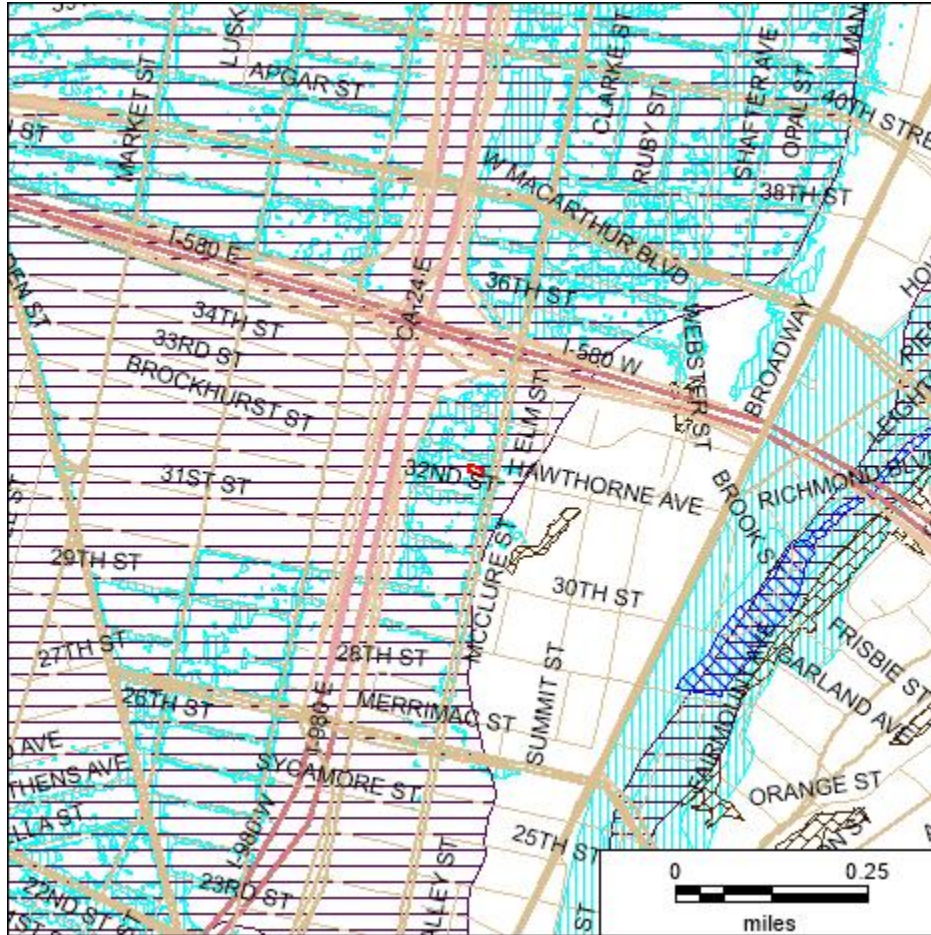


**Map of Statutory Natural Hazards
For ALAMEDA County**

Property Address: 3231 TELEGRAPH AVE
OAKLAND, ALAMEDA COUNTY, CA 94609
("Property")

APN: 9-716-2
Report Date: 03/21/2024
Report Number: 3290422



Subject Property

-  Special Flood Hazard Area
-  Area of Potential Flooding, Dam Failure
-  Very High Fire Hazard Severity Zone
-  Wildland Area, Substantial Forest Fire Risk
-  Earthquake Fault Zone
-  Seismic Hazard Zone, Landslide
-  Seismic Hazard Zone, Liquefaction

This map is provided for convenience only to show the approximate location of the Property and is not based on a field survey.

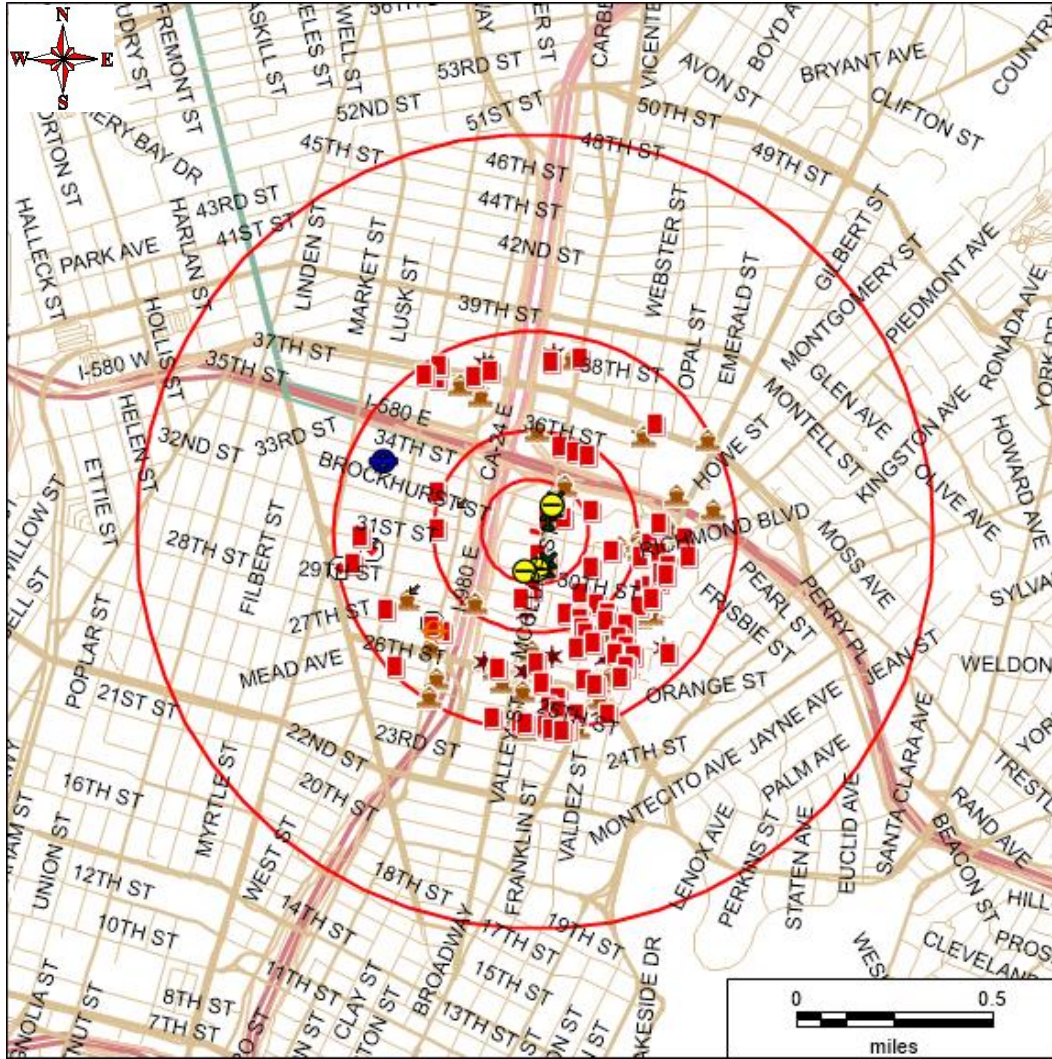
This **COMMERCIAL PROPERTY DISCLOSURE REPORT** contains the Commercial Natural Hazard Disclosure Report, the Commercial Tax Report and the Commercial Environmental Report.

THIS REPORT PROVIDES THE STATUTORY DISCLOSURES MANDATED BY CALIFORNIA LAWS SPECIFIED HEREIN AND DELIVERY OF THIS REPORT AND THE EXECUTED STATUTORY FORM IS SUFFICIENT TO MEET THE SAFE HARBOR FOR THE SELLER AND SELLER'S AGENT. THIS REPORT ALSO CONTAINS OTHER IMPORTANT DISCLOSURES AND INFORMATION. SELLER AND SELLER'S AGENT MAY HAVE ADDITIONAL RESPONSIBILITIES FOR CERTAIN DISCLOSURES WITHIN THEIR ACTUAL KNOWLEDGE.

**Map of Environmental Hazard Sites
For ALAMEDA County**

Property Address: 3231 TELEGRAPH AVE
OAKLAND, ALAMEDA COUNTY, CA 94609
("Property")

APN: 9-716-2
Report Date: 03/21/2024
Report Number: 3290422



□ Subject Property

NOTE: The map on the previous page may show more sites than are reported in the "Environmental Risk Screening Summary" table on Page 1. The map shows all sites found within the square coverage area. The table reports only those sites found within the circular AAI standard search distance for the database listed, which covers a smaller area. Outside of that standard search distance the table reports "NA" (not applicable). The AAI standard search distance differs between database categories, depending upon degree of potential hazard. See the selection called "Description of Databases Searched" for the actual AAI standard search distance used for each database category.

(SEMS NPL) Federal National Priorities List or "Superfund" sites	(LUST) Leaking Underground Storage Tanks
(SEMS) Fed. Sites investigated for poss. inclusion in the NPL	(UST) Underground Storage Tanks
(RCRA TSD) Treatment, Storage & Disposal Sites for Haz. Materials	(RCRA GEN) Potential Generator of hazardous materials Sites
(RCRA COR) Corrective Action Sites	(SWIS) Solid Waste Landfill Facilities
(SEMS ARCHIVED) SEMS-Archived	(SLIC) Spills, Leaks, Investig. & Cleanup
Tribal LUST	(ENVIROSTOR) State EnviroStor Cleanup Sites Database
Tribal UST	(CONTROLS) Deed Restriction Or Other Controls
(ERNS) Emergency Response Notification System	(Hist-UST) Historical Underground Storage Tanks
(HWIS) Hazardous Waste Information Summary	(AST) Aboveground Storage Tanks



JCP-LGS Commercial Resale Property Disclosure Reports

The Natural Hazard Disclosure Report For ALAMEDA County

Property Address: 3231 TELEGRAPH AVE
OAKLAND, ALAMEDA COUNTY, CA 94609
("Property")

APN: 9-716-2
Report Date: 03/21/2024
Report Number: 3290422

Natural Hazard Disclosure ("NHD") Statement and Acknowledgment of Receipt

The transferor and his or her agent(s) or a third-party consultant disclose the following information with the knowledge that even though this is not a warranty, prospective transferees may rely on this information in deciding whether and on what terms to purchase the Property. Transferor hereby authorizes any agent(s) representing any principal(s) in this action to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the Property.

The following are representations made by the transferor and his or her agent(s) or a third-party consultant based on their knowledge and maps drawn by the State. This information is a disclosure and is not intended to be part of any contract between the transferee and the transferor. THIS REAL PROPERTY LIES WITHIN THE FOLLOWING HAZARDOUS AREA(S):

A SPECIAL FLOOD HAZARD AREA (Any type Zone "A" or "V") designated by the Federal Emergency Management Agency

Yes ___ No **X** Do not know and information not available from local jurisdiction ___

AN AREA OF POTENTIAL FLOODING shown on a dam failure inundation map pursuant to Section 8589.5 of the Government Code.

Yes ___ No **X** Do not know and information not available from local jurisdiction ___

A VERY HIGH FIRE HAZARD SEVERITY ZONE pursuant to Section 51178 or 51179 of the Government Code. The owner of this Property is subject to the maintenance requirements of Section 51182 of the Government Code.

Yes ___ No **X**

A WILDLAND AREA THAT MAY CONTAIN SUBSTANTIAL FOREST FIRE RISK AND HAZARDS pursuant to Section 4125 of the Public Resources Code. The owner of this Property is subject to the maintenance requirements of Section 4291 of the Public Resources Code. Additionally, it is not the state's responsibility to provide fire protection services to any building or structure located within the wildlands unless the Department of Forestry and Fire Protection has entered into a cooperative agreement with a local agency for those purposes pursuant to Section 4142 of the Public Resources Code.

Yes ___ No **X**

AN EARTHQUAKE FAULT ZONE pursuant to Section 2622 of the Public Resources Code.

Yes ___ No **X**

A SEISMIC HAZARD ZONE pursuant to Section 2696 of the Public Resources Code.

Yes (Landslide Zone) ___ Yes (Liquefaction Zone) **X**

No ___ Map not yet released by state ___

THESE HAZARDS MAY LIMIT YOUR ABILITY TO DEVELOP THE REAL PROPERTY, TO OBTAIN INSURANCE, OR TO RECEIVE ASSISTANCE AFTER A DISASTER. THE MAPS ON WHICH THESE DISCLOSURES ARE BASED ESTIMATE WHERE NATURAL HAZARDS EXIST. THEY ARE NOT DEFINITIVE INDICATORS OF WHETHER OR NOT A PROPERTY WILL BE AFFECTED BY A NATURAL DISASTER. TRANSFEREE(S) AND TRANSFEROR(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE REGARDING THOSE HAZARDS AND OTHER HAZARDS THAT MAY AFFECT THE PROPERTY.

		_____	_____	_____	_____
Signature of Transferor(s)	Date	Signature of Transferor(s)	Date	Signature of Agent	Date
<i>Edward Kang</i>	03/28/24				
Signature of Agent	Date	Signature of Agent	Date		

Transferor(s) and their agent(s) represent that the information herein is true and correct to the best of their knowledge as of the date signed by the transferor(s) and agent(s).

Transferor(s) and their agent(s) acknowledge that they have exercised good faith in the selection of a third-party report provider as required in Civil Code Section 1103.7, and that the representations made in this Natural Hazard Disclosure Statement are based upon information provided by the independent third-party disclosure provider as a substituted disclosure pursuant to Civil Code Section 1103.4. Neither transferor(s) nor their agent(s) (1) has independently verified the information contained in this statement and Report or (2) is personally aware of any errors or inaccuracies in the information contained on the statement. This statement was prepared by the provider below:

Third-Party Disclosure Provider(s) FIRST AMERICAN REAL ESTATE DISCLOSURES CORPORATION OPERATING THROUGH ITS JCP-LGS DIVISION.
Date 21 March 2024

Transferee represents that he or she has read and understands this document. Pursuant to Civil Code Section 1103.8, the representations in this Natural Hazard Disclosure Statement do not constitute all of the transferor's or agent's disclosure obligations in this transaction.

Signature of Transferee(s) _____ Date _____ Signature of Transferee(s) _____ Date _____

TRANSFEE(S) REPRESENTS ABOVE HE/SHE HAS RECEIVED, READ AND UNDERSTANDS THE COMPLETE JCP-LGS DISCLOSURE REPORT DELIVERED WITH THIS SUMMARY:

- A. Commercial Natural Hazard Disclosure Report , Commercial Tax Report , Commercial Environmental Screening Report .
- B. Additional Property-specific Statutory Disclosures: Former Military Ordnance Site, Airport Influence Area, Airport Noise, San Francisco Bay Conservation and Development District Jurisdiction (in S.F. Bay counties only).
- C. Additional County and City Regulatory Determinations as applicable: Airports, Avalanche, Blow Sand, Coastal Zone, Dam/Levee Failure Inundation, Debris Flow, Erosion, Flood, Fault Zone, Fire, Groundwater, Landslide, Liquefaction, Methane Gas, Mines, Naturally Occurring Asbestos, Redevelopment Area, Right to Farm, Runoff Area, Seiche, Seismic Shaking, Seismic Ground Failure, Slope Stability, Soil Stability, Subsidence, TRPA, Tsunami.
- D. General advisories: Methamphetamine Contamination, Mold, Radon, Endangered Species Act, Abandoned Mines, Oil & Gas Wells, Tsunami Maps (coastal only), Non-residential Building Energy Use, Wood-burning fireplaces.
- E. Government Guides in Combined Booklet with Report. Refer to Booklet: Commercial Property Owner's Guide to Earthquake Safety. Government Guides are also available on the Company's "Electronic Bookshelf" at https://orderform.disclosures.com/resources/electronic_bookshelf/regulatory_pamphlets.



JCP-LGS Commercial Resale Property Disclosure Reports The Natural Hazard Disclosure Report For ALAMEDA County

Property Address: 3231 TELEGRAPH AVE
OAKLAND, ALAMEDA COUNTY, CA 94609
("Property")

APN: 9-716-2
Report Date: 03/21/2024
Report Number: 3290422

Table of Contents

Map of Statutory Natural Hazards..... [1](#)

Environmental Hazard Map..... [2](#)

NHD Statement and Acknowledgment of Receipt..... [3](#)

Table of Contents..... [4](#)

Summary of Disclosure Determinations..... [5-7](#)

NHD Report..... [8-27](#)

Tax Report..... [28-36](#)

Environmental Screening Report..... [37-52](#)

Terms and Conditions..... [53-54](#)



JCP-LGS Commercial Resale Property Disclosure Reports

The Natural Hazard Disclosure Report

For ALAMEDA County

Property Address: 3231 TELEGRAPH AVE
 OAKLAND, ALAMEDA COUNTY, CA 94609
 ("Property")

APN: 9-716-2
Report Date: 03/21/2024
Report Number: 3290422

PROPERTY DISCLOSURE SUMMARY - READ FULL REPORT

Statutory NHD Determinations	IN	NOT IN	Map N/A*	Property is:	NHD Report page:
Flood		X		NOT IN a Flood Hazard Area.	8
Dam		X		NOT IN an area of potential dam inundation.	8
Very High Fire Hazard Severity		X		NOT IN a very high fire hazard severity zone.	9
Wildland Fire Area		X		Not in a wildland-state responsibility area.	9
Fault		X		NOT IN an earthquake fault zone designated pursuant to the Alquist-Priolo Act.	9
Landslide		X		NOT IN an area of earthquake-induced land sliding designated pursuant to the Seismic Hazard Mapping Act.	10
Liquefaction	X			IN an area of potential liquefaction designated pursuant to the Seismic Hazard Mapping Act.	10

County-level NHD Determinations	IN	NOT IN	Map N/A*	Property is:	NHD Report page:
Fault		X		NOT WITHIN one-eighth of one mile (660 feet) of a mapped Fault that is not bounded by a regulatory fault zone.	12
Landslide		X		NOT IN a mapped Landslide deposit larger than 200 feet.	12
Liquefaction	X			IN a mapped area with a Moderate Liquefaction Susceptibility rating.	12
Tsunami		X		NOT IN a mapped Tsunami Inundation Area.	13
Fire		X		NOT IN a mapped Fire Hazard Severity Zone in SRA rated Very High, High, or Moderate.	13

City-level NHD Determinations	IN	NOT IN	Map N/A*	Property is:	NHD Report page:
Dam Inundation		X		NOT IN a city-designated dam failure inundation zone zone	15
Fire Hazard		X		NOT IN the city fire prevention and assessment district	15
Tsunami		X		NOT IN a tsunami run-up area	15

Additional Statutory Disclosures	IN	NOT IN	Map N/A*	Property is:	NHD Report page:
Fire Hazard Severity Zone (SB 63) (Moderate, High or Very High in Local Responsibility Area)			X	Map Not Available – SB 63 fire zones not yet released by State Fire Marshal.	16
Former Military Ordnance		X		NOT WITHIN one mile of a formerly used ordnance site.	17
Airport Influence Area		X		NOT IN an airport influence area.	18
Airport Noise Area for 65 Decibel		X		NOT IN a delineated 65 dB CNEL or greater aviation noise zone.	19
Bay Conservation and Development Commission		X		NOT IN an area that is within the jurisdiction of the San Francisco Bay Conservation and Development Commission.	20

General Advisories	Description	NHD Report page:
Methamphetamine Contamination	Provides an advisory that a disclosure may be required pursuant to the "Methamphetamine Contaminated Property Cleanup Act of 2005".	21
Mold	Provides an advisory that all prospective purchasers of residential and commercial property should thoroughly inspect the subject property for mold and sources for additional information on the origins of and the damage caused by mold.	22
Radon	Provides an advisory on the risk associated with Radon gas concentrations.	23



JCP-LGS Commercial Resale Property Disclosure Reports

The Natural Hazard Disclosure Report

For ALAMEDA County

Property Address: 3231 TELEGRAPH AVE
 OAKLAND, ALAMEDA COUNTY, CA 94609
 ("Property")

APN: 9-716-2
Report Date: 03/21/2024
Report Number: 3290422

General Advisories	Description	NHD Report page:
Endangered Species	Provides an advisory on resources to educate the public on locales of endangered or threatened species.	23
Abandoned Mines	Provides an advisory on resources to educate the public on the hazards posed by, and some of the general locales of, abandoned mines.	24
Oil and Gas Wells	Provides an advisory on the potential existence of oil and gas wells and sources for additional general and/or specific information.	24
Electromagnetic Fields Advisory	Provides an advisory about electromagnetic fields in the local environment and their assessment.	25
Tsunami Map Advisory	Provides an advisory about maximum tsunami inundation maps issued for jurisdictional emergency planning.	26
Residential Fireplace Disclosure	Provides disclosure of restrictions on the use of wood-burning fireplaces imposed by the Bay Area Air Quality Management District.	27

Property Tax Determinations	IS	IS NOT	Property is:	Tax Report page:
Mello-Roos Districts	X		SUBJECT TO one or more Mello-Roos Community Facilities Districts.	29
1915 Bond Act Districts		X	NOT SUBJECT TO a 1915 Bond Act District.	29
PACE Contract Assessment		X	NOT SUBJECT TO a Property Assessed Clean Energy (PACE) Contract.	29
Other Direct Assessments	X		SUBJECT TO one or more other direct assessments.	31
SRA Fire Prevention Fee		X	NOT SUBJECT TO the State Responsibility Area Fire Prevention Fee (SRA Fee is suspended until 2031 by Assembly Bill 398 of 2017).	36

Environmental Screening Determinations	IS	IS NOT	Property is:	Environmental Report page:
Subject Property listed in a Disclosed Database?		X	NOT LISTED in any of the databases searched for this Report.	37
Federal National Priorities List or "Superfund" sites (NPL)		X	NOT WITHIN one mile of a NPL site.	48
Corrective Action Sites (RCRA COR)		X	NOT WITHIN one mile of a RCRA COR site.	48
Federal Sites investigated for possible inclusion in the NPL (SEMS)	X		WITHIN one-half mile of a SEMS site.	48
SEMS Sites That Have Been Archived (SEMS-Archived)	X		WITHIN one-half mile of a SEMS-Archived site.	48
Treatment, Storage & Disposal Sites for Hazardous Materials (RCRA TSD)	X		WITHIN one-half mile of a RCRA TSD site.	49
Tribal UST And/Or Tribal LUST		X	NOT WITHIN one-half mile of a Tribal UST or Tribal LUST site.	49
State EnviroStor Cleanup Sites Database (ENVIROSTOR)	X		WITHIN one-half mile of a ENVIROSTOR site.	49
State List of Spills, Leaks, Investigation & Cleanup (SLIC)	X		WITHIN one-half mile of a SLIC site.	49
State List of Solid Waste Landfill Facilities (SWIS)		X	NOT WITHIN one-half mile of a SWIS site.	50
State List of Leaking Underground Storage Tanks (LUST)	X		WITHIN one-half mile of a LUST site.	50
EnviroStor Site With Deed Restriction Or Other Controls (CONTROLS)		X	NOT WITHIN one-half mile of a CONTROLS site.	50
Potential Generator of hazardous materials Sites (RCRA GEN)	X		WITHIN one-eighth mile of a RCRA GEN site.	50
Emergency Response Notification System (ERNS, National Response Center)		X	NOT WITHIN one-eighth mile of a ERNS site.	50
State List of Underground Storage Tanks (UST)		X	NOT WITHIN one-eighth mile of a UST site.	51
State List of Historical Underground Storage Tanks (Hist-UST)		X	NOT WITHIN one-eighth mile of a Hist-UST site.	51
State Hazardous Waste Information Summary (HWIS)	X		WITHIN one-eighth mile of a HWIS site.	51



JCP-LGS Commercial Resale Property Disclosure Reports

The Natural Hazard Disclosure Report

For ALAMEDA County

Property Address: 3231 TELEGRAPH AVE
OAKLAND, ALAMEDA COUNTY, CA 94609
("Property")

APN: 9-716-2
Report Date: 03/21/2024
Report Number: 3290422

Environmental Screening Determinations	IS	IS NOT	Property is:	Environmental Report page:
State List of Aboveground Storage Tanks (AST)		X	NOT WITHIN one-eighth mile of a AST site.	51

Determined by First American Real Estate Disclosures Corporation

For more detailed information as to the foregoing determinations, please read this entire Report.



