

**Report on Section 1018 – Disclosure Rule Inspection to Determine Compliance
with the Toxic Substances Control Act and 40 C.F.R. 745 Subpart F**

Property Management/Owner Company Information

Company Name: Aimco Bethesda Holding, Inc. DBA CCI
Plantation Gardens
Street Address: 4582 S Ulster Street, #1700
City, State, Zip: Denver, Colorado 80237
Phone Number: 303-691-4350
Email Address: tconsceo@aircommunities.com

Location Information

Location Name: Plantation Gardens Apartment Homes
Location Street Address: 7616 NW 5th Street
Location City, State Zip: Plantation, Florida 33324

Inspection Date: July 27, 2021

Performed by: Oyepero Olowu
U.S. Environmental Protection Agency Region 4
Chemical Safety and Land Enforcement Branch
TSCA Enforcement Section
61 Forsyth Street, SW
Atlanta, Georgia 30303
TSCA Inspection Report
Inspection No.: 07272021-04-OFO

The purpose of this report is to summarize information observed by the inspector during the field inspection. The information obtained will be used to support the compliance review conducted by EPA Region 4. Additional information may be requested to support the review. The inspected facility will be notified of the final compliance determination by EPA Region 4 in a follow-up letter.

I. Reason for Inspection:

- ☒ TSCA Neutral Scheme
- ☐ Tip/Complaint
- ☐ Other:

II. Property Management (PM) Company Information – PM company also owned by property owner

- A. PM Company Name: Apartment Income REIT Corp. (AIR Communities)
- B. PM Company Owner:
- C. Month and Year PM Company began managing the property: 2003
- D. Is a PM Agreement in place:
 - Is a copy of the PM Agreement available:
- E. Email Address: tconsceo@aircommunities.com

III. Property Ownership Information

- A. Company Name: Aimco Bethesda Holding, Inc. DBA CCI Plantation Gardens
- B. Company Owner:
- C. Email Address: tconsceo@aircommunities.com

IV. Property Information

- A. Property Name: Plantation Gardens Apartment Homes
 - Year Company acquired the property: 2003
 - Was a Phase 1 Environmental Site Assessment Conducted: Yes
 - Is a copy available: Yes
 - Has the property been tested for lead: Yes
 - Is the test available: Yes
 - Has abatement work been conducted at the property:
 - Is a report available: NA
 - Year built: 1971
 - Source of construction information: Tax Records

V. Inspection Participants

- ☒ Representative(s) and name of Company they represent: Maribel Campbell and Jerry Jarquin – AIR Communities
- ☐ U.S. EPA Inspector: Oyepero Olowu
- ☐ Other:

VI. Objectives

To monitor compliance with the EPA Lead Residential Lead-Based Paint Disclosure Rule under the TSCA Section 1018 of Title X and the EPA Region 4 Standard Operating Procedure for Conducting Compliance Monitoring Inspections for Toxic Substances Control Act Lead Based Paint effective October 23, 2015.

VII. Inspection Summary

A. Opening Conference

- ☒ Inspector presented EPA credentials to the company representative and explained the purpose and scope of the inspection.

The following person(s) were/was present during the opening conference:

Company Representative: Maribel Campbell

Title: Community Manager

Email address: maribellara.campell@aircommunities.com

Company Representative: Jerry Jarquin

Title: Service Manager

Email address: jerry.jarquin@aircommunities.com

The following documents were presented to the company representative:

- ☒ Notice of Inspection
Was the document signed? Yes ☒ No ☐
- ☒ TSCA Inspection Confidentiality Notice
Was the document signed? Yes ☒ No ☐
- ☐ Inspector was denied entry/inspection
By Name and Title:
Reason:

B. Inspection Observations and Documents/Sample Collection

- ☐ Leases/Contracts Received:
- ☒ Other documents collected
Type: Phase 1 Environmental Site Assessment
Type: Lead Based Paint Free Housing Certification Report
- ☐ No files available for review
Reason:

C. Additional Comments

N/A

D. Closing Conference

The following person(s) were/was present during the closing conference:

Company Representative:

Title:

- ☐ Receipt for Documents signed by company representative
- ☒ Provided company representative with copy of the Notice of Inspection
- ☒ Provided company representative with a copy of the TSCA Inspection Confidentiality Notice
- ☒ Provided company representative with the Small Business Resources Information Sheet

E. Post-Inspection Activities

- ☐ Addressed the company's questions
- ☒ Provided the company with a list of requests to be submitted

VIII. Attachments (Check all that apply)

- ☒ TSCA Inspection Confidentiality Notice
- ☐ Declaration of Confidential Business Information
- ☐ Notice of Inspection and Consent for Access
- ☒ Lead Paint Notice of Inspection
- ☐ Receipt for Documents
- ☐ EPA Chain of Custody
- ☐ Statements
- ☐ Photographs and Photo Log
- ☐ Diagrams

Report Prepared by:

Oyepero Olowu, Inspector
TSCA Enforcement Section
U.S. EPA Region 4

Report Approved by:

F. Bryce Covington
Chief
TSCA Enforcement Section
U.S. EPA Region 4