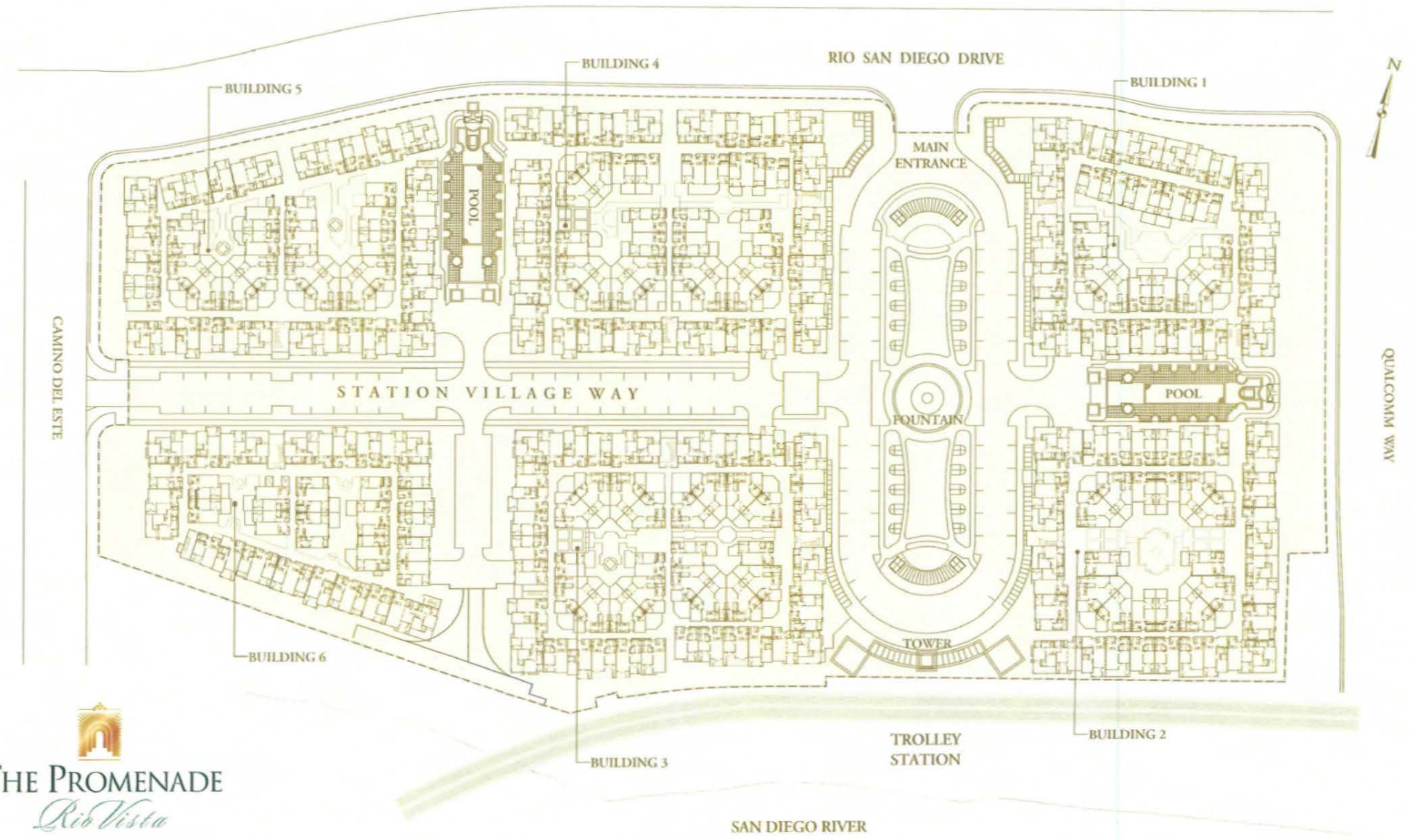
Deferred Maintenance refers to repairs or replacements that should have been performed before the property was observed by AES. Generally, this term is applied to physical deficiencies that cannot be remedied by routine or normal operating maintenance procedures, but rather require specialized equipment, specially trained personnel or large quantities of materials or workers to perform the remedy. *De minimis* conditions, those that do not represent a physical deficiency or material threat to the property, are excluded.

SITE VICINITY MAP

2185 Station Village Way
San Diego, CA 92108



SITE PLAN



THE PROMENADE
Rio Vista
CIVILIZED LIVING.

SITE PHOTOGRAPHS

1) Typical of exterior finishes at Building 4.

2) Looking west between Buildings 3, 4, 5 and 6.

3) View of fountain at main entry drive on site.

4) Typical of exterior finishes at commercial portions of buildings.

5) View of buildings from main entrance drive.

6) View of storm drain inlet.

7) View of signage at entry to site.

8) Typical of parking garage finishes.

9) Typical of disabled accessible parking spaces.

10) Typical of parking garage exits

11) Typical of cast iron sewer waste piping visible in parking garage.

12) Typical of copper water piping visible in parking garage.