JCP-LGS Commercial Resale Property Disclosure Reports

The Natural Hazard Disclosure Report For ALAMEDA County

Property Address: 3231 TELEGRAPH AVE
OAKLAND, ALAMEDA COUNTY, CA 94609
("Property")

APN: 9-716-2
Report Date: 03/21/2024
Report Number: 3290422

Natural Hazard Disclosure Report

Part 1. State Defined Natural Hazard Zones

Statutory Natural Hazard Disclosures

Section 1103 of the California Civil Code mandates the disclosure of six (6) natural hazard zones if the Property is located within any such zone. Those six "statutory" hazard zones, disclosed on the **Natural Hazard Disclosure Statement** ("NHDS") on Page one of this Report, are explained below. Note that the NHDS does not provide for informing buyers if a property is only partially within any of the delineated zones or provide additional flood zone information which could be very important to the process. The following summary is intended to give buyers additional information they may need to help them in the decision-making process and to place the information in perspective.

SPECIAL FLOOD HAZARD AREA

DISCUSSION: Property in a Special Flood Hazard Area (any type of Zone "A" or "V" as designated by the Federal Emergency Management Agency ("FEMA")) is subject to flooding in a "100-year rainstorm." Federally connected lenders require homeowners to maintain flood insurance for buildings in these zones. A 100-year flood occurs on average once every 100 years, but may not occur in 1,000 years or may occur in successive years. According to FEMA, a home located within a SFHA has a 26% chance of suffering flood damage during the term of a 30-year mortgage. Other types of flooding, such as dam failure, are not considered in developing these zones. Flood insurance for properties in Zones B, C, D, X, X500, and X500_Levee is available but is not required.

Zones A, AO, AE, AH, AR, A1-A30: Area of "100-year" flooding - a 1% or greater chance of annual flooding.

Zone A99: An "adequate progress" determination for flood control system construction projects that, once completed, may significantly limit the area of a community that will be included in the Special Flood Hazard Area (SFHA). Such projects reduce but do not eliminate, the risk of flooding to people and structures in "levee-impacted" areas, and allow mandatory flood insurance to be available at a lower cost.

Zones V, V1-V30: Area of "100-year" flooding in coastal (shore front) areas subject to wave action.

Zone B: Area of moderate flood risk. These are areas between the "100" and "500" year flood-risk levels.

Zones C, D: NOT IN an area of "100-year" flooding. Area of minimal (Zone C) or undetermined (Zone D) flood hazard.

Zone X: An area of minimal flood risk. These are areas outside the "500" year flood-risk level.

Zone X500: An area of moderate flood risk. These are areas between the "100" and "500" year flood-risk levels.

Zone X500_LEVEE: An area of moderate flood risk that is protected from "100-year flood" by levee and that is subject to revision to high risk (Zone A) if levee is decertified by FEMA.

Zone N: Area Not Included, no flood zone designation has been assigned or not participating in the National Flood Insurance Program.

Notice: The Company is not always able to determine if the Property is subject to a FEMA Letter of Map Revision ("LOMR") or other FEMA letters of map change. If Seller is aware that the Property is subject to a LOMR or other letters of map change, the Seller shall disclose the map change and attach a copy of the FEMA letter(s) to the Report. Contact FEMA at <http://msc.fema.gov> for additional information.

For more information about flood zones, visit: https://efotg.sc.egov.usda.gov/references/public/NM/FEMA_FLD_HAZ_guide.pdf

PUBLIC RECORD: Official Flood Insurance Rate Maps ("FIRM") compiled and issued by the Federal Emergency Management Agency ("FEMA") pursuant to 42 United States Code §4001, et seq.

AREA OF POTENTIAL FLOODING (DAM FAILURE)

Since 1998 California law has required seller disclosure of areas of potential inundation due to sudden or total dam failure as delineated on inundation maps submitted by dam owners to the California Office of Emergency Services ("OES") for review and approval; however, as of June 27, 2017, the date on which Senate Bill 92 (SB 92) became operative, the review and approval of inundation maps prepared by licensed civil engineers and submitted by dam owners became the statutory responsibility of the California Department of Water Resources ("DWR") Division of Safety of Dams ("DSOD") as required by California Water Code Section 6161. These inundation maps are a component of emergency action plans submitted by dam owners to comply with statutory requirements set forth under the California Water Code for extremely high, high, and significant hazard dams and their critical appurtenant structures. Inundation maps are not required by the California Water Code for low hazard dams. SB 92 further requires dam owners to update the emergency action plan, including an inundation map, no less frequently than every 10 years or sooner.



JCP-LGS Commercial Resale Property Disclosure Reports

The Natural Hazard Disclosure Report

For ALAMEDA County

Property Address: 3231 TELEGRAPH AVE
OAKLAND, ALAMEDA COUNTY, CA 94609
("Property")

APN: 9-716-2
Report Date: 03/21/2024
Report Number: 3290422

To date DWR has yet to review, approve, and make publicly available inundation maps and data for many facilities with inundation areas that are subject to disclosure requirements. Inundation maps will continue to be posted and updated maps will replace outdated maps as they are approved by DSOD. In the absence of DSOD-approved data, inundation maps previously approved by the OES will be used by the Company to facilitate compliance with specified statutory real estate transfer disclosure requirements. These include inundation maps for federally owned dams over which DSOD has no jurisdictional authority and for which inundation maps are not available from DSOD. These dams include, among others, Folsom Dam, Isabella Dam, Hansen Dam, Prado Dam, and Seven Oaks Reservoir (owned by the U.S. Army Corps of Engineers) as well as Monticello Dam, New Melones Dam, and Shasta Dam (owned by the U.S. Bureau of Reclamation). The Company may also use OES-approved maps should the mapped inundation area for a given facility be greater than that depicted on a DSOD-approved map.

PUBLIC RECORD: (1) Official dam inundation maps made publicly available prior to June 27, 2017 by the State of California Office of Emergency Services ("OES") pursuant to California Government Code §8589.5; (2) Official inundation boundary digital data made publicly available since June 28, 2017 by the State of California Department of Water Resources (DWR) pursuant to California Water Code §6161. DWR states that its inundation boundary data typically includes flooding depths greater than one foot but some information may be redacted for security purposes.

VERY HIGH FIRE HAZARD SEVERITY ZONE (VHFHSZ)

DISCUSSION: VHFHSZs can be defined by the California Department of Forestry and Fire Protection ("Calfire") as well as by local fire authorities within "Local Responsibility Areas" where fire suppression is the responsibility of a local fire department. Properties located within VHFHS Zones may have a higher risk for fire damage and, therefore, may be subject to (i) additional construction requirements such as a "Class A" roof for new construction or replacement of existing roofs; and (ii) additional maintenance responsibilities such as adequate vegetation clearance near the structure, spark screens on chimneys and stovepipes, leaf removal from roofs, and other basic fire-safety practices. Contact the local fire department for a complete list of requirements and exceptions.

PUBLIC RECORD: Maps issued by Calfire pursuant to California Government Code § 51178 recommending VHFHSZs to be adopted by the local jurisdiction within its Local Responsibility Area, or VHFHSZs adopted by the local jurisdiction within the statutory 120-day period defined in California Government Code § 51179.

WILDLAND FIRE AREA (STATE RESPONSIBILITY AREA)

DISCUSSION: The State Board of Forestry classifies all lands within the State of California based on various factors such as ground cover, beneficial use of water from watersheds, probable damage from erosion, and fire risks. Fire prevention and suppression in all areas which are not within a Wildland - State Responsibility Area ("WSRA") is primarily the responsibility of the local or federal agencies, as applicable.

For property located within a WSRA, please note that (1) there may be substantial forest fire risks and hazards; (2) except for property located within a county which has assumed responsibility for prevention and suppression of all fires, it is NOT the state's responsibility to provide fire protection services to any building or structure located within a WSRA unless the Department has entered into a cooperative agreement with a local agency; and (3) the property owner may be subject to (i) additional construction requirements such as a "Class A" roof for new construction or replacement of existing roofs; and (ii) additional maintenance responsibilities such as adequate vegetation clearance near the structure, spark screens on chimneys and stovepipes, leaf removal from roofs, and other basic fire-safety practices.

The existence of local agreements for fire service is not available in the Public Record and, therefore, is not included in this disclosure. For very isolated properties with no local fire services or only seasonal fire services there may be significant fire risk. If the Property is located within a WSRA, please contact the local fire department for more detailed information.

PUBLIC RECORD: Official maps issued by the California Department of Forestry and Fire Protection ("Calfire") pursuant to California Public Resources Code § 4125.

SRA Fire Prevention Benefit Fee Advisory

In 2011, the California Legislature and Governor enacted a "Fire Prevention Fee" on habitable structures in the State's wildland fire responsibility area. The yearly fee, levied on property owners, paid for various activities to prevent and suppress wildfires in the SRA, and was most recently at the rate of \$152.33 per habitable structure on the property.

Effective July 1, 2017, as authorized by Assembly Bill 398 and signed by the Governor, that fire prevention fee is suspended until 2031.

For more information, please refer to "Part 6. State Responsibility Area Fire Prevention Fee" in the JCP-LGS Property Tax Report.

EARTHQUAKE FAULT ZONE



JCP-LGS Commercial Resale Property Disclosure Reports

The Natural Hazard Disclosure Report

For ALAMEDA County

Property Address: 3231 TELEGRAPH AVE
OAKLAND, ALAMEDA COUNTY, CA 94609
("Property")

APN: 9-716-2
Report Date: 03/21/2024
Report Number: 3290422

DISCUSSION: Earthquake Fault Zones are delineated and adopted by California as part of the Alquist-Priolo Earthquake Fault Zone Act of 1972. Property in an Earthquake Fault Zone ("EF Zone") does not necessarily have a fault trace existing on the site. EF Zones are areas or bands delineated on both sides of known active earthquake faults. EF Zones vary in width but average one-quarter (1/4) mile in width with the "typical" zone boundaries set back approximately 660 feet on either side of the fault trace. The potential for "fault rupture" damage (ground cracking along the fault trace) is relatively high only if a structure is located directly on a fault trace. If a structure is not on a fault trace, shaking will be the primary effect of an earthquake. During a major earthquake, shaking will be strong in the vicinity of the fault and may be strong at some distance from the fault depending on soil and bedrock conditions. It is generally accepted that properly constructed wood-frame houses are resistant to shaking damage.

PUBLIC RECORD: Official earthquake fault zone or special study zone maps approved by the State Geologist and issued by the California Department of Conservation, California Geological Survey pursuant to California Public Resources Code §2622.

SEISMIC HAZARD MAPPING ACT ZONE

DISCUSSION: Official Seismic Hazard Zone ("SH Zone") maps delineate Areas of Potential Liquefaction and Areas of Earthquake-Induced Landsliding. A property that lies partially or entirely within a designated SH Zone may be subject to requirements for site-specific geologic studies and mitigation before any new or additional construction may take place.

Earthquake-Induced Landslide Hazard Zones are areas where the potential for earthquake-induced landslides is relatively high. Areas most susceptible to these landslides are steep slopes in poorly cemented or highly fractured rocks, areas underlain by loose, weak soils, and areas on or adjacent to existing landslide deposits. The CGS cautions these maps do not capture all potential earthquake-induced landslide hazards and that earthquake-induced ground failures are not addressed by these maps. Furthermore, no effort has been made to map potential run-out areas of triggered landslides. It is possible that such run-out areas may extend beyond the zone boundaries. An earthquake capable of causing liquefaction or triggering a landslide may not uniformly affect all areas within a SH Zone.

Liquefaction Hazard Zones are areas where there is a potential for, or an historic occurrence of liquefaction. Liquefaction is a soil phenomenon that can occur when loose, water saturated granular sediment within 40 feet of the ground surface, are shaken in a significant earthquake. The soil temporarily becomes liquid-like and structures may settle unevenly. The Public Record is intended to identify areas with a relatively high potential for liquefaction but not to predict the amount or direction of liquefaction-related ground displacement, nor the amount of damage caused by liquefaction. The many factors that control ground failure resulting from liquefaction must be evaluated on a site specific basis.

PUBLIC RECORD: Official seismic hazard maps or digital data thereof approved by the State Geologist and issued by the California Department of Conservation, California Geological Survey pursuant to California Public Resources Code §2696.

STATUTORY NATURAL HAZARD DISCLOSURE REPORTING STANDARD: "IN" shall be reported if any portion of the Property is located within any of the above zones as delineated in the Public Record. "NOT IN" shall be reported if no portion of the Property is located within any of the above zones as delineated in the Public Record. Map Not Available shall be reported in areas not yet evaluated by the governing agency according to the Public Record. Please note that "MAP NOT AVAILABLE" will be applicable to most portions of the state.



JCP-LGS Commercial Resale Property Disclosure Reports

The Natural Hazard Disclosure Report

For ALAMEDA County

Property Address: 3231 TELEGRAPH AVE
OAKLAND, ALAMEDA COUNTY, CA 94609
("Property")

APN: 9-716-2
Report Date: 03/21/2024
Report Number: 3290422

Part 2. County and City Defined Natural Hazard Zones

HAZARD MAPS IN THE LOCAL GENERAL PLAN

General Plan regulates property development. There are currently over 530 incorporated cities and counties in California. The state Government Code (Sections 65000 et seq.) requires each of those jurisdictions to adopt a comprehensive, long-term "General Plan" for its physical development. That General Plan regulates land uses within the local jurisdiction in order to protect the public from hazards in the environment and conserve local natural resources. The General Plan is the official city or county policy regarding the location of housing, business, industry, roads, parks, and other land uses.

Municipal hazard zones can affect the cost of ownership. Each county and city adopts its own distinct General Plan according to that jurisdiction's unique vegetation, landscape, terrain, and other geographic and geologic conditions. The "Safety Element" (or Seismic Safety Element) of that General Plan identifies the constraints of earthquake fault, landslide, flood, fire and other natural hazards on local land use, and it delineates hazard zones within which private property improvements may be regulated through the building-permit approval process, which can affect the future cost of ownership. Those locally regulated hazard zones are in addition to the federal and state defined hazard zones associated with statutory disclosures in the preceding section.

City and/or County natural hazard zones explained below. Unless otherwise specified, only those officially adopted Safety Element or Seismic Safety Element maps (or digital data thereof) which are publicly available, are of a scale, resolution, and quality that readily enable parcel-specific hazard determinations, and are consistent in character with those statutory federal or state disclosures will be considered for eligible for use as the basis for county- or city-level disclosures set forth in this Report. Please also note:

- If an officially adopted Safety Element or Seismic Safety Element map relies on data which is redundant of that used for state-level disclosures, this Report will indicate so and advise Report recipients to refer to the state-level hazard discussion section for more information.
- If an officially adopted Safety Element or Seismic Safety Element cites underlying maps created by another agency, those maps may be regarded as incorporated by reference and may be used as the basis for parcel-specific determinations if those maps meet the criteria set forth in this section.
- Because county- and city-level maps are developed independently and do not necessarily define or delineate a given hazard the same way, the boundaries for the "same" hazard may be different.

If one or more maps contained in the Safety Element and/or Seismic Safety Element of an officially adopted General Plan are used as the basis for local disclosure, those maps will appear under the "Public Record(s) Searched" for that county or city.

REPORTING STANDARDS

A good faith effort has been made to disclose all hazard features on pertinent Safety Element and Seismic Safety Element maps with well-defined boundaries; however, those hazards with boundaries that are not delineated will be deemed not suitable for parcel-specific hazard determinations. Some map features, such as lines drawn to represent the location of a fault trace, may be buffered to create a zone to facilitate disclosure. Those map features which can not be readily distinguished from those representing hazards may be included to prevent an omission of a hazard feature. If the width of a hazard zone boundary is in question, "IN" will be reported if that boundary impacts any portion of a property. Further explanations concerning specific map features peculiar to a given county or city will appear under the "Reporting Standards" for that jurisdiction.

PUBLIC RECORDS VS. ON-SITE EVALUATIONS

Mapped hazard zones represent evaluations of generalized hazard information. Any specific site within a mapped zone could be at less or more relative risk than is indicated by the zone designation. A site-specific evaluation conducted by a geotechnical consultant or other qualified professional may provide more detailed and definitive information about the Property and any conditions which may or do affect it.

PROPERTY USE AND PERMITTING

No maps beyond those identified as "Public Record(s)" have been consulted for the purpose of these local disclosures. These disclosures are intended solely to make Report recipient(s) aware of the presence of mapped hazards. For this reason -- and because local authorities may use on these or additional maps or data differently to determine property-specific land use and permitting approvals -- Report recipients are advised to contact the appropriate local agency, usually Community Development, Planning, and/or Building, prior to the transaction to ascertain if these or any other conditions or related regulations may impact the Property use or improvement.



JCP-LGS Commercial Resale Property Disclosure Reports

The Natural Hazard Disclosure Report

For ALAMEDA County

Property Address: 3231 TELEGRAPH AVE
OAKLAND, ALAMEDA COUNTY, CA 94609
("Property")

APN: 9-716-2
Report Date: 03/21/2024
Report Number: 3290422

ALAMEDA COUNTY GEOLOGIC DISCUSSION

PUBLIC RECORD(S) SEARCHED: The following Public Records, contained in the Safety Element of the Alameda County General Plan as officially adopted in January 2013, are used for the county-level disclosure(s) below: "S-1: Faults"; "S-2: Liquefaction Risk"; "S-3: Tsunami Risks"; "S-4: Landslide Risks"; and "S-5: Fire Hazards". Important Note: Maps contained in the Safety Element only depict specified hazards within unincorporated portions of Alameda County; however, the cited source data specified in each Safety Element exhibit depicts the location of these same hazards in both incorporated and unincorporated areas of Alameda County. As such, the hazard as depicted in the underlying source data for each hazard depicted in the Public Record shall be used for reporting purposes.

FAULT

Alameda County has been subject to numerous seismic events, originating both on faults within and beyond the County. Six major Bay Area earthquakes have occurred since 1800 that have affected the County, and at least two of the faults that produced them run through or into the County. These earthquakes and the originating faults include the 1836 and 1868 earthquakes on the Hayward-Rogers Creek fault, and the 1861 earthquake on the Calaveras fault. Three earthquakes, in 1838, 1906 and 1989 originated on the San Andreas fault, west of the County near San Francisco or to the south. The Working Group of California Earthquake Probabilities has determined that earthquakes of equally destructive forces are a certainty within the region. According to their findings, the Hayward-Rodgers Creek fault system is estimated to have a probability of 31% of producing an earthquake of a magnitude of 6.7 or higher within the next 30 years, this probability is the highest of the Bay Area faults. Faults that have been active during the Holocene period, approximately the last 11,000 years, are considered to be active faults, and those faults that have been active during the Quaternary period, approximately the last 1.8 million years, are considered to be potentially active faults. This serves to differentiate faults for which sufficient evidence of recent activity has been noted to explicitly include them as known geologic hazards, distinct from those faults for which recent displacement is known or suspected, and whose latest activity has not been determined, but may have been within approximately the last 11,000 years. In addition to faults that have been classified as active or potentially active, there are others whose activity has not been clearly established by presently available information. The Public Record identifies the location of active and potentially active faults within the County. Other active faults within the unincorporated areas include the Calaveras, Greenville, and Las Positas faults, as well as several potentially active faults and unnamed secondary faults adjacent to these faults. There are few or no studies pertaining to these additional secondary faults; therefore it is unknown if these faults may or may not experience secondary ground rupture during a large earthquake.

Reporting Standards: California's Alquist-Priolo Fault Zone Act (1972) established a standard for the width of a regulatory fault zone -- one-eighth of one mile on both sides of an active fault trace. For county-level reporting purposes, "WITHIN" shall be reported if any portion of the Property is within one-eighth of one mile (660 feet) of a "Fault" as delineated in the Public Record that is not bounded by a regulatory fault zone. "NOT WITHIN" shall be reported if no portion of the Property is situated within one-eighth of one mile of a "Fault" delineated in the Public Record.

LANDSLIDE

Landslides and slope instability are generally caused by earthquakes, weak materials, stream and coastal erosion, and heavy rainfall. The rate of landsliding is affected by the type and extent of vegetation, the slope angle, the degree of water saturation, the strength of the rocks, and the mass and thickness of the deposit. Certain human activities also tend to make earth materials less stable and increase the chance of ground failure. Activities contributing to instability include extensive irrigation, poor drainage or ground-water withdrawal, removal of stabilizing vegetation and over-steepening of slopes by undercutting them or overloading them with artificial fill. The causes of failure, which normally produce landslides and differential settlement, are augmented during earthquakes. As a result of these potential risks, construction on slopes steeper than about 15 percent typically requires special grading, special foundation design, or site modification to mitigate slope ground conditions and reduce the potential for slope instability. Threats to structures would be greatest in areas that are close to natural channels or are situated on potentially unstable slopes. The Public Record depicts "landslide deposits larger than 200 feet" as well as "landslide deposits larger than 200 feet (identification uncertain)". According to the Safety Element, site-specific geologic hazard assessments, conducted by a licensed geologist, shall be completed prior to development approval in areas with landslide hazards as indicated in the Public Record.

Reporting Standards: For county-level reporting purposes, "IN" shall be reported if any portion of the Property is located within an area mapped as a "landslide deposit larger than 200 feet" or a "landslide deposit larger than 200 feet (identification uncertain)" as delineated in the Public Record. "NOT IN" shall be reported if no portion of the Property is located within an area mapped as a "landslide deposit larger than 200 feet" or a "landslide deposit larger than 200 feet (identification uncertain)" as delineated in the Public Record.

LIQUEFACTION

Liquefaction is the rapid transformation of saturated, loose, fine-grained sediment to a fluidlike state and is typically caused by strong ground shaking during an earthquake. Liquefaction can result in substantial loss of life, injury, and damage to property. In addition, liquefaction increases the hazard of fires because of explosions induced when underground gas lines break, and because the breakage of water mains substantially reduces fire suppression capability. The potential for liquefaction to occur depends on both the susceptibility of near-surface deposits to liquefaction, and the likelihood that ground motions will exceed



JCP-LGS Commercial Resale Property Disclosure Reports

The Natural Hazard Disclosure Report For ALAMEDA County

Property Address: 3231 TELEGRAPH AVE
OAKLAND, ALAMEDA COUNTY, CA 94609
("Property")

APN: 9-716-2
Report Date: 03/21/2024
Report Number: 3290422

a specified threshold level. Because many portions of the Planning Area are situated in the vicinity of an active fault, the immediate area surrounding the earthquake epicenter will be exposed to strong ground shaking should a large earthquake occur. Areas most susceptible to liquefaction are underlain by loose granular sediments and low-lying lands adjacent to creeks and estuaries. According to the Safety Element, site-specific geologic hazard assessments, conducted by a licensed geologist, shall be completed prior to development approval in areas with liquefaction hazards as indicated in the Public Record.

Reporting Standards: For county-level reporting purposes, "IN" shall be reported as will the more/most severe "Liquefaction" rating ("Very High", "High", "Moderate", "Low" or "Very Low") affecting any portion of the Property as delineated in the Public Record.

TSUNAMI

A major hazard associated with earthquakes is water inundation resulting from a tsunami or seiche. Tsunamis are a series of waves typically produced by an offshore earthquake, volcanic eruption, or landslide. A tsunami with a wave height of 20 feet at the Golden Gate Bridge, which is likely to occur approximately once every 200 years, would result in a runup of less than 10 feet above sea level on lands surrounding the San Francisco Bay. Some areas of San Lorenzo may be subject to flooding if a tsunami were to occur.

Reporting Standards: For county-level reporting purposes, "IN" shall be reported if any portion of the Property is located within a mapped "Tsunami Inundation Area" as delineated in the Public Record. "NOT IN" shall be reported if no portion of the Property is located within a mapped "Tsunami Inundation Area" as delineated in the Public Record.

FIRE

Fire hazards exist in both developed and undeveloped areas. Those occurring in developed areas typically include buildings, rubbish, automobiles, and grass fires on vacant lots. Those in undeveloped areas often include large brush and grass fires. Alameda County is subject to the threat from urban fires, and especially wildland fires, due to its hilly terrain, weather conditions, and the nature of its plant coverage. Due to the intensity of development, the number of the potentially affected populations, and the difficulties of containment, the County must also devote major resources to controlling potential fire hazards in its urban areas. In order to quantify this potential risk, California Department of Forestry (CDF) has developed a Fire Hazard Severity Scale which utilizes three criteria in order to evaluate and designate potential fire hazards in wildland areas. The criteria are fuel loading (vegetation), fire weather (winds, temperatures, humidity levels and fuel moisture contents) and topography (degree of slope).

Reporting Standards: For county-level reporting purposes, "IN" shall be reported as will the more/most severe "Fire Hazard Severity Zones in SRA" rating ("Very High", "High", or "Moderate") affecting any portion of the Property as delineated in the Public Record. "NOT IN" shall be reported if no portion of the Property is located within one or more of the "Fire Hazard Severity Zones in SRA" as delineated in the Public Record.

OTHER HAZARDS

The "Fire Hazard Severity Zones in LRA" depicted in "S-5: Fire Hazards" are redundant of, or less extensive than, the those current as of the adoption date of the County General Plan and are already subject to statutory disclosure. For more information please refer to the state-level discussion Very High Fire Hazard Severity Zones in the preceding section of this Report. The "Flood Plains" depicted in "S-6: Flood Hazards" are redundant of FEMA DFIRM data effective August 3, 2009 but do not include subsequent updates. For the most current FEMA Flood zone information subject to statutory disclosure please refer to the state-level discussion Special Flood Hazard Areas in the preceding section of this Report. The "Dam Failure Inundation Areas" depicted in "S-7: Dam Inundation" has inundation boundaries redundant of those already subject to statutory disclosure based on maps issued by the California Emergency Management Agency/Office of Emergency Services. For more information please refer to the state-level discussion Area of Potential Flooding (Dam Inundation) in the preceding section of this Report.

The following natural hazards are discussed at length but not mapped in the County Safety Element:

GROUND SHAKING

Ground shaking is the source of the most widespread earthquake damage. An earthquake produces seismic waves that emanate in all directions from the fault rupture surface. The seismic waves cause strong ground shaking, which typically is strongest near the fault and diminishes as the waves move through the earth away from the fault. The severity of ground shaking at a particular site is controlled by the interaction of several factors, including the distance from the earthquake source; earthquake magnitude; the directivity (focusing of earthquake energy along the fault axis rather than perpendicular to the fault); and condition of underlying geologic materials (bedrock, sediment, soils, and man-made fill). Research occurring after the 1989 Loma Prieta earthquake has shown that areas underlain by unconsolidated, or man-made fill may amplify the strength and duration of strong ground motions, increasing the risk of damage. These findings are consistent with earlier evidence suggesting that structures placed on man-made fill are especially susceptible to earthquake hazards. Strong ground shaking caused by fault movement during an earthquake has the potential to result in significant loss of life and property damage throughout the Planning Area. Maximum ground shaking would be expected to result from a large earthquake on one of the nearby active faults, although strong ground shaking may also occur as a result of moderate or large earthquakes on other faults in the San Francisco Bay region.



JCP-LGS Commercial Resale Property Disclosure Reports

The Natural Hazard Disclosure Report

For ALAMEDA County

Property Address: 3231 TELEGRAPH AVE
OAKLAND, ALAMEDA COUNTY, CA 94609
("Property")

APN: 9-716-2
Report Date: 03/21/2024
Report Number: 3290422

Reporting Standards: No determination is reported because the Public Record does not include a map which delineates the boundaries for this hazard within Alameda County.

SURFACE RUPTURE

Surface fault rupture occurs when a movement on a fault deep within the earth breaks through the surface causing ground displacement. Ground rupture occurs along fault lines, and is normally limited to a fairly narrow zone along the trend of the primary fault, and to a lesser degree along secondary faults. The Alquist-Priolo Fault Zoning Act was developed by the State of California to regulate development occurring near active faults and to mitigate the risks associated with surface rupture.

Reporting Standards: No determination is reported because the Public Record does not include a map which delineates the boundaries for this hazard within Alameda County.

SEICHE

A seiche is a long wave set up on an enclosed body of water such as a lake or reservoir that can travel back and forth at regular periods determined by the depth and size of the water body and which can cause shoreline inundation. Seiches are usually caused by unusual tides, winds or currents, but may also be triggered by earthquake ground motion. The largest seiche wave ever measured in the San Francisco Bay, following the 1906 earthquake, was four inches high. Despite this occurrence, the Bay Area has not been adversely affected by seiches during its history within this seismically active region of California. While damage caused by a seiche has not been reported since the 1906 earthquake, the various lakes and reservoirs within the unincorporated areas may be at risk of a seiche in the event of an earthquake.

Reporting Standards: No determination is reported because the Public Record does not include a map which delineates the boundaries for this hazard within Alameda County.



JCP-LGS Commercial Resale Property Disclosure Reports

The Natural Hazard Disclosure Report

For ALAMEDA County

Property Address: 3231 TELEGRAPH AVE
OAKLAND, ALAMEDA COUNTY, CA 94609
("Property")

APN: 9-716-2
Report Date: 03/21/2024
Report Number: 3290422

CITY OF OAKLAND GEOLOGIC ZONES DISCUSSION

PUBLIC RECORD(S) SEARCHED: The following Public Record, contained in the Seismic Safety Element of the General Plan as adopted by the Oakland City Council in 2004, is used for those city-level disclosures below: "Safety Hazards Maps."

FAULT

The City lies within the San Andreas fault system, the largest in California and the one with potential for the strongest earthquakes. More specifically, the city straddles the Hayward Fault, a "branch" fault of the larger system. The Hayward Fault runs along the southwestern base of the East Bay Hills and parallels Highway 13. The Hayward Fault is believed to accumulate strain at one of the highest rates in the Bay Area, suggesting that it is one of the faults in the region most likely to generate a large earthquake.

Reporting Standards: The City's Fault Zones share the same boundaries as those delineated by the California Geological Survey on official Special Studies Zone maps issued pursuant to the Alquist-Priolo Fault Zoning Act. For more information, please see Earthquake Fault Zone discussion contained in this Report.

LANDSLIDE

Landsliding is the rapid down slope movement of soil, rock, and rock debris. Most slides are natural occurrences, though they can be triggered by improper construction activities. The main causes of landslides are earthquake-induced ground shaking, heavy rains, and poorly engineered grading and drainage projects. Factors that determine the extent and severity of a landslide include the steepness of slope, the presence of weak or poorly consolidated soils, the soil's water-content level and existing grading and drainage patterns.

Reporting Standards: The City's Potential Landslide Area shares the same boundaries as earthquake-induced landslides identified on official maps issued by the California Geological Survey pursuant to the Seismic Hazard Mapping Act. For more information, please see Seismic Hazard Mapping Act Zone discussion contained in this Report.

LIQUEFACTION

Liquefaction is the rapid transformation of sediment from a solid state into a fluid state, which causes the soil to lose cohesiveness and become incapable of carrying significant loads; it causes the sediment to behave as quicksand, and results in structures settling, or tipping. Its potential to occur is a function of the intensity of the ground shaking and the underlying geologic conditions.

Reporting Standards: The City's Potential Liquefaction Area shares the same boundaries as areas of potential liquefaction identified on official maps issued by the California Geological Survey pursuant to the Seismic Hazard Mapping Act. For more information, please see Seismic Hazard Mapping Act Zone discussion contained in this Report.

TSUNAMI

Tsunamis are typically generated by large offshore earthquakes, producing waves that reach the coast many hours after the event. Potential flooding from tsunamis would affect low-lying areas along San Francisco Bay and the Oakland Estuary, especially filled area only a few feet above sea level. Areas mapped within the mapped Run-Up Zone represent areas that would most likely be inundated by a tsunami having wave height of 20 feet. Such a tsunami is estimated to arrive at the Golden Gate once every 200 years.

Reporting Standards: If any portion of the Property is situated within a "Tsunami Run-Up Zone" as delineated in the Public Record, "IN" shall be reported.

DAM INUNDATION

Dam Failure Inundation Areas were defined using the assumption of an instantaneous dam failure with the reservoir full to capacity. However, dams rarely fail instantaneously, and reservoirs are not filled to capacity at all times. Dam inundation areas are subject to flooding in the event of a dam failure.

Reporting Standards: If any portion of the Property is situated within a "Dam Failure Inundation Area" as delineated in the Public Record, "IN" shall be reported.

FIRE HAZARD

The City of Oakland has established a Fire Prevention and Assessment District for hillside areas of the city for funding fire-safety inspections of private properties, vegetation management, roving fire fighter patrols on high fire-hazard days, public education, goat grazing and other services. More information regarding compliance standards and frequently asked questions can be found at: <http://www.oaklandnet.com/government/cmo/wildfireprevention.htm>.

END OF LOCAL AREA DISCLOSURES AND DISCUSSIONS SECTION



JCP-LGS Commercial Resale Property Disclosure Reports

The Natural Hazard Disclosure Report

For ALAMEDA County

Property Address: 3231 TELEGRAPH AVE
OAKLAND, ALAMEDA COUNTY, CA 94609
("Property")

APN: 9-716-2
Report Date: 03/21/2024
Report Number: 3290422

Part 3. Additional Property Specific Disclosures

LOCAL VEGETATION MANAGEMENT ORDINANCE DISCLOSURE

DISCUSSION: In a wildland area, brush clearance around a structure ("defensible space") on private property is typically mandated by law. The required distances and degrees of clearance vary with jurisdiction. Where the state (CAL FIRE) has fire protection responsibility, three clearance zones are specified outward from the foundation (Calif. Public Resources Code Section 4291): 0-5 feet (ember-resistant zone), 5-30 feet (mowed grass and limbed trees), and 30-100 feet (safely spaced shrubs and trees).

Those CAL FIRE zones are the minimum standard where a city or county or local fire protection district has adopted a Very High Fire Hazard Severity Zone pursuant to state law (Calif. Government Code Section 51178 or 51179). However, a local jurisdiction may pass its own law that requires more intensive clearance over greater distances on a property, and over specified districts and within strict compliance deadlines.

Click VEGETATION-ORD@firstam.com (email) to explore whether the Property subject to this transaction may be located in an area where a local vegetation management ordinance requiring defensible space around the property applies.

Senate Bill 63 (SB 63) Advisory

California **Senate Bill 63** ("SB 63"), approved by the Governor on September 28, 2021 (effective January 1, 2022), requires among other things that the Director of the Department of Forestry and Fire Protection ("Director") shall identify areas in the State as "Moderate," "High," and "Very High" Fire Hazard Severity Zones (Section 51178 of the Government Code as amended). SB 63 further requires that a local agency shall make the information available for public review and comment (Section 51178.5 of the Government Code as amended). The Director has not yet released those Fire Hazard Severity Zone (FHSZ) maps for local areas where counties and cities have fire protection responsibility (the "Local Responsibility Area").

SB 63 does not itself create a new real estate disclosure. However, a prior law that still controls, **Assembly Bill 38** ("AB 38"), created certain disclosure and vegetation management (defensible space) obligations for real property subject to AB 38 that is located in a High or a Very High FHSZ as identified by the Director or as required by a local vegetation management ordinance. Effective January 1, 2022, SB 63 requires the State Fire Marshal to identify High and Moderate FHSZs in the Local Responsibility Area – in addition to a Very High FHSZ the State already may have identified. Currently, "there legally is no High Fire Hazard Severity Zone within the Local Responsibility Area," according to the Office of the State Fire Marshal.

Therefore, when the Director releases the new SB 63 FHSZ maps, the obligations under AB 38 will apply to the Very High and the High FHSZ in the Local Responsibility Area. At that time, disclosure reports issued by JCP-LGS will update the "Fire Hazard Severity Zone (SB 63)" determination from "Map Not Available" to indicate whether a Property is "IN" a FHSZ as identified by the State Fire Marshal, along with the most severe fire hazard severity level that affects the Property. In addition, the AB 38 disclosure will likewise be updated to include both the Very High and the High FHSZ in the Local Responsibility Area.

JCP-LGS Reports will continue to include the current "NHD Statement" (the one-page statutory form at the front of the report) as specified under California Civil Code 1103.2, until such time that the Legislature officially amends that form with respect to the "Very High Fire Hazard Severity Zone" or any other listed disclosure.



JCP-LGS Commercial Resale Property Disclosure Reports

The Natural Hazard Disclosure Report

For ALAMEDA County

Property Address: 3231 TELEGRAPH AVE
OAKLAND, ALAMEDA COUNTY, CA 94609
("Property")

APN: 9-716-2
Report Date: 03/21/2024
Report Number: 3290422

FORMER MILITARY ORDNANCE SITE DISCLOSURE

DISCUSSION: Former Military Ordnance (FUD) sites can include sites with common industrial waste (such as fuels), ordnance or other warfare materiel, unsafe structures to be demolished, or debris for removal. California Civil Code Section 1102 requires disclosure of those sites containing unexploded ordnance. "Military ordnance" is any kind of munitions, explosive device/material or chemical agent used in military weapons. Unexploded ordnance are munitions that did not detonate. NOTE: **MOST** FUD sites do not contain unexploded ordnance. Only those FUD sites that the U.S. Army Corps of Engineers (USACE) has identified to contain Military Ordnance or have mitigation projects planned for them are disclosed in this Report. Additional sites may be added as military installations are released under the Federal Base Realignment and Closure (BRAC) Act. Active military sites are NOT included on the FUD site list.

PUBLIC RECORD: Data contained in Inventory Project Reports, Archives Search Reports, and related materials produced for, and made publicly available in conjunction with, the Defense Environmental Restoration Program for Formerly Used Defense Sites by the U.S. Army Corps of Engineers. Sites for which no map has been made publicly available shall not be disclosed.

REPORTING STANDARD: If one or more facility identified in the Public Record is situated within a one (1) mile radius of the Property, "**WITHIN**" shall be reported. The name of that facility or facilities shall also be reported.



JCP-LGS Commercial Resale Property Disclosure Reports

The Natural Hazard Disclosure Report

For ALAMEDA County

Property Address: 3231 TELEGRAPH AVE
OAKLAND, ALAMEDA COUNTY, CA 94609
("Property")

APN: 9-716-2
Report Date: 03/21/2024
Report Number: 3290422

AIRPORT INFLUENCE AREA DISCLOSURE

DISCUSSION:

Certain airports are not disclosed in this Report. JCP-LGS has made a good faith effort to identify the airports covered under Section 1102.6a. Sources consulted include official land use maps and/or digital data made available by a governing Airport Land Use Commission (ALUC) or other designated government body. Most facilities for which an Airport Influence Area has been designated are included on the "California Airports List" maintained by the California Department of Transportation's Division of Aeronautics. Not disclosed in this Report are public use airports that are not in the "California Airports List", airports that are physically located outside California, heliports and seaplane bases that do not have regularly scheduled commercial service, and private airports or military air facilities unless specifically identified in the "California Airports List". **If the seller has actual knowledge of an airport in the vicinity of the subject property that is not disclosed in this Report, and that is material to the transaction, the seller should disclose this actual knowledge in writing to the buyer.**

Most facilities for which an Airport Influence Area has been designated are included on the "California Airports List" maintained by the California Department of Transportation's Division of Aeronautics. The inclusion of military and private airports varies by County, and heliports and seaplane bases are not included, therefore, airports in these categories may or may not be included in this disclosure.

NOTE: Proximity to an airport does not necessarily mean that the property is exposed to significant aviation noise levels. Alternatively, there may be properties exposed to aviation noise that are greater than two miles from an airport. Factors that affect the level of aviation noise include weather, aircraft type and size, frequency of aircraft operations, airport layout, flight patterns or nighttime operations. Buyer should be aware that aviation noise levels can vary seasonally or change if airport usage changes.

PUBLIC RECORD: Based on officially adopted land use maps and/or digital data made publicly available by the governing ALUC or other designated government body. If the ALUC or other designated government body has not made publicly available a current officially adopted airport influence area map, then California law states that "a written disclosure of an airport within two (2) statute miles shall be deemed to satisfy any city or county requirements for the disclosure of airports in connection with transfers of real property."

REPORTING STANDARD: "IN" shall be reported along with the facility name(s) and the "Notice of Airport in Vicinity" if any portion of the Property is situated within either (a) an Airport Influence Area as designated on officially adopted maps or digital data or (b) a two (2) mile radius of a qualifying facility for which an official Airport Influence Area map or digital data has not been made publicly available by the ALUC or other designated governing body. "NOT IN" shall be reported if no portion of the Property is within either area.



JCP-LGS Commercial Resale Property Disclosure Reports

The Natural Hazard Disclosure Report For ALAMEDA County

Property Address: 3231 TELEGRAPH AVE
OAKLAND, ALAMEDA COUNTY, CA 94609
("Property")

APN: 9-716-2
Report Date: 03/21/2024
Report Number: 3290422

AIRPORT NOISE DISCLOSURE

DISCUSSION: California Civil Code §1102.17 requires the seller(s) of residential real property who has/have actual knowledge that the property in the transaction is affected by airport use must give written notice of that knowledge, as soon as practicable, before transfer of title.

Under the Federal Aviation Administration's *Airport Noise Compatibility Planning Program Part 150*, certain 65 decibel (dB) Community Noise Equivalent Level (CNEL) contour maps have been produced for some airports. Not all airports have produced noise exposure maps. A property may be near or at some distance from an airport and not be within a delineated noise exposure area, but still experience aviation noise. Unless 65dB CNEL contour maps are published, helipads and military sites are not included in this section of the Report.

The *Airport Noise Compatibility Planning Program* is voluntary and not all airports have elected to participate. Furthermore, not all property in the vicinity of an airport is exposed to 65dB CNEL or greater average aviation noise levels. Conversely a property may be at some distance from an airport and still experience aviation noise. Buyer should be aware that aviation noise levels can vary seasonally or change if airport usage changes after a map is published or after the Report Date. JCP-LGS uses the most seasonally conservative noise exposures provided.

Federal funding may be available to help airports implement noise reduction programs. Such programs vary and may include purchasing properties, rezoning, and insulating homes for sound within 65dB areas delineated on CNEL maps. Airport owners have also cooperated by imposing airport use restrictions that include curfews, modifying flight paths, and aircraft limitations.

PUBLIC RECORD: Certain 65 decibel (dB) Community Noise Equivalent Level (CNEL) contour maps produced under the Federal Aviation Administration's *Airport Noise Compatibility Planning Program Part 150*.

REPORTING STANDARD: "IN" shall be reported if any portion of the Property is situated within a 65 decibel Community Noise Equivalent Level contour identified in the Public Record. "NOT IN" shall be reported if no portion of the Property is situated within a 65 decibel Community Noise Equivalent Level contour identified in the Public Record.



JCP-LGS Commercial Resale Property Disclosure Reports

The Natural Hazard Disclosure Report

For ALAMEDA County

Property Address: 3231 TELEGRAPH AVE
OAKLAND, ALAMEDA COUNTY, CA 94609
("Property")

APN: 9-716-2
Report Date: 03/21/2024
Report Number: 3290422

SAN FRANCISCO BAY CONSERVATION AND DEVELOPMENT COMMISSION DISCLOSURE

DISCUSSION: As of July 1, 2005, Civil Code §1103.4 mandates disclosure to buyers of certain real estate if the boundary of the property is determined to be (1) within 100 feet of the San Francisco Bay shoreline as mapped in 1997 by the National Ocean Survey (NOS), an agency of the National Oceanographic and Atmospheric Administration (NOAA); or (2) within another mapped zone established by the Bay Conservation and Development Commission (BCDC). The BCDC has regulatory jurisdiction within 100 feet inland from the point of "mean higher high water" as mapped by the NOS, and within other zones the agency has defined along the San Francisco Bay margin (BCDC Memo entitled "Guidance on Determining Commission Jurisdiction Pursuant to Senate Bill 1568").

Notice is required to prevent unknowing violations of the law by new owners who were unaware that certain activities on the real property are subject to the BCDC's permit requirements. The BCDC notes that the Bay is a highly dynamic environment and the shoreline changes over time (see Discussion below). In addition, there is inherent uncertainty in the shoreline position as mapped by the NOS or any agency. The BCDC advises the buyer and other interested parties to contact its office if a more authoritative jurisdictional determination is desired. The BCDC office is located at 50 California Street, Suite 2600, San Francisco, California 94111, and can be reached at (415) 352-3600, or by email to info@bcdc.ca.gov

The BCDC has issued maps for some parts of its jurisdiction, including the San Francisco Bay Plan maps (California Code of Regulations, Title 14, Section 10121) and the Suisun Marsh Plan maps (Nejedly-Bagley-Z'berg Suisun Marsh Preservation Act of 1974). Official maps have not been issued for other parts of the BCDC jurisdiction (McAteer-Petris Act areas) because the Bay is a highly dynamic environment and the shoreline changes over time (in part because the sea level also changes over time). In those areas where official BCDC maps are not available or along the edges of the BCDC's mapped jurisdiction, to meet the disclosure requirements, this Report will indicate that the property "could be within" the BCDC's jurisdiction and that a location-specific jurisdictional determination should be made by consulting the BCDC. This determination of "could be within" the BCDC's jurisdiction was recommended by the BCDC in that certain Memo entitled "Guidance on Determining Commission Jurisdiction Pursuant to Senate Bill 1568" issued in February 2005 and posted on the BCDC website.

PUBLIC RECORDS: San Francisco Bay Plan maps (California Code of Regulations, Title 14, Section 10121) and the Suisun Marsh Plan maps (Nejedly-Bagley-Z'berg Suisun Marsh Preservation Act of 1974) made publicly available by BCDC and that certain Memo entitled "Guidance on Determining Commission Jurisdiction Pursuant to Senate Bill 1568" issued by BCDC in February 2005 and posted on the BCDC website ("BCDC Memo").

REPORTING STANDARD: "WITHIN" shall be reported if any portion of the Property is situated within an areas mapped by BCDC or is within the 100-foot shoreline band. "COULD BE WITHIN" shall be reported if any portion of the Property is situated within one-quarter (1/4) mile of either an area mapped by BCDC or the 100-foot shoreline band. "NOT WITHIN" shall be reported if no portion of the Property is situated within an area that would otherwise be reported as either "WITHIN" or "COULD BE WITHIN".



JCP-LGS Commercial Resale Property Disclosure Reports

The Natural Hazard Disclosure Report

For ALAMEDA County

Property Address: 3231 TELEGRAPH AVE
OAKLAND, ALAMEDA COUNTY, CA 94609
("Property")

APN: 9-716-2
Report Date: 03/21/2024
Report Number: 3290422

Part 4. General Advisories

METHAMPHETAMINE CONTAMINATED PROPERTY DISCLOSURE ADVISORY

DISCUSSION: According to the "Methamphetamine Contaminated Property Cleanup Act of 2005" a property owner must disclose in writing to a prospective buyer if local health officials have issued an order prohibiting the use or occupancy of a property contaminated by meth lab activity. The owner must also give a copy of the pending order to the buyer to acknowledge receipt in writing. Failure to comply with these requirements may subject an owner to, among other things, a civil penalty up to \$5,000. Aside from disclosure requirements, this new law also sets forth procedures for local authorities to deal with meth-contaminated properties, including the filing of a lien against a property until the owner cleans up the contamination or pays for the cleanup costs.



JCP-LGS Commercial Resale Property Disclosure Reports

The Natural Hazard Disclosure Report

For ALAMEDA County

Property Address: 3231 TELEGRAPH AVE
OAKLAND, ALAMEDA COUNTY, CA 94609
("Property")

APN: 9-716-2
Report Date: 03/21/2024
Report Number: 3290422

MOLD ADVISORY

DISCUSSION: The Buyer is hereby advised that naturally occurring molds may exist both inside and outside of any home and may not be visible to casual inspection. Persons exposed to extensive mold levels can become sensitized and develop allergies to the mold or other health problems. Extensive mold growth can damage a structure and its contents. All prospective purchasers of residential and commercial property are advised to thoroughly inspect the Property for mold. Be sure to inspect the Property inside and out for sources of excess moisture, current water leaks and evidence of past water damage.

As part of a buyer's physical inspection of the condition of a property, the buyer should consider engaging an appropriate and qualified professional to inspect and test for the presence of harmful molds and to advise the buyer of any potential risk and options available. This advisory is not a disclosure of whether harmful mold conditions exist at a property or not. No testing or inspections of any kind have been performed by The Company. Any use of this form is acknowledgement and acceptance that The Company does not disclose, warrant or indemnify mold conditions at a property in any way and is not responsible in any way for mold conditions that may exist. Information is available from the California Department of Health Services Indoor Air Quality Section fact sheet entitled, "Mold in My Home: What Do I Do?" The fact sheet is available at https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/CDPH%20Document%20Library/MMIMH_050619_ADA.pdf or by calling (510) 620-3620.

The Toxic Mold Protection Act of 2001 requires that information be developed regarding the potential issues surrounding naturally occurring molds within a home. Information was written by environmental authorities for inclusion in the *Residential Environmental Hazards: A Guide for Homeowners, Buyers, Landlords and Tenants* booklet developed by the California Environmental Protection Agency and the Department of Health Services. It is found in Chapter VII of that booklet, and includes references to sources for additional information.

For local assistance, contact your county or city Department of Health, Housing, or Environmental Health.



JCP-LGS Commercial Resale Property Disclosure Reports

The Natural Hazard Disclosure Report

For ALAMEDA County

Property Address: 3231 TELEGRAPH AVE
OAKLAND, ALAMEDA COUNTY, CA 94609
("Property")

APN: 9-716-2
Report Date: 03/21/2024
Report Number: 3290422

RADON ADVISORY

DISCUSSION: For its Radon Advisory, JCP-LGS uses the updated assessment of radon exposure published in 1999 by the Lawrence Berkeley National Laboratory (LBNL) and Columbia University, under support from the U.S. Environmental Protection Agency (EPA), the National Science Foundation, and the US Department of Energy (published online at <http://www2.lbl.gov/Science-Articles/Archive/radon-risk-website.html>). Based on this recent assessment, JCP-LGS radon advisory is as follows:

All of California's 58 counties have a predicted median annual-average living-area concentration of radon below 2.0 pCi/L (picocuries per liter of indoor air) -- which is well below the EPA's guideline level of 4 pCi/L and equivalent to the lowest hazard zone (Zone 3) on the 1993 EPA Map of Radon Zones.

The "median concentration" means that half of the homes in a county are expected to be below this value and half to be above it. All houses contain some radon, and a few houses will contain much more than the median concentration. **The only way to accurately assess long-term exposure to radon in a specific house is through long-term testing (sampling the indoor air for a year or more). The EPA recommends that all homes be tested for radon.**

NOTE: JCP-LGS does not use the EPA's 1993 map for advisory purposes because that map shows "short-term" radon exposure averaged by county. It was based on "screening measurements" that were intentionally designed to sample the worst-case conditions for indoor air in US homes--using spot checks (sampling for just a few days), in the poorest air quality (with sealed doors and windows), at the worst time of the year (winter), in the worst part of the house (the basement, if one was available). These short-term, winter, basement measurements are both biased and variable compared to long-term radon concentrations (averaged over a year) in the living area of a house. Long-term concentrations are a more accurate way to judge the long-term health risk from radon. For the above reasons, the EPA expressly disclaims the use of its 1993 map for determining whether any house should be tested for radon, and authorizes no other use of its map for property-specific purposes. For additional information about EPA guidelines and radon testing, see "Chapter VII--Radon", in the California Department of Real Estate's *Residential Environmental Hazards: A Guide for Homeowners, Homebuyers, Landlords and Tenants*.

ENDANGERED SPECIES ACT ADVISORY

DISCUSSION: The Federal Endangered Species Act of 1973 ("ESA"), as amended, requires that plant and animal species identified and classified ("listed") by the Federal government as "threatened" or "endangered" be protected under U.S. law. Areas of habitat considered essential to the conservation of a listed species may be designated as "critical habitat" and may require special management considerations or protection. All threatened and endangered species -- even if critical habitat is not designated for them -- are equally afforded the full range of protections available under the ESA.

In California alone, over 300 species of plants and animals have been designated under the ESA as threatened or endangered, and over 80 species have critical habitats designated for them. Most California counties are host to a dozen or more protected species and, in many cases, 10 or more species have designated critical habitats within a county.

ADVISORY: An awareness of threatened and endangered species and/or critical habitats is not reasonably expected to be within the actual knowledge of a seller.

No federal or state law or regulation requires a seller or seller's agent to disclose threatened or endangered species or critical habitats, or to otherwise investigate their possible existence on real property. Therefore, Buyer is advised that, prior to purchasing a vacant land parcel or other real property, Buyer should consider investigating the existence of threatened or endangered species, or designated critical habitats, on or in the vicinity of the Property which could affect the use of the Property or the success of any proposed (re)development.

FOR MORE INFORMATION: Complete and current information about the threatened and endangered species in California that are Federally listed in each county -- including all critical habitats designated there -- is available on the website of the U.S. Fish & Wildlife Service, the Federal authority which has enforcement responsibility for the ESA.

U.S. Fish & Wildlife Service Endangered Species Database (TESS)

<https://www.fws.gov/endangered/>



JCP-LGS Commercial Resale Property Disclosure Reports

The Natural Hazard Disclosure Report

For ALAMEDA County

Property Address: 3231 TELEGRAPH AVE
OAKLAND, ALAMEDA COUNTY, CA 94609
("Property")

APN: 9-716-2
Report Date: 03/21/2024
Report Number: 3290422

ABANDONED MINES ADVISORY

DISCUSSION: According to the California Department of Conservation, Division of Mine Reclamation, since the Gold Rush of 1849, tens of thousands of mines have been dug in California. Many were abandoned when they became unproductive or unprofitable. The result is that California's landscape contains many thousands of abandoned mines, which can pose health, safety, or environmental hazards on and around the mine property. Mines can present serious physical safety hazards, such as open shafts or adits (mine tunnel), and they may create the potential to contaminate surface water, groundwater, or air quality. Some abandoned mines are such massive problems as to earn a spot on the Federal Superfund environmental hazard list.

No California law requires the disclosure of abandoned mines in a real estate transaction, unless the existence of an abandoned mine is within the actual knowledge of the Seller and is deemed to be a fact material to the transaction.

The Division of Mine Reclamation (DMR) and the U.S. Geological Survey maintain a database of abandoned mines -- however, it is known to be incomplete and based on maps that are often decades out of date. Many mines are not mapped because they are on private land. The DMR warns that, **"Many old and abandoned mines are not recorded in electronic databases, and when they are, the information may not be detailed enough to accurately define, differentiate or locate the mine feature, such as a potentially hazardous vertical shaft or horizontal adit or mine waste."** (See reference below.)

Accordingly, this Report does not contain an abandoned mines disclosure from any government database or map or any other source, in order to protect the seller from liability for non-disclosure of unrecorded abandoned mines.

Parties concerned about the possible existence or impact of abandoned mines in the vicinity of the Property are advised to retain a State-licensed geotechnical consultant to study the site and issue a report. Other sources of information include, but are not limited to, the State Division of Mine Reclamation at (916) 323-9198 (website: <https://www.conservation.ca.gov/DMR>), and the Engineering, Planning or Building Departments in the subject City and County.

FOR MORE INFORMATION: For more information visit the State Division of Mine Reclamation's website at: <https://www.conservation.ca.gov/dmr/publications/Documents/Abandoned%20Mine%20Lands%20FAQs.pdf>

OIL & GAS WELL ADVISORY

California is currently ranked fourth in the nation among oil producing states. Surface oil production is concentrated mainly in the Los Angeles Basin and Kern County, and in districts elsewhere in the state. In recent decades, real estate development has rapidly encroached into areas where oil production has occurred. Because the state's oil production has been in decline since the 1980's, thousands of oil and gas wells have been shut down or abandoned, and many of those wells are in areas where residential neighborhoods now exist.

According to the California Department of Conservation ("DOC"), to date, about 230,000 oil and gas wells have been drilled in California and around 105,000 are still in use. The majority of remaining wells have been sealed ("capped") under the supervision of the DOC's Geologic Energy Management Division (CalGEM). A smaller number have been abandoned and have no known responsible operator -- these are called "orphan" wells. The state has a special fund that pays the cost of safely capping orphan wells, however, that program is limited in its scope and progress.

Buyer should be aware that, while the DOC database is the most comprehensive source available for California oil and gas well information, the DOC makes no warranties that the database is absolutely complete, or that reported well locations are known with absolute accuracy.

For More Information

For a search of the state's databases of oil and gas wells and sites of known environmental contamination on or near the Property, please obtain the JCP-LGS Residential Environmental Report. For general information, visit the California Department of Conservation, Geologic Energy Management Division (CalGEM) at <https://www.conservation.ca.gov/CalGEM/>.



JCP-LGS Commercial Resale Property Disclosure Reports

The Natural Hazard Disclosure Report

For ALAMEDA County

Property Address: 3231 TELEGRAPH AVE
OAKLAND, ALAMEDA COUNTY, CA 94609
("Property")

APN: 9-716-2
Report Date: 03/21/2024
Report Number: 3290422

ELECTROMAGNETIC FIELD ("EMF") ADVISORY

According to the National Cancer Institute ("NCI") a 1979 study pointed to a possible association between living near electric power lines and childhood leukemia. More recent studies have not found an association or have found one only for those children who lived in homes with very high levels of magnetic fields present in few residences. The NCI also notes that a majority of epidemiological studies have also shown no relationship between breast cancer in women and exposure to extremely low frequency EMFs ("ELF-EMF"s) in the home, although a few individual studies have suggested an association; only one reported results that were statistically significant. Sources of extremely low frequency ELF-EMF include power lines, electrical wiring, and electrical appliances such as shavers, hair dryers, and electric blankets. For more information please visit the NCI Electromagnetic Fields and Cancer portal at <https://www.cancer.gov/about-cancer/causes-prevention/risk/radiation/electromagnetic-fields-fact-sheet>

Weighing in on the same matter The World Health Organization ("WHO") states, "Based on a recent in-depth review of the scientific literature, the WHO concluded that current evidence does not confirm the existence of any health consequences from exposure to low level electromagnetic fields. However, some gaps in knowledge about biological effects exist and need further research." WHO also asserts, "Despite many studies, the evidence for any effect remains highly controversial. However, it is clear that if electromagnetic fields do have an effect on cancer, then any increase in risk will be extremely small. The results to date contain many inconsistencies, but no large increases in risk have been found for any cancer in children or adults." For more information please visit WHO's EMF Q&A website at <https://www.who.int/news-room/q-a-detail/electromagnetic-fields>

The National Institute of Environmental Health Science ("NIEHS") Electric & Magnetic Fields web page at <https://www.niehs.nih.gov/health/topics/agents/emf/index.cfm> states, "If you are concerned about EMFs emitted by a power line or substation in your area, you can contact your local power company to schedule an on-site reading. You can also measure EMFs yourself with the use of a gaussmeter, which is available for purchase online through a number of retailers."

For further information and additional reading please visit:

- United States Environmental Protection Agency ("U.S. EPA")
<https://www.epa.gov/radtown/electric-and-magnetic-fields-power-lines>
- The National Institute of Environmental Health Sciences ("NIEHS") & National Institutes of Health ("NIH")
https://www.niehs.nih.gov/health/materials/electric_and_magnetic_fields_associated_with_the_use_of_electric_power_questions_and_answers_english_508.pdf



JCP-LGS Commercial Resale Property Disclosure Reports

The Natural Hazard Disclosure Report

For ALAMEDA County

Property Address: 3231 TELEGRAPH AVE
OAKLAND, ALAMEDA COUNTY, CA 94609
("Property")

APN: 9-716-2
Report Date: 03/21/2024
Report Number: 3290422

TSUNAMI MAP ADVISORY

DISCUSSION: The California Emergency Management Agency (CalEMA), the University of Southern California Tsunami Research Center (USC), and the California Geological Survey (CGS) have prepared maps that depict areas of maximum tsunami inundation for all populated areas at risk to tsunamis in California (20 coastal counties). The maps were publicly released in December 2009 with the stated purpose that the maps are to assist cities and counties in identifying their tsunami hazard and developing their coastal evacuation routes and emergency response plans only.

These maps specifically contain the following disclaimer:

Map Disclaimer: This tsunami inundation map was prepared to assist cities and counties in identifying their tsunami hazard. It is intended for local jurisdictional, coastal evacuation planning uses only. This map, and the information presented herein, **is not a legal document and does not meet disclosure requirements for real estate transactions nor for any other regulatory purpose.** The California Emergency Management Agency (CalEMA), the University of Southern California (USC), and the California Geological Survey (CGS) make no representation or warranties regarding the accuracy of this inundation map nor the data from which the map was derived. Neither the State of California nor USC shall be liable under any circumstances for any direct, indirect, special, incidental or consequential damages with respect to any claim by any user or any third party on account of or arising from the use of this map.

A tsunami is a series of ocean waves or surges most commonly caused by an earthquake beneath the sea floor. These maps show the maximum tsunami inundation line for each area expected from tsunamis generated by undersea earthquakes and landslides in the Pacific Ocean. Because tsunamis are rare events in the historical record, the maps provide no information about the probability of any tsunami affecting any area within a specific period of time.

Although these maps may not be used as a legal basis for real estate disclosure or any other regulatory purpose, the CGS has, however, provided diagrams of the maps online which the public can view. To see a maximum tsunami inundation map for a specific coastal community, or for additional information about the construction and/or intended use of the tsunami inundation maps, visit the websites below:

State of California Emergency Management Agency, Earthquake and Tsunami Program:
<http://myhazards.calema.ca.gov/>

University of Southern California -- Tsunami Research Center:
<http://www.usc.edu/dept/tsunamis/2005/index.php>

State of California Geological Survey Tsunami Information:
http://www.conservation.ca.gov/cgs/geologic_hazards/Tsunami/index.htm

National Oceanic and Atmospheric Agency Center for Tsunami Research (MOST model):
<http://nctr.pmel.noaa.gov/time/background/models.html>



JCP-LGS Commercial Resale Property Disclosure Reports

The Natural Hazard Disclosure Report

For ALAMEDA County

Property Address: 3231 TELEGRAPH AVE
OAKLAND, ALAMEDA COUNTY, CA 94609
("Property")

APN: 9-716-2
Report Date: 03/21/2024
Report Number: 3290422

RESIDENTIAL FIREPLACE DISCLOSURE

Residential wood burning is the leading source of wintertime air pollution in the Bay Area and studies have confirmed there are significant health impacts from exposure to fine particulate matter found in wood smoke. The Bay Area Air Quality Management District ("BAAQMD") established the Wood Burning Devices (Wood Smoke Rule), Regulation 6, Rule 3 to reduce wintertime smoke pollution and protect public health. The Wood Smoke Rule requires anyone selling, renting or leasing a property in the Bay Area to disclose the potential health impacts from air pollution caused from burning wood. Fine particulate matter, also known as PM2.5, can travel deep into the respiratory system, bypass the lungs and enter the blood stream. Exposure may cause short term and long term health effects, including eye, nose and throat irritation, reduced lung function, asthma, heart attacks, chronic bronchitis, cancer and premature deaths. Exposure to fine particulates can worsen existing respiratory conditions. High PM2.5 levels are associated with increased respiratory and cardiovascular hospital admissions, emergency department visits, and even deaths. Children, the elderly and those with pre-existing respiratory or heart conditions are most at risk from negative health effects of PM2.5 exposure. The Buyer should consult with a licensed professional to inspect, properly maintain, and operate a wood burning stove or fireplace insert according to manufacturer's specifications to help reduce wood smoke pollution. The Air District encourages the use of cleaner and more efficient, non-wood burning heating options such as gas-fueled or electric fireplace inserts to help reduce emissions and exposure to fine particulates.

When the BAAQMD issues a Winter Spare the Air Alert during the winter season from November 1 through the end of February, it is illegal to burn wood, manufactured fire logs, pellets or any solid fuels in fireplaces, wood stoves or outdoor fire pits. To check when a Winter Spare the Air Alert is issued and it is illegal to burn wood, please call 1-877-4NO-BURN or visit www.baaqmd.gov or www.sparetheair.org.

END OF NATURAL HAZARD DISCLOSURE REPORT SECTION
See Terms and Conditions at end of this Report.



JCP-LGS Commercial Resale Property Disclosure Reports

California Property Tax Disclosure Report

For ALAMEDA County

Property Address: 3231 TELEGRAPH AVE
 OAKLAND, ALAMEDA COUNTY, CA 94609
 ("Property")

APN: 9-716-2
Report Date: 03/21/2024
Report Number: 3290422

California Property Tax Disclosure Report

The parties for whom this Report was prepared are the owner or transferor ("Seller") of the Commercial Property ("Property") on the Report Date, the buyer or transferee ("Buyer") of the Commercial Property from Seller as of the Report Date, and their respective licensed real estate agents ("Agents"). Seller, Buyer and the Agents are sometimes referred to herein as "Party" or "Parties."

Part 1. Introduction and Summary

This Tax Report section discusses the results of an electronic search of specified government lists ("Databases") containing real property tax information concerning the Commercial Property. This tax information is based on the County's Fiscal Year 2023-2024 Secured Property Tax Roll and other sources identified in the Report. To understand the information provided, please read this entire Report.

Summary of Property Tax Determinations

The Commercial Property:	IS	IS NOT	
A.	X		SUBJECT TO one or more Mello-Roos Community Facilities Districts. 29
B.		X	NOT SUBJECT TO a 1915 Bond Act District. 29
C.		X	NOT SUBJECT TO a Property Assessed Clean Energy (PACE) Contract. 29
D.	X		SUBJECT TO one or more other direct assessments. 31
E.		X	NOT SUBJECT TO the State Responsibility Area Fire Prevention Fee (SRA Fee is suspended until 2031 by Assembly Bill 398 of 2017). 36

Determined by First American Real Estate Disclosures Corporation

THIS IS A DATABASE REPORT ONLY: The tax information in this Report only provides data derived from the County Tax Assessor's and Treasure's Databases ("Databases") identified in this Report unless specified otherwise in the Report. While JCP-LGS has made good faith efforts to report from the Databases as accurately as possible, the quality, accuracy, and currency ("Database Date") of the information contained in these Databases can vary greatly. For more information regarding a specific Database, please read Part 2 of this Report. By use of this Report, Buyer agrees this is a Report product and not an insurance policy and is subject to the Terms and Conditions attached hereto and incorporated herein.



JCP-LGS Commercial Resale Property Disclosure Reports

California Property Tax Disclosure Report

For ALAMEDA County

Property Address: 3231 TELEGRAPH AVE
 OAKLAND, ALAMEDA COUNTY, CA 94609
 ("Property")

APN: 9-716-2
Report Date: 03/21/2024
Report Number: 3290422

Part 2. NOTICE OF SPECIAL TAX/ASSESSMENT

Special assessments, also referred to as direct or fixed assessments, are charges that are not based on the value of the property. These charges are levied to provide funding for services or improvements that directly benefit the property. Mello-Roos Community Facility Districts and 1915 Bond Districts are also classified as special assessments. PACE contract agreements are typically created pursuant to the Mello-Roos Act or the 1915 Bond Act. Certain special assessments may be subject to accelerated foreclosure if allowed to go delinquent.

TO THE PROSPECTIVE PURCHASER OF THE COMMERCIAL PROPERTY AT THE ADDRESS REFERENCED ABOVE: THIS IS A NOTIFICATION TO BUYER PRIOR TO PURCHASING THE COMMERCIAL PROPERTY.

A. Mello-Roos Community Facilities Districts

If the Commercial Property is within a Mello-Roos Community Facilities District (CFD), it is subject to a special tax that will appear on the property tax bill. This special tax is in addition to the ad valorem property taxes and any other charges and benefit assessments that will be itemized on the property tax bill and the proceeds of this tax or assessment are used to provide public facilities or services that are likely to particularly benefit the real property. This special tax may not be imposed on all parcels within the city or county where the property is located.

The current tax levy, maximum tax levy, the maximum tax escalator, and the authorized facilities and/or services which are being paid for by the special taxes are indicated below. THE BUYER SHOULD TAKE THIS TAX AND THE BENEFITS FROM THE PUBLIC FACILITIES AND SERVICES FOR WHICH IT PAYS INTO ACCOUNT IN DECIDING WHETHER TO BUY THE COMMERCIAL PROPERTY.

The Commercial Property IS SUBJECT to the following Mello-Roos Special Tax District(s):

AGENCY	IMPROVEMENTS AND/OR FACILITIES	END YEAR	CURRENT TAX LEVY	CURRENT YEAR MAXIMUM TAX LEVY
EAST BAY REGIONAL PARK DISTRICT CFD NO. A/C-3	TO FINANCE THE MAINTENANCE, OF PARKLANDS, TRAILS, OPEN SPACE, AND RELATED PARKLAND, RECREATION AND OPEN-SPACE IMPROVEMENTS; PUBLIC SAFETY PROTECTION SERVICES; FLOOD AND STORM PROTECTION	2039/2040	\$49.68	\$8.28 PER UNIT
MAX. TAX ESCALATOR	CONTACT	PHONE NUMBER	ACCELERATED FORECLOSURE	
0%	NBS GOVT. FINANCE GROUP	(800) 676-7516	NO	

Database: Secured Property Tax Roll

Database Date: FY 2023-2024

B. 1915 Bond Act Assessment Districts

This Commercial Property is NOT SUBJECT to 1915 Bond Assessment Districts.

Database: Secured Property Tax Roll

Database Date: FY 2023-2024

C. Notice of Property Assessed Clean Energy (PACE) Program

Property assessed clean energy (PACE) programs allow owners to finance energy and water efficiency and renewable energy projects, and qualifying seismic and wildfire safety improvements, on residential and commercial structures through a voluntary assessment on the property. PACE programs are offered by many city, county and regional agencies, with repayment periods from 5 to 20 years or more. **PACE liens are authorized pursuant to Section 53328 of the California Government Code, (the "Mello-Roos Community Facilities Act of 1982") or California Streets & Highways Code Section 8500 (the "1915 Act") and are disclosed pursuant to Section 1102.6b of the California Civil Code.**

WHAT THIS MEANS: If a property owner voluntarily enters into a PACE program, a contractual assessment lien is placed on the property. The lien is repaid through installments collected on the property owner's secured county property tax bill. In certain situations the program administrator may bill the property owner directly. If the property is sold and the contractual assessment is not repaid in full, the new owner may be responsible for future assessments contributing towards repayment of the PACE contract.

DISCLOSURES AT RESALE: A PACE lien runs with the land. This means that the responsibility to repay the PACE lien may fall to the new owner upon transfer of the property unless the lien is paid off before closing. This fact may be material to a buyer's



JCP-LGS Commercial Resale Property Disclosure Reports

California Property Tax Disclosure Report

For ALAMEDA County

Property Address: 3231 TELEGRAPH AVE
OAKLAND, ALAMEDA COUNTY, CA 94609
("Property")

APN: 9-716-2
Report Date: 03/21/2024
Report Number: 3290422

decision to purchase or price offered for the property. In addition, the buyer's lender may require the lien to be paid in full before closing (for certain federally backed mortgages, for example). Therefore, the property seller and his or her real estate agent may have a duty to disclose the existence of a PACE lien on the sale property.

The Property IS NOT SUBJECT to a PACE lien documented in the county's Fiscal Year 2023-2024 Secured Property Tax Roll. Note: Buyer should read the preliminary title report and obtain and read all exceptions listed therein to investigate any PACE lien executed more recently. In the title report, lien exceptions are named as recorded with the county; therefore, a PACE lien may be listed under a name that is not obvious.

D. Accelerated Foreclosure Information

Certain assessment or bond issues may contain accelerated foreclosure liens which have priority over other real property taxes and are a legal right included as part of the security for the obligation. The issuers of such bonds are often contractually required to monitor and collect delinquent assessments quickly. Accordingly, these assessments are not subject to the five (5) year waiting period applicable to ad valorem real property taxes. If the real property is subject to such an assessment and the taxes are not paid promptly, the real property may be foreclosed upon and sold at public auction on an expedited basis. **Therefore, it is extremely important that the real property tax bill be paid on time to prevent the accelerated foreclosure.**

E. Approved Districts Which Have Been Formed and Authorized But Are Not Yet Levied

Certain Mello-Roos Communities Facilities Districts or 1915 Bond Act Assessment Districts may have been formed and authorized but have not yet to be levied. These Districts may not appear in this Report. However, the information regarding such districts may appear on your preliminary report issued by a title company. The district may levy a special tax on future property tax bills for the Property.



JCP-LGS Commercial Resale Property Disclosure Reports

California Property Tax Disclosure Report

For ALAMEDA County

Property Address: 3231 TELEGRAPH AVE
 OAKLAND, ALAMEDA COUNTY, CA 94609
 ("Property")

APN: 9-716-2
Report Date: 03/21/2024
Report Number: 3290422

Part 3. Current Property Tax Bill Summary

A. Summary of 2023-2024 Property Tax Bill

The following is a summary of Database information obtained from the ALAMEDA COUNTY Secured Property Tax Roll (Database) for Tax Year 2023-2024 ("Database Date"). This summary is provided for informational purposes only. The summary includes Ad Valorem taxes which are based on the property's Assessed Value as well as other Non- Ad Valorem Direct or Special Assessments. Upon transfer of ownership, the Assessed Value may be reset to the Current Market Value or Sale Price which may result in a substantial change in the Ad Valorem taxes assessed. Please see Parts 4 and 5 of this Report for more information regarding Ad Valorem taxes and Supplemental taxes.

Total Assessed Value:	\$1,057,924.00
1st Installment Due 11/01/2023	\$10,501.91
2nd Installment Due 02/01/2024	\$10,501.91
Total Annual Tax Liability	\$21,003.82

General Ad Valorem Taxes

AGENCY	DESCRIPTION	AMOUNT	CONTACT PHONE
ALAMEDA COUNTY	GENERAL AD VALOREM TAX AND VOTER APPROVED BONDS	\$14,516.82	(510) 272-6800
TOTAL AD VALOREM TAXES		\$14,516.82	

Direct and/or Special Assessments

AGENCY	DESCRIPTION	AMOUNT	CONTACT PHONE
ALAMEDA COUNTY	MOSQUITO ABATEMENT	\$8.74	(800) 273-5167
PUBLIC WORKS DEPT	COUNTY SERV. AREA E.M. 1983-1 (PARAMEDIC)	\$236.34	(800) 441-8280
PUBLIC WORKS DEPT	COUNTY SERV. AREA V.C. 1984-1 (VECTOR CONTROL)	\$36.00	(800) 273-5167
CITY OF OAKLAND	EMERGENCY MEDICAL RESPONSE	\$88.02	(510) 238-3704
CITY OF OAKLAND	PARAMEDIC SUPPLEMENT	\$70.16	(510) 238-3704
ALAMEDA COUNTY PUBLIC WORKS AGENCY	C.S.A. LA 1991-1 (LEAD ABATEMENT)	\$60.00	(510) 567-8280
OAKLAND UNIFIED SCHOOL DISTRICT	OUSD MEASURE H	\$120.00	(510) 238-2942
OAKLAND UNIFIED SCHOOL DISTRICT	MEASURE G PARCEL TAX	\$195.00	(510) 879-8884
PERALTA COMMUNITY COLLEGE DIST	PERALTA CCD MEASURE B	\$48.00	(800)792-8021
OAKLAND UNIFIED SCHOOL DISTRICT	OUSD MEASURE G1	\$120.00	(510) 238-2942
CITY OF OAKLAND	VIOLENCE PREVENTION TAX - MEASURE Y	\$527.52	(510) 238-3704
CITY OF OAKLAND	KOREATOWN/NORTHGATE BID	\$1,248.46	(510) 238-3201
CITY OF OAKLAND	MEASURE D CITY LIBRARY SERVICES	\$391.32	(510) 238-2942
CITY OF OAKLAND	CITY OF OAKLAND MEASURE Q 2020	\$715.38	(510) 238-2942



JCP-LGS Commercial Resale Property Disclosure Reports

California Property Tax Disclosure Report

For ALAMEDA County

Property Address: 3231 TELEGRAPH AVE
 OAKLAND, ALAMEDA COUNTY, CA 94609
 ("Property")

APN: 9-716-2
Report Date: 03/21/2024
Report Number: 3290422

CITY OF OAKLAND	OAKLAND MEASURE AA	\$994.08	(510) 238-2942
CITY OF OAKLAND	OAKLAND ZOO TAX	\$408.00	(510) 238-2942
SF BAY RESTORATION AUTHORITY	MEASURE AA PARCEL TAX	\$12.00	(888) 508-8157
ALAMEDA COUNTY FLOOD CONTROL DIST	ALCO FLOOD CONTROL - BENEFIT ASSMT	\$24.00	(510) 670-5762
ALAMEDA COUNTY WASTE MGMT AUTH	ALCO HAZARD WASTE PROGRAM	\$39.84	(877) 786-7927
ALAMEDA COUNTY	CSA VECTOR CONTROL B	\$11.88	(800) 273-5167
ALAMEDA COUNTY	ALA. CO. MOSQUITO ABATEMENT DISTRICT	\$4.80	(800) 273-5167
ALAMEDA COUNTY	AC TRANSIT MEASURE VV TAX	\$96.00	(800) 273-5167
CITY OF OAKLAND	LIBRARY SERVICES RETENTION - MEASURE O	\$492.78	(510) 238-3704
EAST BAY MUNICIPAL UTILITY DISTRICT	EBMUD WET WEATHER FACILITIES CHARGES	\$135.82	(510) 287-2048
EAST BAY REGIONAL PARK DIST.	EBRPD LANDSCAPING & LIGHTING/E.B. TRAILS	\$16.32	(888) 512-0316
CITY OF OAKLAND	LANDSCAPE & LIGHTING DISTRICT	\$336.86	(510) 238-3704
* EAST BAY REGIONAL PARK DISTRICT CFD NO. A/C-3	MELLO-ROOS CFD	\$49.68	(800) 676-7516
TOTAL DIRECT ASSESSMENTS		\$6,487.00	

* Indicates Mello Roos CFD, 1915 Bond Act or PACE Program Assessment. See Part 2 "Notice of Special Tax/Assessment" for additional information regarding these items.



JCP-LGS Commercial Resale Property Disclosure Reports

California Property Tax Disclosure Report

For ALAMEDA County

Property Address: 3231 TELEGRAPH AVE
 OAKLAND, ALAMEDA COUNTY, CA 94609
 ("Property")

APN: 9-716-2
Report Date: 03/21/2024
Report Number: 3290422

Part 4. Estimating Property Taxes After the Sale

Instantly and securely calculate estimated property taxes and supplemental taxes on our website by clicking on the following link (or manually calculate them below):

<https://orderform.fanhd.com/Order/TaxCalcForm?token=knSc87ReLQ%2fnDZAQWzcpsSG4W1C1Y9jcms1KgWHKoMiVzE2LZv6C7iviUTIRflnvV2K%2bnQM92dFwj4AW6QITEbBpjj1pmsZmFIVER1ldfk%3d>

A. Calculating Property Taxes After Sale (ESTIMATE ONLY)

PROPERTY TAX ESTIMATOR

The following calculation method is provided to assist Buyer in estimating the approximate amount of property tax charges that the Commercial Property may be subject to for the upcoming tax year based on the assessed valuation being equal to the sales price. The amount derived is only an estimate and is not a substitute for a tax bill from the County, nor does it anticipate new property tax charges, fees or other changes in the property tax rates for future tax years.

1 Estimated Sales Price.....	• 1	\$	
2 Estimated Ad Valorem Tax Rate.....	• 2		0.01372
3 Multiply line 1 by line 2. This is your Estimated Ad Valorem Tax.....	• 3	\$	
4 Direct Assessments including Mello Roos Special Taxes, 1915 Bond Act Assessments or PACE Assessments applicable.....	• 4	\$	6,487.00
5 Add lines 3 and 4. Total Estimated Annual Tax Amount After Sale.....	• 5	\$	

The information in this subparagraph A is an estimate only. The purpose of this "ESTIMATOR" is to assist Buyer in planning for property taxes which will be applicable after the Sale Date. This "ESTIMATOR" requires the Buyer's projection of the purchase price of the Commercial Property. Please note that potential exemptions and exclusions are not reflected in this estimate.

Additionally, undeveloped or recently developed properties may be subject to additional Direct Assessments not included in this estimate. JCP-LGS is not responsible or liable for any losses, liabilities or damages resulting from use of this Property Tax Estimator.

B. Exemptions & Exclusions to Ad Valorem Taxes

California law provides certain exemptions or exclusions from reassessments. In order to determine if Buyer may qualify for any exemptions or exclusions or to obtain a comprehensive list of available exemptions and exclusions, please contact the County Tax Assessors Office 510-272-3787 or visit the County website at <https://www.acassessor.org/>. Additional information is also available on the website for the California Board of Equalization at www.boe.ca.gov

Reassessment Due to Decline in Value

Real estate markets are cyclical. In a less competitive market there are more sellers than buyers, and real estate prices can drop, sometimes precipitously. When a property is sold, in most cases its assessed value for tax purposes is set equal to the sale price. A drop in market value can mean the original assessment, and your property tax bill, is too high.

The County Tax Assessors Office is required to lower the assessment of any real property if it is higher than the current market value as of January 1 of each year. Each case is reviewed individually upon request by the property owner for the current year or the upcoming year. The annual deadline for filing an appeal – the "assessment appeal filing date" is November 30 in most California counties. For more information or to obtain a property tax reassessment request form, contact the Tax Assessors Office or visit the ALAMEDA County website.



JCP-LGS Commercial Resale Property Disclosure Reports

California Property Tax Disclosure Report

For ALAMEDA County

Property Address: 3231 TELEGRAPH AVE
OAKLAND, ALAMEDA COUNTY, CA 94609
("Property")

APN: 9-716-2
Report Date: 03/21/2024
Report Number: 3290422

Part 5. Supplemental Property Tax Information

A. General Information Regarding Supplemental Taxes

California law mandates the county assessor to reappraise real property upon a change in ownership or completion of new construction. The assessor's office issues a supplemental assessment which reflects the difference between the prior assessed value and the new assessment. This value is prorated based on the number of months remaining in the fiscal tax year which ends June 30.

Notices of the supplemental assessment are mailed out to the property owners prior to the issuance of the supplemental tax bill or refund if the value is reduced. The taxes or refund based on the supplemental assessment are in addition to the regular annual tax bill.

The supplemental tax will be due from the current owner in addition to the regular tax assessment. Accordingly for the first year of ownership, Buyer should plan for this additional payment.

B. Supplemental Property Tax Disclosure

The following notice is mandated by California Civil Code Section 1102.6c:

NOTICE OF YOUR "SUPPLEMENTAL" PROPERTY TAX BILL

"California property tax law requires the Assessor to revalue real property at the time the ownership of the property changes. Because of this law, you may receive one or two supplemental tax bills, depending on when your loan closes.

The supplemental tax bills are not mailed to your lender. If you have arranged for your property tax payments to be paid through an impound account, the supplemental tax bills will not be paid by your lender. It is your responsibility to pay these supplemental bills directly to the Tax Collector.

If you have any question concerning this matter, please call your local Tax Assessor or Collector's Office."

ALAMEDA County Assessor

Phone: 510-272-3787

Website: <https://www.acassessor.org/>



JCP-LGS Commercial Resale Property Disclosure Reports

California Property Tax Disclosure Report

For ALAMEDA County

Property Address: 3231 TELEGRAPH AVE
 OAKLAND, ALAMEDA COUNTY, CA 94609
 ("Property")

APN: 9-716-2
Report Date: 03/21/2024
Report Number: 3290422

C. Calculating Supplemental Taxes After Sale (ESTIMATE ONLY)

Instantly and securely calculate estimated property taxes and supplemental taxes on our website (or manually calculate them below):

<https://orderform.fanhd.com/Order/TaxCalcForm?token=knSc87ReLQ%2fnDZAQWzcpsSG4W1C1Y9jcms1KgWHKoMiVzE2LZv6C7iviUTIRflnvV2K%2bjnQM92dFwj4AW6QITEbBpjj1pmsZmFIVEr1ldfk%3d>

SUPPLEMENTAL TAX ESTIMATOR

The following schedule is provided to estimate the potential amount of the supplemental taxes on a given property and does NOT include the amount of the regular annual ad valorem property tax. The following calculation provides an estimate of the supplemental property taxes that can be expected during the first year of ownership, and should be used for planning purposes only.

1 Estimated Sales Price.....	• 1	\$	
2 Estimated Current Assessed Value.....	• 2	\$	1,057,924.00
3 Subtract line 2 from line 1. Estimated Supplemental Assessed Value.....	• 3	\$	
4 Multiply line 3 by 0.01372000 (the Estimated Ad Valorem Tax Rate for the Commercial Property). Estimated Full-Year Supplemental Tax Obligation.....	• 4	\$	

If the Sale Date for the Commercial Property falls during the months of January through May, Buyer will receive TWO supplemental tax bills: (a) one for the current partial tax year; and (b) one for the next full tax year. The supplemental taxes can be estimated by completing lines 5 through 8 below:

5 Enter the Month-of-Sale Factor from TABLE 1 below.....	• 5		
6 Multiply line 4 by line 5. Estimated Supplemental Tax Bill # 1.....	• 6	\$	
7 Enter the amount on line 4. Estimated Supplemental Tax Bill # 2.....	• 7	\$	
8 Add lines 6 and 7. Total estimated Supplemental Tax Bill.....	• 8	\$	

If the Sale Date for the Commercial Property falls during the months of June through December, Buyer will receive ONE supplemental tax bill. The supplemental tax can be estimated by completing lines 9 and 10 below:

9 Enter the Month-of-Sale Factor from TABLE 2 below.....	• 9		
10 Multiply line 4 by line 9. Total estimated Supplemental Tax Bill.....	• 10	\$	

TABLE 1. Month-of-Sale Factor

Jan	0.4167
Feb	0.3333
Mar	0.2500
Apr	0.1667
May	0.0833

TABLE 2. Month-of-Sale Factor

Jun	1.0000
Jul	0.9167
Aug	0.8333
Sept	0.7500
Oct	0.6667
Nov	0.5833
Dec	0.5000

The information in this subparagraph C is an estimate only. The purpose of this "ESTIMATOR" is to assist Buyer in planning for the supplemental taxes. The estimated supplemental tax is not a substitute for the supplemental bill and may not be relied upon as such. This "ESTIMATOR" requires the Buyer's projection of the purchase price of the Commercial Property as well as month in which the transaction will be consummated. Please note that potential exemptions and exclusions are not reflected in these estimations. JCP-LGS is not responsible or liable for any losses, liabilities or damages resulting from use of this Supplemental Tax Estimator.



JCP-LGS Commercial Resale Property Disclosure Reports

California Property Tax Disclosure Report

For ALAMEDA County

Property Address: 3231 TELEGRAPH AVE
OAKLAND, ALAMEDA COUNTY, CA 94609
("Property")

APN: 9-716-2
Report Date: 03/21/2024
Report Number: 3290422

Part 6. State Responsibility Area Fire Prevention Fee

In 2011, the California Legislature and Governor enacted a "Fire Prevention Fee" on habitable structures in the State's wildland fire responsibility area ("SRA"). The yearly fee, levied on property owners, paid for various activities to prevent and suppress wildfires in the SRA, and was most recently at the rate of \$152.33 per habitable structure on the property.

Effective July 1, 2017, as authorized by Assembly Bill 398 and signed by the Governor, that fire prevention fee is suspended until 2031.

The fire prevention activities supported by the fee will continue, but instead will be funded through a different State program – one aimed at curbing industrial emissions of carbon dioxide (also known as California's "cap-and-trade" program). For more information, please refer to the text of the Assembly bill at the following link:

http://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201720180AB398

Part 7. DOCUMENTARY TRANSFER TAX ADVISORY: Governmental Assessments Paid at the Close of Escrow

Documentary Transfer Tax Defined. Under California Revenue and Taxation Code Sections 11911-11929, counties and cities are authorized to impose a tax on the transfer of real property located within their jurisdiction. The tax is commonly known by various names, including the Documentary Transfer Tax, or Real Property Transfer Tax, or Real Estate Transfer Tax (hereinafter, the "Transfer Tax").

How Much? The "one-time" payment is made at the close of escrow and routinely documented on the HUD-1 Settlement Statement. The amount of the Transfer Tax is typically based on the value or sales price of the real estate that is transferred. The county rate is one dollar and ten cents (\$1.10) for each one thousand dollars (\$1,000) of value. The rate for non-charter ("general law") cities is one-half of the county rate and is credited against the county tax due. Charter cities may impose a Transfer Tax at a rate higher than the county rate.

For any city or county in California, the Transfer Tax rate ("Tax Rate Table") is available at no charge from many sources, most conveniently on the website of the **California Local Government Finance Almanac** (sponsored by the California League of Cities).

<http://www.californiacityfinance.com/PropTransfTaxRates.pdf>

To estimate the Transfer Taxes for the Property, multiply the Property's estimated sales price (in thousands of dollars) by the amount shown in the Tax Rate Table for the city and county in which the Property is located.

Who Pays? The law states that, "the Transfer Tax must be paid by the person who makes, signs or issues any document subject to the tax, or for whose use or benefit the document is made, signed or issued." In practice, this means that the payment of the Transfer Tax is customarily made by the Seller or the Buyer, or shared by both, depending on the jurisdiction in which the transferred Property is located.

END OF TAX DISCLOSURE REPORT SECTION
See Terms and Conditions at end of this Report.



JCP-LGS Commercial Resale Property Disclosure Reports

Environmental Screening Report

For ALAMEDA County

Property Address: 3231 TELEGRAPH AVE
 OAKLAND, ALAMEDA COUNTY, CA 94609
 ("Property")

APN: 9-716-2
Report Date: 03/21/2024
Report Number: 3290422

Environmental Screening Report

Is Property Listed in a Disclosed Database?

- YES** The determination here indicates whether the exact property address as listed above was found in any of the databases searched for this Report. Please note that there may be errors or omissions in the addresses contained in the Local, State and Federal databases that prevent an exact match in this search. Refer to the lists beginning in the section titled "Sites Missing Key Location Information" for site addresses that may be similar to the subject property address or that do not include sufficient address information to precisely locate the site on a map
- NO**

Summary of Environmental Site Search

DATABASE SEARCHED (See "Description of Databases Searched" below)	Are Any Contaminated Sites in Database?	0 to 1/8 mile	1/8 to 1/2 mile	1/2 to 1 mile
Federal National Priorities List or "Superfund" sites (NPL)	YES	0	0	0
Corrective Action Sites (RCRA COR)	YES	0	0	0
Federal Sites investigated for possible inclusion in the NPL (SEMS)	MAYBE	0	1	N/A
SEMS Sites That Have Been Archived (SEMS-Archived)		0	1	N/A
Treatment, Storage & Disposal Sites for Hazardous Materials (RCRA TSD)		5	92	N/A
Tribal UST And/Or Tribal LUST	MAYBE	0	0	N/A
State EnviroStor Cleanup Sites Database (ENVIROSTOR)	MAYBE	0	7	N/A
State List of Spills, Leaks, Investigation & Cleanup (SLIC)	YES	0	22	N/A
State List of Solid Waste Landfill Facilities (SWIS)	MAYBE	0	0	N/A
State List of Leaking Underground Storage Tanks (LUST)	YES	0	41	N/A
EnviroStor Site With Deed Restriction Or Other Controls (CONTROLS)	MAYBE	0	0	N/A
Potential Generator of hazardous materials Sites (RCRA GEN)		3	N/A	N/A
Emergency Response Notification System (ERNS, National Response Center)	MAYBE	0	N/A	N/A
State List of Underground Storage Tanks (UST)		0	N/A	N/A
State List of Historical Underground Storage Tanks (Hist-UST)		0	N/A	N/A
State Hazardous Waste Information Summary (HWIS)	YES	3	N/A	N/A
State List of Aboveground Storage Tanks (AST)		0	N/A	N/A

N/A = Not Applicable Under Required AAI Search Standard.

MAYBE = Contamination is possible; for example, the database searched includes a mix of contaminated and

non-contaminated sites that are not distinguished, or landfill sites where contamination is common although not certainly identified, or sites currently being investigated for contamination by the responsible agency.

AAI TOTALS	11	164	0
CONTAMINATED SITE TOTALS	3	63	0
TOTAL OF SITES FOUND	175		



JCP-LGS Commercial Resale Property Disclosure Reports

Environmental Screening Report

For ALAMEDA County

Property Address: 3231 TELEGRAPH AVE
 OAKLAND, ALAMEDA COUNTY, CA 94609
 ("Property")

APN: 9-716-2
Report Date: 03/21/2024
Report Number: 3290422

Sites Found on the Databases Searched

UST sites are selected from the list maintained by the State Water Resources Control Board. Information regarding the contents of the tank, and any inspections or testing can be found on the web page <http://geotracker.waterboards.ca.gov/>. AST site information can be obtained from the responsible county or local government agency identified in the Unified Program directory available at <https://osfm.fire.ca.gov/divisions/pipeline-safety-and-cupa/certified-unified-program-agency-cupa/>. Sites that have been identified as having a leak may also appear on one or more of the other lists reported above. Sites listed on LUST or RCRACOR may not appear on the UST or AST lists if the tank has been removed and the case has been closed. Sites listed on the SWIS list may contain hazardous materials. Information is available at <https://www2.calrecycle.ca.gov/SolidWaste/Site/Search>. NPL sites are listed by the U.S. EPA as contaminated sites that have received Federal funding to assist in cleanup. Information is available from the State at www.dtsc.ca.gov or from www.epa.gov and by calling (916) 323-3399. The SEMS (formerly CERCLIS) list includes sites the Federal EPA is investigating for possible inclusion on the NPL.

For information on the lists searched for this Report see the "Description of Databases Searched" Section that follows.

Open = Site listed as undergoing clean-up, investigation, or referral to another agency; or as non-active, abandoned or absorbed but not closed or completed.

Closed = Site listed as clean-up completed, release secured, no further remedial action planned, case closed, or delisted.

Active (or Inactive) = Site facility listed as actively (or not actively) engaged in a type of activity regulated under RCRA.

Deed = Site listed as completed or closed with a deed restriction.

N/A = Not Applicable - site listed as uncontaminated, or as using or storing hazardous substances.

N/P = Not Provided - site status not supplied on agency list used.

Site Name	Address	Case No.	Status	Database
BAY AREA COMMUNITY SERVICE	516 31ST STREET, OAKLAND, CA 94609	CAC002899330	N/P	CA_HWIS
WALGREENS #3170	3400 TELEGRAPH AVE, OAKLAND, CA 94609	CAL000324259	N/P	CA_HWIS
EAST BAY FAMILY PRACTICE UHA	3100 TELEGRAPH AVE STE 2109, OAKLAND, CA 94609	CAL000408700	N/P	CA_HWIS
STUART S LONDON MD	3330 TELEGRAPH AVE, OAKLAND, CA 94609	CAD983638156	Active	FED_RCRA_GEN
WALGREENS 1625	5055 TELEGRAPH AVE, OAKLAND, CA 94609	CAR000018036	Active	FED_RCRA_GEN
PERALTA ORTHOPAEDIC ASSOCIATES	3100 TELEGRAPH AVE STE 100, OAKLAND, CA 94609	CAD983635624	Active	FED_RCRA_GEN
BROADWAY VOLKSWAGEN	2740 BROADWAY, OAKLAND, CA 94612	CAD982011470	Active	FED_RCRA_TSD
GESTETNER CORP	300 27TH ST, OAKLAND, CA 94612	CAD981679079	Active	FED_RCRA_TSD
EUROPEAN MOTORS	2915 BROADWAY, OAKLAND, CA 94611	CAD982486714	Active	FED_RCRA_TSD
HISTOPATHOLOGY REFERENCE LAB	2940 SUMMIT ST 2ND FLOOR, OAKLAND, CA 94609	CAD982026338	Active	FED_RCRA_TSD
UCSF BENIOFF CHILDREN'S HOSPITAL OAKLAND - SUMMIT CAMPUS	3100 SUMMIT STREET, OAKLAND, CA 94069	CA0000085951	Active	FED_RCRA_TSD
MERCEDES BENZ OF OAKLAND	370 29TH ST, OAKLAND, CA 94611	CAR000097501	Active	FED_RCRA_TSD
STUART S LONDON MD	3330 TELEGRAPH AVE, OAKLAND, CA 94609	CAD983638156	Active	FED_RCRA_TSD
ADVANCED RADIOLOGIC IMAGING	411 30TH ST, OAKLAND, CA 94609-3303	CAR000002386	Active	FED_RCRA_TSD
VAL STROUGH CHEVROLET MAZDA	327 34TH ST, OAKLAND, CA 94611	CAD981417512	Active	FED_RCRA_TSD
HOLLIDGE TRANSMISSION SVC INC	2943 BROADWAY, OAKLAND, CA 94611	CAD981687072	Active	FED_RCRA_TSD
OAKLAND NISSAN	3000 BROADWAY, OAKLAND, CA 94611	CAD983641556	Active	FED_RCRA_TSD
OAKLAND AUTO WORKS	19 RANDWICK AVE, OAKLAND, CA 94611	CAD983607144	Active	FED_RCRA_TSD
BROADWAY MOTORS FORD	437 25TH ST, OAKLAND, CA 94612	CAD981969215	Active	FED_RCRA_TSD
R & O REPAIR INC	1650 32ND ST, OAKLAND, CA 94605	CAD983589698	Active	FED_RCRA_TSD
CONNELL OLDS	3093 BROADWAY, OAKLAND, CA 94611	CAD981973365	Active	FED_RCRA_TSD
WALGREENS 1625	5055 TELEGRAPH AVE, OAKLAND, CA 94609	CAR000018036	Active	FED_RCRA_TSD
GLIDDEN PROFESSIONAL PAINT CENTERS	3356 PIEDMONT, OAKLAND, CA 94611	CAR000113621	Active	FED_RCRA_TSD
BROADWAY MOTORS	437 25TH ST, OAKLAND, CA 94612	CAD981386113	Active	FED_RCRA_TSD
CALTECH METAL FINISHERS	841 31ST STREET, OAKLAND, CA 94608	CAD040014342	Active	FED_RCRA_TSD
ATLANTIC GARAGE	2500 WEBSTER ST, OAKLAND, CA 94612	CAD982469355	Active	FED_RCRA_TSD
AUTOMOTIVE EXCHANGE SERV INC	288 28TH ST, OAKLAND, CA 94611	CAD009203811	Active	FED_RCRA_TSD
OAKLAND MAGNETIC IMAGING SERVICES	300 HAWTHORNE AVE, OAKLAND, CA 94609	CAD983617002	Active	FED_RCRA_TSD
JOHNSON PLATING PLAT	2526 TELEGRAPH AVE, OAKLAND, CA 94612	CAD009181769	Active	FED_RCRA_TSD



JCP-LGS Commercial Resale Property Disclosure Reports

Environmental Screening Report

For ALAMEDA County

Property Address: 3231 TELEGRAPH AVE
 OAKLAND, ALAMEDA COUNTY, CA 94609
 ("Property")

APN: 9-716-2
Report Date: 03/21/2024
Report Number: 3290422

Site Name	Address	Case No.	Status	Database
24TH AND HARRISON	277 27TH STREET, OAKLAND, CA 94612	CAP000286138	Active	FED_RCRA_TSD
HARRIS DRY CLEANERS	2801 MARTIN LUTHER KING JR WAY, OAKLAND, CA 94609	CAR000204156	Active	FED_RCRA_TSD
PERALTA ORTHOPAEDIC ASSOCIATES	3100 TELEGRAPH AVE STE 100, OAKLAND, CA 94609	CAD983635624	Active	FED_RCRA_TSD
COOPERS AUTO BODY & FRAME	295 29TH ST, OAKLAND, CA 94611	CAD981633696	Active	FED_RCRA_TSD
PERALTA HOSPITAL	450 30TH ST, OAKLAND, CA 94609	CAD981999857	Active	FED_RCRA_TSD
THE SURGERY CENTER OF ALTA BATES MEDICAL CENTER LLC	3875 TELEGRAPH AVE, OAKLAND, CA 94609-2428	CAL000290607	Active	FED_RCRA_TSD
OAKLAND STATE GARAGE	401 27TH ST, OAKLAND, CA 94612	CAD983636747	Active	FED_RCRA_TSD
MASTER GRINDING	2768 GROVE ST, OAKLAND, CA 94612	CAD981461221	Active	FED_RCRA_TSD
MEDICAL CENTER MAGNETIC IMAG	3000 TELEGRAPH AVE, OAKLAND, CA 94609	CAD983617291	Active	FED_RCRA_TSD
AKXNER CONSTRUCTION	717_26TH ST, OAKLAND, CA 94607	CAP000035790	Active	FED_RCRA_TSD
DOWNTOWN AUTO BODY & FRAME	260 30TH ST, OAKLAND, CA 94611	CAD981671506	Active	FED_RCRA_TSD
KAISER PERMANENTE OAKLAND 280 W. MACARTHUR	380 W MACARTHUR BLVD, OAKLAND, CA 94609	CAR000281402	Active	FED_RCRA_TSD
THE CENTER - OAKLAND UNIFIED SCHOOL DISTRICT	2850 WEST STREET, OAKLAND, CA 94608	CAC003012529	Active	FED_RCRA_TSD
UNIVERSITY HEALTH CARE ALLIANCE-SUMMIT ENT	350 30TH ST STE 311, OAKLAND, CA 94609	CAL000439210	Active	FED_RCRA_TSD
NGA VU DDS	400 30TH ST RM 204, OAKLAND, CA 94609-0000	CAL000127127	Active	FED_RCRA_TSD
CORALIE LECLERC SOBHANI	860 30TH STREET, OAKLAND, CA 94608	CAC002978213	Active	FED_RCRA_TSD
BENNER AUTO REPAIR INC	488 25TH STREET, OAKLAND, CA 94612-0000	CAL000027149	Active	FED_RCRA_TSD
MOSSER CO / 28TH ST	450 28TH ST #203, OAKLAND, CA 94609	CAC002971402	Active	FED_RCRA_TSD
SUTTER BAY HOSPITALS DBA ALTA BATES SUMMIT MEDICAL CENTER	350 HAWTHORNE AVE, OAKLAND, CA 94609	CAL000254504	Active	FED_RCRA_TSD
DR BEDI'S DENTAL OFFICE	478 36TH ST, OAKLAND, CA 94609-0000	CAL000091046	Active	FED_RCRA_TSD
JEFFREY OR ROY WONG DDS	401 29TH STREET, OAKLAND, CA 94609-0000	CAL000121958	Active	FED_RCRA_TSD
A&P SERVICE CENTER	398 W MACARTHUR BLVD, OAKLAND, CA 94609	CAL000064499	Active	FED_RCRA_TSD
LOCAL LANGUAGE, INC.	477 25TH ST, OAKLAND, CA 94612	CAC002967953	Active	FED_RCRA_TSD
3000 BROADWAY SPE LLC	3000 BROADWAY, OAKLAND, CA 94611	CAC002973975	Active	FED_RCRA_TSD
CALIFORNIA HIGHWAY PATROL #370 OAKLAND	3601 TELEGRAPH AVE, OAKLAND, CA 94609	CAL000021300	Active	FED_RCRA_TSD
SUPREME AUTO	288 28TH ST, OAKLAND, CA 94611	CAC002975041	Active	FED_RCRA_TSD
INSTA LUBE	736 W MACARTHUR BLVD, OAKLAND, CA 94609-0000	CAL000171415	Active	FED_RCRA_TSD
MICHAEL P LIN DDS	2844 SUMMIT STREET, OAKLAND, CA 94609-0000	CAL000115151	Active	FED_RCRA_TSD
THE BEST SHOP INC	381 26TH ST, OAKLAND, CA 94612	CAL000060731	Active	FED_RCRA_TSD
FRITZ & PETERS INC	420 25TH ST, OAKLAND, CA 94612-2409	CAL000332541	Active	FED_RCRA_TSD
STREHLES BODY SHOP INC	494 36TH ST, OAKLAND, CA 94609-0000	CAL000148301	Active	FED_RCRA_TSD
SUTTER BAY HOSPITALS DBA ALTA BATES SUMMIT MEDICAL CENTER	3100 SUMMIT ST, OAKLAND, CA 94609	CAL000254509	Active	FED_RCRA_TSD
ANDREW CHEUNG DDS	3300 WEBSTER ST #M168, OAKLAND, CA 94609-3117	CAL000297338	Active	FED_RCRA_TSD
EAST BAY INFINITI INC DBA OAKLAND INFINITI	401 27TH ST, OAKLAND, CA 94612	CAL000416242	Active	FED_RCRA_TSD
CURTIS J PERRY DDS	3147 TELEGRAPH AVE, OAKLAND, CA 94609-0000	CAL000260263	Active	FED_RCRA_TSD
OAKLAND GREEN DENTAL	3300 WEBSTER ST STE 602, OAKLAND, CA 94609-3101	CAL000336584	Active	FED_RCRA_TSD
DBA HONDA OF OAKLAND	327 34TH ST, OAKLAND, CA 94609-2814	CAL000293822	Active	FED_RCRA_TSD
FIRESTONE COMPLETE AUTO CARE # 3623	2850 BROADWAY, OAKLAND, CA 94611	CAL000364717	Active	FED_RCRA_TSD
AUTOCOM POWER LLC NISSAN OF OAKLAND	2735 BROADWAY, OAKLAND, CA 94612	CAL000389186	Active	FED_RCRA_TSD
OUUSD-FOSTER ELEMENTARY SCHOOL	2850 WEST STREET, OAKLAND, CA 94608	CAL000269827	Active	FED_RCRA_TSD
OAKLAND-ALAMEDA ENDODONTICS	2930 SUMMIT ST, OAKLAND, CA 94609-3405	CAL000355269	Active	FED_RCRA_TSD
TIMOTHY D LEE DDS	2933 WEBSTER ST, OAKLAND, CA 94609	CAL000408017	Active	FED_RCRA_TSD
HK AUTO CARE	3806 MARTIN LUTHER KING JR WAY, OAKLAND, CA 94609	CAL000408081	Active	FED_RCRA_TSD
MERCEDES BENZ OF OAKLAND	370 29TH ST, OAKLAND, CA 94609-3401	CAL000388345	Active	FED_RCRA_TSD



JCP-LGS Commercial Resale Property Disclosure Reports

Environmental Screening Report For ALAMEDA County

Property Address: 3231 TELEGRAPH AVE
OAKLAND, ALAMEDA COUNTY, CA 94609
("Property")

APN: 9-716-2
Report Date: 03/21/2024
Report Number: 3290422

Site Name	Address	Case No.	Status	Database
AUTO REPAIR MASTER INC	448 25TH ST, OAKLAND, CA 94612	CAL000275412	Active	FED_RCRA_TSD
AUTO ROW SMOG	3060 BROADWAY, OAKLAND, CA 94611-5713	CAL000399455	Active	FED_RCRA_TSD
AUTOMOTIVE COLLISION REPAIR	365 26TH ST, OAKLAND, CA 94612-0000	CAL000362000	Active	FED_RCRA_TSD
AUTO TREND	2840 BROADWAY, OAKLAND, CA 94611	CAL000264359	Active	FED_RCRA_TSD
JOHNNYS AUTO REPAIR	3074 BROADWAY, OAKLAND, CA 94611	CAL000440899	Active	FED_RCRA_TSD
3000 BROADWAY SPE LLC	3000 BROADWAY, OAKLAND, CA 94611	CAC002990197	Active	FED_RCRA_TSD
HORAT MOTORS INC DBA PRECISION MOTORS	3068 BROADWAY, OAKLAND, CA 94611-5713	CAL000330186	Active	FED_RCRA_TSD
HORAT MOTORS INC DBA ROGERS AUTOWORKS	3022 BROADWAY, OAKLAND, CA 94611-5713	CAL000347123	Active	FED_RCRA_TSD
CALSPORTS & ORTHOPAEDIC INSTITUTE	350 30TH ST STE 530, OAKLAND, CA 94604	CAL000427380	Active	FED_RCRA_TSD
BERHANCO INC DBA AAMCO TRANSMISSIONS	3050 BROOK ST, OAKLAND, CA 94611	CAL000433153	Active	FED_RCRA_TSD
AAMCO TRANSMISSION & TOTAL CAR CARE	3050 BROOK ST, OAKLAND, CA 94611	CAL000438713	Active	FED_RCRA_TSD
UPTOWN BODY AND FENDER	401 26TH ST, OAKLAND, CA 94612	CAL000434559	Active	FED_RCRA_TSD
XYZ MOTORS	299 29TH ST, OAKLAND, CA 94611	CAL000437159	Active	FED_RCRA_TSD
XYZ MOTORS	3074 BROOK STREET, OAKLAND, CA 94611	CAL000429965	Active	FED_RCRA_TSD
SPROUTS FARMERS MARKET #279	3035 BROADWAY, OAKLAND, CA 94611	CAL000424070	Active	FED_RCRA_TSD
DOWNTOWN AUTO CTR	401 27TH ST, OAKLAND, CA 94612	CAL000431112	Active	FED_RCRA_TSD
BROADSTONE ON BROADWAY LLC	2820 BROADWAY STREET, OAKLAND, CA 94115	CAC002992049	Active	FED_RCRA_TSD
JUSTEN REED	694 33RD ST., OAKLAND, CA 94609	CAC002988843	Active	FED_RCRA_TSD
BOSTON PROPERTIES LP	3883 TURQUOISE WAY, OAKLAND, CA 94609	CAL000436684	Active	FED_RCRA_TSD
LILAC SOLUTIONS INC	2945 WEBSTER ST STE 3A, OAKLAND, CA 94609	CAL000433484	Active	FED_RCRA_TSD
PACIFIC DENTAL GROUP	485 34TH ST STE 210, OAKLAND, CA 94609	CAL000443055	Active	FED_RCRA_TSD
3000 BROADWAY SPE LLC	3000 BROADWAY, OAKLAND, CA 94611	CAC003002125	Active	FED_RCRA_TSD
HARRY CLARK PLUMBING HEATING INC	3040 BROADWAY, OAKLAND, CA 94611	CAL000443691	Active	FED_RCRA_TSD
WESTCO GAS MART INC MOBIL	731 W MACARTHUR BLVD, OAKLAND, CA 94609	CAL000442252	Active	FED_RCRA_TSD
AUTO INDUSTRY SOLUTIONS LLC DBA SUPREME AUTO	288 28TH ST, OAKLAND, CA 94611	CAL000445372	Active	FED_RCRA_TSD
AUTOMECHS	801 W MACARTHUR BLVD, OAKLAND, CA 94608-3924	CAL000366948	Active	FED_RCRA_TSD
IMMULUS INC	2945 WEBSTER ST, OAKLAND, CA 94609	CAL000446449	Active	FED_RCRA_TSD
TERVIVA BIOENERGY INC DBA OAKLAND GENOMICS CENTER	2945 WEBSTER ST, OAKLAND, CA 94609	CAL000445158	Active	FED_RCRA_TSD
ANTON EDGE LLC	295 29TH ST, OAKLAND, CA 94611	CAC003018057	Active	FED_RCRA_TSD
BROADSTONE ON BROADWAY, LLC	2820 BROADWAY STREET, OAKLAND, CA 94611	CAC003013694	Active	FED_RCRA_TSD
CAL TECH METAL FINISHERS INC	841 31ST STREET, OAKLAND, CA 94608-4301	CAD040014342	Open	FED_SEMS_ACTIVE
HARRIS DRY CLEANERS	2801 MARTIN LUTHER KING JR. WAY, OAKLAND, CA 94609	CA0000080309	Closed	FED_SEMS_ARCHIVE
SCHOONBROOD, BARBAGELATA / GAS STATION	554 27TH, Oakland, CA 94612	T0600101992	Closed	CA_LUST
KAISER FOUNDATION HEALTH PLAN	3451 PIEDMONT, Oakland, CA 94611	T0600102082	Closed	CA_LUST
CHP - OAKLAND	3601 TELEGRAPH AVENUE, OAKLAND, CA 94609	T0619763665	Closed	CA_LUST
2929 Broadway Redevelopment	340 29th Street, Oakland, CA 94609	T10000016845	Open	CA_SLIC
Courthouse Crossing	2935 Telegraph Avenue, Oakland, CA 94609	T10000001298	Closed	CA_SLIC
CATERING BY ANDRE	434 25TH, Oakland, CA 94612	T0600102080	Closed	CA_LUST
BAY AREA RENTALS	3074 BROADWAY, Oakland, CA 94611	T0600102134	Closed	CA_LUST
CHEVRON #9-1026	3701 BROADWAY, Oakland, CA 94611	T0600100334	Closed	CA_LUST
411 MACARTHUR REDEVELOPMENT	411 WEST MACARTHUR BLVD, OAKLAND, CA 94609	T10000007937	Open	CA_SLIC
KAISER FOUNDATION MOSSWOOD	3505 BROADWAY, Oakland, CA 94612	T0600100775	Closed	CA_LUST
DIGNITY HOUSING WEST II	430 28TH, OAKLAND, CA 94609	T06019748063	Closed	CA_SLIC
ALLIANCE RESIDENTIAL REDEVELOPMENT	2820 & 2855 BROADWAY, OAKLAND, CA 94611	T10000008417	Open	CA_SLIC
Aurora Apartments - Long-Term Monitoring	657 W. Macarthur Blvd, Oakland, CA 94609	T10000016957	Open	CA_SLIC



JCP-LGS Commercial Resale Property Disclosure Reports

Environmental Screening Report

For ALAMEDA County

Property Address: 3231 TELEGRAPH AVE
 OAKLAND, ALAMEDA COUNTY, CA 94609
 ("Property")

APN: 9-716-2
Report Date: 03/21/2024
Report Number: 3290422

Site Name	Address	Case No.	Status	Database
3000 Broadway Redevelopment Project	250 30th Street, Oakland, CA 94611	T10000010020	Open	CA_SLIC
B&L ASSOCIATES	3045 TELEGRAPH, Oakland, CA 94609	T0600100819	Closed	CA_LUST
BROADWAY MEDICAL PLAZA	3300 WEBSTER, Oakland, CA 94609	T0600100226	Closed	CA_LUST
SEARS RETAIL STORE	2633 TELEGRAPH AVENUE, OAKLAND, CA 94612	T0600101208	Closed	CA_LUST
OAKLAND DODGE	2735 BROADWAY, Oakland, CA 94612	T0600101380	Closed	CA_LUST
M&M PROPERTY COMPANY LLC	2800 BROADWAY, OAKLAND, CA 94612	T10000008348	Open	CA_SLIC
PRIVATE RESIDENCE	PRIVATE RESIDENCE, OAKLAND, CA 94612	T0600114301	Closed	CA_LUST
ROY ANDERSON PAINTS	3080 BROADWAY, Oakland, CA 94611	T0600101621	Closed	CA_LUST
Alliance Residential Redevelopment (LUST)	2820 Broadway, Oakland, CA 94611	T10000011785	Closed	CA_LUST
AURORA APARTMENTS	657 W MACARTHUR BLVD, OAKLAND, CA 94609	T10000013851	Open	CA_SLIC
MERRITT HOSPITAL CARDIO PULMONARY	365 HAWTHORNE, Oakland, CA 94609	T0600100887	Closed	CA_LUST
MILLIGAN & CASENTINI PROPERTY	385 26TH ST, OAKLAND, CA 94612	T10000005131	Closed	CA_LUST
2600 TELEGRAPH AVE	2600 TELEGRAPH AVENUE, OAKLAND, CA 94612	T10000012674	Open	CA_SLIC
ARCO #04931	731 W MACARTHUR BLVD, Oakland, CA 94609	T0600100110	Closed	CA_LUST
SEARS AUTO CENTER #1058	2600 TELEGRAPH AVENUE, Oakland, CA 94612	T06019793739	Open	CA_LUST
SHELL #12-9450	2800 TELEGRAPH, Oakland, CA 94609	T0600101244	Closed	CA_LUST
UNOCAL #3538	411 WEST MACARTHUR BOULEVARD, Oakland, CA 94609	T0600101472	Closed	CA_LUST
HAGSTROM PROPERTIES LLC	2964 BROADWAY, OAKLAND, CA 94611	T10000013669	Open	CA_LUST
SISTERS OF PROVIDENCE HOSPITAL	2630 BROADWAY, OAKLAND, CA 94612	T10000007936	Closed	CA_SLIC
UNITED GLASS COMPANY	477 25TH, Oakland, CA 94612	T0600101424	Closed	CA_LUST
REGAL #120 / EAST BAY SURGERY CENTER	3875 TELEGRAPH, OAKLAND, CA 94609	T06019716388	Closed	CA_LUST
BROADWAY MOTORS	2560 WEBSTER, Oakland, CA 94612	T0600102057	Closed	CA_LUST
MOSTLY MUSTANGS	2576 MARTIN LUTHER KING JR, Oakland, CA 94612	T0600100942	Closed	CA_LUST
CALTRANS 29TH ST & Martin Luther King	29TH ST and Martin Luther King Way, OAKLAND, CA 94608	T10000003436	Closed	CA_LUST
3093 BROADWAY HOLDINGS, LLC - LONG-TERM MONITORING	3093 BROADWAY, OAKLAND, CA 94611	T10000012369	Open	CA_SLIC
BROADSTONE ACCESS WEST, MULTI-USE REDEVELOPMENT - LONG-TERM MONITORING	2855 Broadway, Oakland, CA 94611	T10000016892	Open	CA_SLIC
VAL STROUGH CHEVROLET	327 34TH, Oakland, CA 94609	T0600101644	Closed	CA_LUST
Broadstone Access, East - Multi Family Residential Redevelopment - Long-term Monitoring	2820 Broadway, Oakland, CA 94611	T10000016891	Open	CA_SLIC
RD MINER COMPANY	750 37TH ST, OAKLAND, CA 94609	T0600101123	Closed	CA_LUST
LOPEZ, GILBERT	633 SYCAMORE, Oakland, CA 94612	T0600101619	Closed	CA_LUST
FORMER AUTOMOTIVE EXCHANGE SERVICE	288 28TH STREET, OAKLAND, CA 94612	T10000011539	Open	CA_SLIC
SUMMIT MEDICAL CENTER	3420 TELEGRAPH, Oakland, CA 94609	T0600100952	Closed	CA_LUST
YI PROPERTY / GAS STATION	557 MERRIMAC, OAKLAND, CA 94612	SLT19744041	Closed	CA_SLIC
GLEN ECHO CREEK CULVERT	0 29TH ST & BROADWAY, OAKLAND, CA 94611	T06019757795	Open	CA_SLIC
CHEVRON #9-2506	2630 BROADWAY, Oakland, CA 94612	T0600101812	Closed	CA_LUST
CONNELL OLDSMOBILE	3093 BROADWAY, Oakland, CA 94611	T0600100406	Closed	CA_LUST
CALOUS BUILDING	730 29TH, Oakland, CA 94609	T0600102012	Closed	CA_LUST
SHELL / AUTO TECH WEST	2703 MARTIN LUTHER KING JR, Oakland, CA 94612	T0600101876	Open	CA_LUST
HAGSTROM PROPERTY	265 30TH, Oakland, CA 94601	T0600102119	Closed	CA_LUST
POWLAN PROPERTY	2939 SUMMIT ST, OAKLAND, CA 94609	T0600101105	Closed	CA_LUST
MERCEDES BENZ OF OAKLAND, SCP	340 29TH ST, OAKLAND, CA 94609	T10000012894	Closed	CA_SLIC
ROBERT & RUTH BURROWS TRUST	260 30TH ST., Oakland, CA 94611	T0600102220	Closed	CA_LUST
J&H AUTO REPAIR AND GAS STATION	3701 MARTIN LUTHER KING JR WAY, OAKLAND, CA 94609	T06019709592	Open	CA_LUST
EUROPEAN MOTORS LTD	2915 BROADWAY, Oakland, CA 94611	T0600100528	Closed	CA_LUST
ROBERT BEALLO MD INC	2710 TELEGRAPH, OAKLAND, CA 94609	T06019792927	Open	CA_SLIC



JCP-LGS Commercial Resale Property Disclosure Reports

Environmental Screening Report For ALAMEDA County

Property Address: 3231 TELEGRAPH AVE
OAKLAND, ALAMEDA COUNTY, CA 94609
("Property")

APN: 9-716-2
Report Date: 03/21/2024
Report Number: 3290422

Site Name	Address	Case No.	Status	Database
BROADWAY VALDEZ WEST	2855 BROADWAY, OAKLAND, CA 94611	T10000013654	Open	CA_SLIC
Mercedes Benz of Oakland	340 29th Street, Oakland, CA 94609-3401	T10000009111	Open	CA_LUST
MacArthur BART Parcels B-1 and B-2	3883 Turquoise Way, Oakland, CA 94609	T10000011256	Closed	CA_SLIC
RESOURCES FOR COMMUNITY DEVELOPMENT REDEVELOPMENT	3829 MARTIN LUTHER KING JR WAY, OAKLAND, CA 94609	T10000013844	Open	CA_SLIC
BROADWAY VOLKSWAGEN	2740 BROADWAY, Oakland, CA 94612	T0600100227	Closed	CA_LUST
Longfellow Corner	3801-3829 Martin Luther King Jr Way, Oakland, CA 94609	60003017	Open	CA_ENVIROSTOR_CLEANUP
X CEL CLEANERS	3275 MARTIN LUTHER KING DR, OAKLAND, CA 94609	60003270	Open	CA_ENVIROSTOR_CLEANUP
CAL TECH METAL FINISHERS	825, 829, 841 31ST STREET, OAKLAND, CA 94608	01340118	Open	CA_DTSC_RESPONSE
1X NEW SAN FRANCISCO LAUNDRY	730 29TH STREET, OAKLAND, CA 94609	01720100	Open	CA_ENVIROSTOR_CLEANUP
HARRIS DRY CLEANERS	2801 MARTIN LUTHER KING JR. WAY, OAKLAND, CA 94609	01720109	Open	CA_DTSC_RESPONSE
Lane Metal Finishers	2942 San Pablo Avenue, Oakland, CA 94608	60000594	Open	CA_DTSC_RESPONSE
Cal-Tech Metal Finishers, Inc.	841 31st Street, Oakland, CA 94608	71002363	Open	CA_ENVIROSTOR_CLEANUP

Sites Missing Key Location Information

Open = Site listed as undergoing clean-up, investigation, or referral to another agency; or as non-active, abandoned or absorbed but not closed or completed.

Closed = Site listed as clean-up completed, release secured, no further remedial action planned, case closed, or delisted.

Active (or Inactive) = Site facility listed as actively (or not actively) engaged in a type of activity regulated under RCRA.

Deed = Site listed as completed or closed with a deed restriction.

N/A = Not Applicable - site listed as uncontaminated, or as using or storing hazardous substances.

N/P = Not Provided - site status not supplied on agency list used.

Many environmental sites in the databases searched have incomplete address information and cannot be precisely located. They are, therefore, considered "unlocatable" with the geocoding methods used in this Report, and could potentially be anywhere in the Property city, county, or state. The table below includes unlocatable sites whose address contains a zip code that matches the Property zip code or matches a neighboring zip code whose boundary is within the radius distance searched. The sites listed are not necessarily within one mile of the Property, and they are not included on the site map in this Report. The databases searched include a large number of unlocatable addresses, and the list below is limited to a maximum of 30 sites per database searched. If you wish to view a **full list** of ALL unlocatable sites in California, please download the full list from our website at the following address:

https://orderform.disclosures.com/Content/Files/Enviro/Current_List_of_Unlocatable_Sites_in_California.xlsx

Site Name	Address	Case No.	Status	Database
LAWRENCE BERKELEY NAT LAB	1 CYCLOTRON ROAD, BERKELEY, CA 94710	N/P	N/P	CA_HIST_UST
SHELL - CAMPUS MINI-MART	2200 DURANT STREET, BERKELEY, CA 94710	N/P	N/P	CA_HIST_UST
UC BERKELEY - PUREENERGY	1 CROSS CAMPUS ROAD, BERKELEY, CA 94710	N/P	N/P	CA_HIST_UST
UCB LIFE SCIENCES	2000 CARLETON STREET, BERKELEY, CA 94710	N/P	N/P	CA_HIST_UST
ACWD MISSION SAN JOSE TREATMENT PLANT	42500 VARGAS ROAD, FREMONT, CA 94536	N/P	N/P	CA_HIST_UST
CENTRAL CHEVROLET	4949 THORTON AVENUE, FREMONT, CA 94536	N/P	N/P	CA_HIST_UST
CIRCLE K 76 #2705734	2950 AUTO MALL PKWY, FREMONT, CA 94536	N/P	N/P	CA_HIST_UST
ALAMEDA COUNTY PUBLIC WORKS AGENCY INDUSTRIAL PUMP	0 INDUSTRIAL BLVD/CROCKER X SANTANA, HAYWARD, CA 94544	N/P	N/P	CA_HIST_UST
ALAMEDA COUNTY PUBLIC WORKS AGENCY SULPHUR CREEK	0 CABOT BOULEVARD, HAYWARD, CA 94544	N/P	N/P	CA_HIST_UST
ALAMEDA COUNTY PUBLIC WORKS AMERON PUMP STATION	0 ADDISON WAY, HAYWARD, CA 94544	N/P	N/P	CA_HIST_UST
ALAMEDA COUNTY PUBLIC WORKS PUMP STATION	0 RIUS ROAD, HAYWARD, CA 94544	N/P	N/P	CA_HIST_UST
AT&T WALPERT RIDGE (CAL202)	HWY 580 TO FAIRVIEW, ONE MILE N. ON PAVED ROAD, HAYWARD, CA 94544	N/P	N/P	CA_HIST_UST
GARIN PUMP STATION	935 GARIN AVENUE, HAYWARD, CA 94544	N/P	N/P	CA_HIST_UST
GOLDEN GATE HAYWARD PLANT	1565 INDUSTRIAL PARKWAY WEST, HAYWARD, CA 94544	N/P	N/P	CA_HIST_UST



JCP-LGS Commercial Resale Property Disclosure Reports

Environmental Screening Report

For ALAMEDA County

Property Address: 3231 TELEGRAPH AVE
 OAKLAND, ALAMEDA COUNTY, CA 94609
 ("Property")

APN: 9-716-2
Report Date: 03/21/2024
Report Number: 3290422

Site Name	Address	Case No.	Status	Database
HAYWARD MEDICAL CENTER	2740 HESPERIAN BLVD, HAYWARD, CA 94544	N/P	N/P	CA_HIST_UST
KAISER PERMANENTE MEDICAL CENTER	27303 SLEEPY HOLLOW AVENUE, HAYWARD, CA 94544	N/P	N/P	CA_HIST_UST
MARATHON PUMP STATION	19180 CABOT BOULEVARD, HAYWARD, CA 94544	N/P	N/P	CA_HIST_UST
S J AMOROSO CONSTRUCTION CO. YARD	2747 CAVANAUGH COURT, HAYWARD, CA 94544	N/P	N/P	CA_HIST_UST
SAN MATEO BRIDGE TOLL PLAZA	SAN MATEO BRIDGE TOLL PLAZA (ON STATE ROUTE 92), HAYWARD, CA 94541	N/P	N/P	CA_HIST_UST
WINTON BUILDING COMPLEX	, HAYWARD, CA	N/P	N/P	CA_HIST_UST
7-ELEVEN STORE # 32266	1339 SCENIC, LIVERMORE, CA 94550	N/P	N/P	CA_HIST_UST
ALLIANT FOOD SERVICE	300 LAWRENCE DRIVE, LIVERMORE, CA 94550	N/P	N/P	CA_HIST_UST
BAY COUNTIES CFN CARDLOCK	533 EXCHANGE DRIVE, LIVERMORE, CA 94550	N/P	N/P	CA_HIST_UST
KAISER DISTRIBUTION CENTER	300 PULLMAN AVENUE, LIVERMORE, CA 94550	N/P	N/P	CA_HIST_UST
LIVERMORE AMADOR VALLEY TRANSIT AUTHORITY	1362 RUTAN CT. #100, LIVERMORE, CA 94550	N/P	N/P	CA_HIST_UST
AVIS CAR RENTAL	3956 OLS SANTA RITA ROAD, PLEASANTON, CA 94550	N/P	N/P	CA_HIST_UST
CHEVRON #9-1924	4904 SOUTHFRONT RD, PLEASANTON, CA 94550	N/P	N/P	CA_HIST_UST
GJR INC DBA VASCO ROAD 76	115 S VASCO ROAD, PLEASANTON, CA 94550	N/P	N/P	CA_HIST_UST
CHEVRON STN. #91583	5509 MARTIN L KING WAY, OAKLAND, CA 94609	N/P	N/P	CA_HIST_UST
TOSCO FACILITY	5425 MARTIN LUTHER KING WAY, OAKLAND, CA 94609	N/P	N/P	CA_HIST_UST
LAWRENCE LABORATORY	BERKELEY 1 CYCLOTRON RD., BERKELEY, CA	N/P	N/p	CA_AST
OFFICE OF ENVR HEALTH & SAFETY	317 UNIVERSITY HALL, BERKELEY, CA 94720	N/P	N/p	CA_AST
SANTA RITA FUELING STATION	6175 MADIGAN RD., DUBLIN, CA 94568	N/P	N/p	CA_AST
FEDERAL CORRECTIONS INSTITUTE	5701 8TH ST., CAMP PARKS, DUBLIN, CA 94568	N/P	N/p	CA_AST
MONUMENT PEAK RADIO SITE	9540 WELLER RD., FREMONT, CA 94538	N/P	N/p	CA_AST
TRI-CITIES	7010 AUTOMALL PKWY., FREMONT, CA	N/P	N/p	CA_AST
CITY OF LIVERMORE GOLF COURSE DIVISION	909 CLUBHOUSE DR., LIVERMORE, CA 94550	N/P	N/p	CA_AST
HAYWARD MOTOR VEHICLE REPAIR SHOP	10 MORAN COURT, OAKLAND, CA 94613	N/P	N/p	CA_AST
OAKLAND AIRPORT TERMINAL	8550 EARHART DR., OAKLAND, CA 94614	N/P	N/p	CA_AST
EBMUD WASTEWATER TREATMT PLANT	2020 WAKE AVE, OAKLAND, CA	N/P	N/p	CA_AST
DUKE ENERGY OAKLAND, LLC	50 MARTHUR LUTHER JR WAY, OAKLAND, CA 94607	N/P	N/p	CA_AST
OAKLAND FUEL FACILITIES CORP.	TANK FARM S - S. FIELD, OAKLAND, CA	N/P	N/p	CA_AST
T-HANGARS, INSIDE AIRPORT OPERATION.	N FIELD, OAKLAND INT AIRPORT, OAKLAND, CA	N/P	N/p	CA_AST
PORT TENANT: SSA BERTHS 57-59	1999 MIDDLE HAROR ROAD, OAKLAND, CA	N/P	N/p	CA_AST
AIRCRAFT RESCUE & FIRE FIGHTING	1 AIR CARGO RD BLDG M911, OAKLAND, CA	N/P	N/p	CA_AST
OAKLAND INTL AIRPORT	BUILDING M104, OAKLAND, CA	N/P	N/p	CA_AST
RECYCLE AMERICA OF NORTHERN CA	800/850/860 77TH AVE., OAKLAND, CA 94621	N/P	N/p	CA_AST
OAKLAND TERMINAL	7TH & BAY ST., OAKLAND, CA	N/P	N/p	CA_AST
PLEASANTON PLANT	501 ELONARO RD, PLEASANTON, CA 94566	N/P	N/p	CA_AST
VALLECITOS NUCLEAR CENTER	VALLECITOS RD., PLEASANTON, CA 94566	N/P	N/p	CA_AST
FOAMEX	2451 POLVOROSA STREET, SAN LEANDRO, CA 94577	N/P	N/p	CA_AST
SAN LEANDRO-AMR	642 143RD ST., SAN LEANDRO, CA 94578	N/P	N/p	CA_AST
SUNOL AGGREGATE PLANT #120	P.O. BOX 52, SUNOL, CA 94586	N/P	N/p	CA_AST
SAN ANTONIO PUMP STATION	555 CALAVERAS RD, SUNOL, CA	N/P	N/p	CA_AST
UC BERKELEY FACILITIES SERVICES	2000 CARLETON ST, BERKELEY, CA 94720	CA0000303180	N/P	CA_HWIS
PEP BOYS STORE#0816	30085 INDUSTRIAL PKWY SW, UNION CITY, CA 94587	CA0000569533	N/P	CA_HWIS
NAVY BRAC PMO-W (ALAMEDA PT)	WEST END CITY OF ALAMEDA, ALAMEDA, CA 94501	CA2170023236	N/P	CA_HWIS



JCP-LGS Commercial Resale Property Disclosure Reports

Environmental Screening Report

For ALAMEDA County

Property Address: 3231 TELEGRAPH AVE
 OAKLAND, ALAMEDA COUNTY, CA 94609
 ("Property")

APN: 9-716-2
Report Date: 03/21/2024
Report Number: 3290422

Site Name	Address	Case No.	Status	Database
USAF SUNNYVALE AIR FORCE STATION	CAMP PARKS, PLEASANTON, CA 94566	CA2570090157	N/P	CA_HWIS
LAWRENCE BERKELEY NATIONAL LABORATORY	1 CYCLOTRON RD, BERKELEY, CA 94720	CA4890008986	N/P	CA_HWIS
USPS - OAKLAND DISTRICT	1675 7TH ST, OAKLAND, CA 94615	CA6180090148	N/P	CA_HWIS
BASE ALAMEDA	COAST GUARD ISLAND, ALAMEDA, CA 94501	CA7690390037	N/P	CA_HWIS
FCI DUBLIN	5701 8TH ST CAMP PARKS, DUBLIN, CA 94568	CA9151990208	N/P	CA_HWIS
CITY OF OAKLAND	LAT/LONG_USED, OAKLAND, CA 94606	CAC002870117	N/P	CA_HWIS
MACKONALD & SOMMER	411-427 INDUSTRIAL BLVD., HAYWARD, CA 94540	CAC002882526	N/P	CA_HWIS
UBER TECHNOLOGIES, INC	1995 BROADWAY AVE, OAKLAND, CA 94612	CAC002884172	N/P	CA_HWIS
CMA CGM LAMARTINE	BURSE 3032, OAKLAND, CA 94607	CAC002884957	N/P	CA_HWIS
CITY OF OAKLAND	LAT/LONG_USED, OAKLAND, CA 94607	CAC002887888	N/P	CA_HWIS
ALAMEDA COUNTY DEPUTY SHERIFFS' ACTIVITIES LEAGUE	24100 PRINCETON STREET, HAYWARD, CA 94541	CAC002888884	N/P	CA_HWIS
AG-CCRP PUBLIC MARKET, L.P.	5959 SHELLMOUND AVE., EMERYVILLE, CA 94608	CAC002889494	N/P	CA_HWIS
JESUIT SCHOOL / CHRIS YOUNG	1735 LEROY AVE, BERKELEY, CA 94709	CAC002890568	N/P	CA_HWIS
5959 WEST LAS POSITAS RD. LLC	748 OAKLAND AVE. UNIT 105, OAKLAND, CA 94611	CAC002891734	N/P	CA_HWIS
LARRY LEVERTY	4540 MT. VIEW AVE, OAKLAND, CA 94605	CAC002891746	N/P	CA_HWIS
WILLIAMS, MICHAEL	77 FAIRMOUNT AVENUE, OAK GLEN, CA 94609	CAC002891759	N/P	CA_HWIS
LIT-ENVP LP	1980 WEST AVENUE 140TH STREET, SAN LEANDRO, CA 94577	CAC002891896	N/P	CA_HWIS
BRANNIN BEAL	5757 BALMOREAL DR, OAKLAND, CA 94619	CAC002892044	N/P	CA_HWIS
GREG JOHANSEN	1934 VIA RANCHERO, SAN LORENZO, CA 94580	CAC002892466	N/P	CA_HWIS
DOUG WONG	7354 KIMBALL AVENUE, DUBLIN, CA 94568	CAC002892500	N/P	CA_HWIS
BIT MACARTHUR COMMONS INVESTORS, LLC.	LAT/LONG_USED, OAKLAND, CA 94609	CAC002893144	N/P	CA_HWIS
ROY ALPER	490 43RD AVE, OAKLAND, CA 94609	CAC002902966	N/P	CA_HWIS
DOUBRAVA, PAUL	5609 & 56114 DOVER STREET, OAKLAND, CA 94609	CAC002909398	N/P	CA_HWIS
LOWELL DAVIS	3771 MANILA AVENUE UNIT A AND B, OAKLAND, CA 94609	CAC002911399	N/P	CA_HWIS
CHRISTOPHER PETERSON	526 28TH AVENUE, OAKLAND, CA 94609	CAC002924618	N/P	CA_HWIS
IN TOUCH REALITY SERVICES / NINA ANDRADE	5835 MCCALL ST, OAKLAND, CA 94609	CAC002925307	N/P	CA_HWIS
JOHN WANG	743 & 745 55TH AVE, OAKLAND, CA 94609	CAC002934552	N/P	CA_HWIS
	45500 FREMONT BLVD, FREMONT, CA 0	1237887	Open	FED_ERNS
	3310 POWELL STREET, EMERYVILLE, CA 0	1239277	Open	FED_ERNS
	20620 STANTON AVENUE, CASTRO VALLEY, CA 94546	1242070	Open	FED_ERNS
	8136 ENTERPRISE DR, NEWARK, CA 0	1243694	Open	FED_ERNS
	1919 MARKET STREET, OAKLAND, CA 0	1244529	Open	FED_ERNS
	3310 POWELL STREET, EMERYVILLE, CA 94608	1248720	Open	FED_ERNS
	1919 MYRTLE STREET, OAKLAND, CA 94607	1251545	Open	FED_ERNS
AUTO BODY SHOP	5525 FOOTHILL BLVD, OAKLAND, CA 0	1259112	Open	FED_ERNS
PRIVATE RESIDENCE	5601 DOVER STREET, OAKLAND, CA 94609	1269188	Open	FED_ERNS
	2445 SHORELINE DRIVE, ALAMEDA, CA 94501	1269719	Open	FED_ERNS
I-880; NORTHBOUND; EXIT A ST.	, HAYWARD, CA 0	1235230	Closed	FED_ERNS
66TH STREET CROSSING	MP: 4.79, EMERYVILLE, CA 0	1237622	N/P	FED_ERNS
	MP: 9.5, OAKLAND, CA 0	1237828	N/P	FED_ERNS
UNKNOWN SHEEN INCIDENT	BERTH 63, OAKLAND, CA 0	1238223	N/P	FED_ERNS
	2935 MARKET ST, OAKLAND, CA 0	1238693	Open	FED_ERNS
NEAR 29TH AVE	, OAKLAND, CA 0	1239319	N/P	FED_ERNS
UNKNOWN SHEEN INCIDENT	321 A AVE., ALAMEDA, CA 0	1239480	N/P	FED_ERNS
OAKLAND ALAMEDA ESTUARY/ NEAR OAKLAND BERTH 65 (PORT OF OAKLAND)	, OAKLAND, CA 0	1239497	N/P	FED_ERNS
	MP: 25.66, HAYWARD, CA 0	1239530	N/P	FED_ERNS
UNKNOWN SHEEN INCIDENT	OAKLAND ESTUARY, , CA 0	1239536	N/P	FED_ERNS
OAKLAND AQUATIC CENTER	115 EMBARCADERO ST, OAKLAND, CA 0	1241392	N/P	FED_ERNS
	BAY SHIP AND YACHT, ALAMEDA, CA 94501	1241690	Closed	FED_ERNS



JCP-LGS Commercial Resale Property Disclosure Reports

Environmental Screening Report For ALAMEDA County

Property Address: 3231 TELEGRAPH AVE
OAKLAND, ALAMEDA COUNTY, CA 94609
("Property")

APN: 9-716-2
Report Date: 03/21/2024
Report Number: 3290422

Site Name	Address	Case No.	Status	Database
	2021 ALASKA PACKARD, ALAMEDA, CA 0	1241792	Closed	FED_ERNS
45TH STREET AND WEST STREET	, OAKLAND, CA 0	1241895	Closed	FED_ERNS
TERMINAL BERTH 55 SSA	, OAKLAND, CA 0	1242315	Closed	FED_ERNS
UNKNOWN SHEEN INCIDENT	OICT BERTH 57-59, OAKLAND, CA 0	1242479	N/P	FED_ERNS
UNKNOWN SHEEN INCIDENT	PORT OF OAKLAND, OAKLAND, CA 0	1242482	N/P	FED_ERNS
UNKNOWN SHEEN INCIDENT - SSA OICC TERMINAL - OAKLAND ESTUARY	BERTH 57, OAKLAND, CA 0	1242486	N/P	FED_ERNS
UNKNOWN SHEEN INCIDENT - BALLENA BAY- NEAR CROWN DRIVE	, ALAMEDA, CA 0	1243865	N/P	FED_ERNS
ALAMEDA NAVY SUPPLY CENTER (NSC) ANNEX	2155 MARINER SQUARE LOOP, ALAMEDA, CA 94501	1970007	Open	CA_DTSC_DEED
ALAMEDA NAVY SUPPLY CENTER (NSC) ANNEX	2155 MARINER SQUARE LOOP, ALAMEDA, CA 94501	1970007	Open	CA_DTSC_DEED
ALAMEDA NAVY SUPPLY CENTER (NSC) ANNEX	2155 MARINER SQUARE LOOP, ALAMEDA, CA 94501	1970007	Open	CA_DTSC_DEED
ALAMEDA NAVY SUPPLY CENTER (NSC) ANNEX	2155 MARINER SQUARE LOOP, ALAMEDA, CA 94501	1970007	Open	CA_DTSC_DEED
ALAMEDA NAVY SUPPLY CENTER (NSC) ANNEX	2155 MARINER SQUARE LOOP, ALAMEDA, CA 94501	1970007	Open	CA_DTSC_DEED
ALAMEDA NAVY SUPPLY CENTER (NSC) ANNEX	2155 MARINER SQUARE LOOP, ALAMEDA, CA 94501	1970007	Open	CA_DTSC_DEED
ALAMEDA NAVY SUPPLY CENTER (NSC) ANNEX	2155 MARINER SQUARE LOOP, ALAMEDA, CA 94501	1970007	Open	CA_DTSC_DEED
ALAMEDA NAVY SUPPLY CENTER (NSC) ANNEX	2155 MARINER SQUARE LOOP, ALAMEDA, CA 94501	1970007	Open	CA_DTSC_DEED
ALAMEDA NAVY SUPPLY CENTER (NSC) ANNEX	2155 MARINER SQUARE LOOP, ALAMEDA, CA 94501	1970007	Open	CA_DTSC_DEED
ALAMEDA NAVY SUPPLY CENTER (NSC) ANNEX	2155 MARINER SQUARE LOOP, ALAMEDA, CA 94501	1970007	Open	CA_DTSC_DEED
ALAMEDA NAVY SUPPLY CENTER (NSC) ANNEX	2155 MARINER SQUARE LOOP, ALAMEDA, CA 94501	1970007	Open	CA_DTSC_DEED
AMTRAK MAINTENANCE FACILITY	3RD & UNION STREETS, OAKLAND, CA 94607	1400014	Open	CA_DTSC_DEED
ALAMEDA NAS	2,616 ACRES IN ALAMEDA, CALIFORNIA, ALAMEDA, CA 94501	1970005	Open	CA_DTSC_DEED
ALAMEDA NAS	2,616 ACRES IN ALAMEDA, CALIFORNIA, ALAMEDA, CA 94501	1970005	Open	CA_DTSC_DEED
ALAMEDA NAS	2,616 ACRES IN ALAMEDA, CALIFORNIA, ALAMEDA, CA 94501	1970005	Open	CA_DTSC_DEED
ALAMEDA NAS	2,616 ACRES IN ALAMEDA, CALIFORNIA, ALAMEDA, CA 94501	1970005	Open	CA_DTSC_DEED
ALAMEDA NAS	2,616 ACRES IN ALAMEDA, CALIFORNIA, ALAMEDA, CA 94501	1970005	Open	CA_DTSC_DEED
ALAMEDA NAS	2,616 ACRES IN ALAMEDA, CALIFORNIA, ALAMEDA, CA 94501	1970005	Open	CA_DTSC_DEED
ALAMEDA NAS	2,616 ACRES IN ALAMEDA, CALIFORNIA, ALAMEDA, CA 94501	1970005	Open	CA_DTSC_DEED
ALAMEDA NAS	2,616 ACRES IN ALAMEDA, CALIFORNIA, ALAMEDA, CA 94501	1970005	Open	CA_DTSC_DEED
ALAMEDA NAS	2,616 ACRES IN ALAMEDA, CALIFORNIA, ALAMEDA, CA 94501	1970005	Open	CA_DTSC_DEED
ALAMEDA NAS	2,616 ACRES IN ALAMEDA, CALIFORNIA, ALAMEDA, CA 94501	1970005	Open	CA_DTSC_DEED
ALAMEDA NAS	2,616 ACRES IN ALAMEDA, CALIFORNIA, ALAMEDA, CA 94501	1970005	Open	CA_DTSC_DEED
ALAMEDA NAS	2,616 ACRES IN ALAMEDA, CALIFORNIA, ALAMEDA, CA 94501	1970005	Open	CA_DTSC_DEED
ALAMEDA NAS	2,616 ACRES IN ALAMEDA, CALIFORNIA, ALAMEDA, CA 94501	1970005	Open	CA_DTSC_DEED
ALAMEDA NAS	2,616 ACRES IN ALAMEDA, CALIFORNIA, ALAMEDA, CA 94501	1970005	Open	CA_DTSC_DEED
ALAMEDA NAS	2,616 ACRES IN ALAMEDA, CALIFORNIA, ALAMEDA, CA 94501	1970005	Open	CA_DTSC_DEED



JCP-LGS Commercial Resale Property Disclosure Reports

**Environmental Screening Report
For ALAMEDA County**

Property Address: 3231 TELEGRAPH AVE
OAKLAND, ALAMEDA COUNTY, CA 94609
("Property")

APN: 9-716-2
Report Date: 03/21/2024
Report Number: 3290422

Site Name	Address	Case No.	Status	Database
ALAMEDA NAS	2,616 ACRES IN ALAMEDA, CALIFORNIA, ALAMEDA, CA 94501	1970005	Open	CA_DTSC_DEED
ALAMEDA NAS	2,616 ACRES IN ALAMEDA, CALIFORNIA, ALAMEDA, CA 94501	1970005	Open	CA_DTSC_DEED
ALAMEDA NAS	2,616 ACRES IN ALAMEDA, CALIFORNIA, ALAMEDA, CA 94501	1970005	Open	CA_DTSC_DEED
US-CA-5006, Walpert Ridge Communications Site	16 Navan Ln, Hayward, CA 94542	01-003-846901	N/P	CA_GEO_UST
UNITED STATES COAST GUARD BASE ALAMEDA	COAST GUARD ISLAND, ALAMEDA, CA 94501		N/P	CA_GEO_UST
Sulphur Creek Flood Control Pump Station	19105 Cabot Blvd, Hayward, CA 94545	01-003-102101	N/P	CA_GEO_UST
SFPUC Sunol Corporation Yard	505 Paloma Way, Sunol, CA 94586	FA0302119	N/P	CA_GEO_UST
F- Flood Control Pump Station	2603 Fairway Drive, San Leandro, CA 94577	01-007-100208	N/P	CA_GEO_UST
Lake Merritt Flood Control Pump Station	7th At 8th St, Oakland, CA 94606		N/P	CA_GEO_UST
CCSF PUB. UTILITIES COMMISSION	SFPUC SAN FRANCISCO WATER DEPT, SUNOL, CA 94586		N/P	CA_GEO_UST
Ameron Flood Control Pump Station	1990 Industrial W Pkwy, Hayward, CA 94545		N/P	CA_GEO_UST
Stop'N'Go Gas Station	5300 Broadway Ave, Oakland, CA 94618		N/P	CA_GEO_UST
LIVERMORE MERCURY	INTERSECTION OF LAMBAREN AVE & RINCON AV, LIVERMORE, CA 94551	CAN000908306	Open	FED_SEMS_ACTIVE
PLEASANTON RESIDENTIAL MERCURY RESPONSE	Postal Address is unavailable for the Site, PLEASANTON, CA	CAN000908576	Open	FED_SEMS_ACTIVE
OAKLAND ESTUARY MARINE DEBRIS REMOVAL	OAKLAND ESTUARY, OAKLAND, CA 94607	CAN000909550	Open	FED_SEMS_ACTIVE
WEIMEYER CORPORATION	700 72ND AVE., OAKLAND, CA 94621	CA0000084731	Closed	FED_SEMS_ARCHIVE
NAVY PUBLIC WORKS CENTER SAN FRANCISCO	NAVAL SUPPLY CENTER OAKLAND, OAKLAND, CA 94623	CA0170090112	Closed	FED_SEMS_ARCHIVE
LAWRENCE LIVERMORE NATL LAB - CAMP PARKS	CAMP PARKS, PLEASANTON, CA 94566	CA3210022130	Closed	FED_SEMS_ARCHIVE
LAWRENCE BERKELEY LABORATORY	1 CYCLOTRON RD, BERKELEY, CA 94720	CA4890008986	Closed	FED_SEMS_ARCHIVE
CAMP PARKS COMMUNICATION ANNEX	ONIZUKA AIR FORCE BASE, PLEASANTON, CA 94566	CA6210490458	Closed	FED_SEMS_ARCHIVE
12TH COAST GUARD DISTRICT	GOVERNMENT ISLAND, ALAMEDA, CA 94501	CA7690390037	Closed	FED_SEMS_ARCHIVE
ALBANY LDFL CO	BUCHANAN ST, ALBANY, CA 94706	CAD000607374	Closed	FED_SEMS_ARCHIVE
GENERAL ELECTRIC CO	5441 E 14TH ST, OAKLAND, CA 94601	CAD009208075	Closed	FED_SEMS_ARCHIVE
OAKLAND ARPT	AIRPORT DR, OAKLAND, CA 94614	CAD009235326	Closed	FED_SEMS_ARCHIVE
ROHM & HAAS CO	25500 SHITESSELL ST, HAYWARD, CA 94544	CAD020028072	Closed	FED_SEMS_ARCHIVE
LAKESIDE NON-FERROUS METALS CORP	4122 MADISON STREET, OAKLAND, CA 94621	CAD028797561	Closed	FED_SEMS_ARCHIVE
VERDESE CARTER PARK	96TH AVE & SUNNYSIDE, OAKLAND, CA 94603	CAD980496913	Closed	FED_SEMS_ARCHIVE
SEASIDE OIL CO	NE1/4 OF SW1/4 SEC 28 T3N R23W, VENTURA, CA 94706	CAD980515951	Closed	FED_SEMS_ARCHIVE
BEST FOODS	1916 WEBSTER AVE, ALAMEDA, CA 94501	CAD980637052	Closed	FED_SEMS_ARCHIVE
EAST BAY RUBBISH DSPL CO	FOOT OF DURHAM RD, FREMONT, CA 94538	CAD980637078	Closed	FED_SEMS_ARCHIVE
BAY CITIES RUBBISH DSPL CO	FOOT OF W WINTON AVE, HAYWARD, CA 94541	CAD980637086	Closed	FED_SEMS_ARCHIVE
NATIONAL LEAD CO	47TH AVE & E 10TH ST, OAKLAND, CA 94601	CAD980637144	Closed	FED_SEMS_ARCHIVE
ELTRA CORP PRESTOLITE BATTERY OAKLAND	98TH AVE & BANCROFT AVE, OAKLAND, CA 94603	CAD980637169	Closed	FED_SEMS_ARCHIVE
CAPITOL REF CO	FOOT OF 64TH ST, EMERYVILLE, CA 94608	CAD980637177	Closed	FED_SEMS_ARCHIVE
PACIFIC AIRMOTIVE	OAKLAND ARPT, OAKLAND, CA 94621	CAD980637193	Closed	FED_SEMS_ARCHIVE
GOLDEN GATE AVIATION	OAKLAND ARPT, OAKLAND, CA 94621	CAD980637201	Closed	FED_SEMS_ARCHIVE
BUSINESS AIRCRAFT DISTR	OAKLAND ARPT, OAKLAND, CA 94621	CAD980637219	Closed	FED_SEMS_ARCHIVE
SOLID WASTE MGMT CTR	SECOND AND GILMAN STS, BERKELEY, CA 94704	CAD980637227	Closed	FED_SEMS_ARCHIVE
MARINA DSPL SITE	FOOT OF MARINA BLVD-NEPTUNE BL, SAN LEANDRO, CA 94577	CAD980638639	Closed	FED_SEMS_ARCHIVE
PORT OF OAKLAND	EMBARCADERO CV MARINA SITE, OAKLAND, CA 94606	CAD980638670	Closed	FED_SEMS_ARCHIVE
LESLIE SALT CO MAGNESIA PILE PROPERTY	BASE OF ENTERPRISE DR, NEWARK, CA 94560	CAD980673982	Closed	FED_SEMS_ARCHIVE



JCP-LGS Commercial Resale Property Disclosure Reports

Environmental Screening Report For ALAMEDA County

Property Address: 3231 TELEGRAPH AVE
OAKLAND, ALAMEDA COUNTY, CA 94609
("Property")

APN: 9-716-2
Report Date: 03/21/2024
Report Number: 3290422

Site Name	Address	Case No.	Status	Database
EMERYVILLE MARKETPLACE	BETW 64TH, POWELL, I80, SPRR TR, EMERYVILLE, CA 94608	CAD980694418	Closed	FED_SEMS_ARCHIVE
TONY LEMA GOLF COURSE LDFL	5000' S OF MARINA BLVD, SAN LEANDRO, CA 94577	CAD980817191	Closed	FED_SEMS_ARCHIVE
TROJAN POWDER WORKS	2205 LEWELLING BLVD, SAN LEANDRO, CA 94579	CAD980817514	Closed	FED_SEMS_ARCHIVE
BERKELEY LDFL CO	VIRGINIA ST & FT OF UNIVERSITY, BERKELEY, CA 94704	CAD980817746	Closed	FED_SEMS_ARCHIVE
LEW DOTY CADILLAC	6301 SCARLET, DUBLIN, CA 94568	T06019721594	Closed	CA_SLIC
PARKS RFTA	0 RFTA, Dublin, CA 94568	T0600102200	Closed	CA_LUST
PESTANA CONSTRUCTION	6709 FRONT, LIVERMORE, CA 94550	T06019773397	Closed	CA_SLIC
MOIA, SOUTH FIELD MF8, 9, 10	0 TAXIWAY, Oakland, CA 94621	T06019731241	Closed	CA_LUST
EBRPD	2892 FAIRMOUNT, SAN LEANDRO, CA 94578	T06019765087	Closed	CA_SLIC
FIRECREST PROPERTY	0 FIRECREST, NEWARK, CA 94560	T06019712979	Closed	CA_SLIC
Berkeley Forge Development Project	Eastshore Highway/Gilman St/3rd St/Page St, 631-643 Camelia St., Berkeley, CA 94710	60003422	Open	CA_ENVIROSTOR_CLEANUP
Block 11	Pan Am Way, Alameda, CA 94501	60003406	Open	CA_ENVIROSTOR_CLEANUP
Tilden Way & Clement Avenue Transportation Improvement Site	Tilden Way and Clement Avenue, Alameda, CA 94501	60002945	Open	CA_ENVIROSTOR_CLEANUP
KRENZ INC	ASHBY AT 6TH STREET, BERKELEY, CA 94710	01340101	Open	CA_ENVIROSTOR_CLEANUP
SOUTHERN PACIFIC RAILWAY RIGHT-OF-WAY	BETW ALCAN & WILLIAMS & LANE PROPERTIES, ALBANY, CA 94706	01320028	Open	CA_ENVIROSTOR_CLEANUP
Brooklyn Basin - Parcel C	OAK STREET TO 9TH AVENUE, OAKLAND, CA 94606	60003379	Open	CA_ENVIROSTOR_CLEANUP
BERKELEY LANDFILL COMPANY	BETWEEN I-80, FRONTAGE RD & MARINA, BERKELEY, CA 94710	01490003	Open	CA_ENVIROSTOR_CLEANUP
Alameda 365	200-300 Mitchell Avenue, Alameda, CA 94501	60003403	Open	CA_ENVIROSTOR_CLEANUP
The Mirador	201 Broadway Ave, Oakland, CA 94607	60002700	Open	CA_ENVIROSTOR_CLEANUP
Tract 8427 - B Street	B Street and 4th Street, Hayward, CA 94541	60002770	Closed	CA_ENVIROSTOR_CLEANUP



JCP-LGS Commercial Resale Property Disclosure Reports

Environmental Screening Report

For ALAMEDA County

Property Address: 3231 TELEGRAPH AVE
OAKLAND, ALAMEDA COUNTY, CA 94609
("Property")

APN: 9-716-2
Report Date: 03/21/2024
Report Number: 3290422

Description of Databases Searched

The JCP-LGS Commercial Environmental Screening Report is based on an electronic search of certain federal, tribal and state level environmental-hazard record systems, or databases. These databases are searched for hazard sites within certain radius distances around the subject property. The databases searched, and the radius distances searched from the subject property, comply with the U.S. Environmental Protection Agency (EPA) "All Appropriate Inquiry" (AAI) standard for government records search (40 CFR Part 312.26) under the U.S. Small Business Liability Relief and Revitalization Act ("the Brownfields Law").

The government databases searched for this Report are identified below, along with the abbreviation used in this Report, and a brief explanation about the nature of the hazard sites included in those databases.

DISCLAIMER: An EPA-compliant government records search is only one part of the "All Appropriate Inquiry" standard defined under the Brownfields Law. Compliance with all parts of the Brownfields Law is required for an "innocent landowner defense" against the future discovery of contamination on the property. This Report, by itself, does NOT provide that liability protection. Please see the Terms and Conditions Section for additional information on the preparation and limitations of this Report.

Federal National Priorities List, or "Superfund" sites (SEMS NPL):

This is a list compiled by the Federal Environmental Protection Agency (EPA) of contaminated sites with the highest priority of cleanup. The federal EPA is required to force clean up of these sites under the authority of a law called the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), which is commonly called "Superfund". The status of National Priority List ("NPL") and non-NPL sites governed by the statute is now contained in the U.S. EPA Superfund Enterprise Management System ("SEMS") which replaced the Comprehensive Environmental Response, Compensation, and Liability Information System ("CERCLIS")

Source Agency: U.S. Environmental Protection Agency.

Search Distance Used: 1.0 mile

Database last checked by JCP-LGS: 22 Jun 2023

WANT MORE INFORMATION? Contact the Environmental Information Center for US EPA Region 9 at (866) 372-9378 or via e-mail at r9.info@epa.gov.

Corrective Action Sites, sites with Known Contamination (RCRA COR):

This subset of the RCRA database (also known as the RCRA CORRACTS List), maintained by US EPA, identifies sites "subject to corrective action" at which contamination has been discovered and where some level of corrective clean-up activity has been or may be undertaken. For example, a site may have been on the RCRA TSD or a RCRA GEN site list (see above), and was placed on the CORRACTS list once contamination was discovered and remediation was underway.

Source Agency: U.S. Environmental Protection Agency.

Search Distance Used: 1.0 mile

Database last checked by JCP-LGS: 25 May 2023

WANT MORE INFORMATION? Contact the Environmental Information Center for US EPA Region 9 at (866) 372-9378 or via e-mail at r9.info@epa.gov.

Federal Sites Investigated for Possible Inclusion in the NPL (SEMS):

The Superfund Program has deployed the Superfund Enterprise Management System (SEMS), which integrates multiple legacy systems into a comprehensive tracking and reporting tool. Replacing The Comprehensive Environmental Response, Compensation, and Liability Act Information System (CERCLIS), SEMS provides updated data on the inventory of active and archived hazardous waste sites evaluated by the Superfund program. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. After investigation is complete, the sites on this list will either be closed because no contamination was found, added to the NPL to be cleaned up, or sent to a local state overseeing agency for clean-up.

Source Agency: U.S. Environmental Protection Agency.

Search Distance Used: 0.5 mile

Database last checked by JCP-LGS: 22 Jun 2023

WANT MORE INFORMATION? Contact the Environmental Information Center for US EPA Region 9 at (866) 372-9378 or via e-mail at r9.info@epa.gov.

SEMS Sites That Have Been Archived (SEMS-Archived):

Most sites in this database have been assigned the status "NFRAP" (which means "No Further Response Action Planned"). These sites, once listed in the active SEMS database, which has replaced CERCLIS, have been removed from that database into



JCP-LGS Commercial Resale Property Disclosure Reports

Environmental Screening Report

For ALAMEDA County

Property Address: 3231 TELEGRAPH AVE
OAKLAND, ALAMEDA COUNTY, CA 94609
("Property")

APN: 9-716-2
Report Date: 03/21/2024
Report Number: 3290422

an archive list because they have been assessed by the EPA and determined not to require further remedial action under the Superfund Program.

Source Agency: U.S. Environmental Protection Agency.

Search Distance Used: 0.5 mile

Database last checked by JCP-LGS: 22 Jun 2023

WANT MORE INFORMATION? Contact the Environmental Information Center for US EPA Region 9 at (866) 372-9378 or via e-mail at r9.info@epa.gov.

Treatment, Storage and Disposal Sites for Hazardous Materials (RCRA TSD):

TSD stands for Treatment, Storage and Disposal. This list of facilities is maintained by the Federal EPA, and includes sites that are licensed to treat, store, or dispose of hazardous substances. They are not necessarily contaminated.

Source Agency: U.S. Environmental Protection Agency.

Search Distance Used: 0.5 mile

Database last checked by JCP-LGS: 25 May 2023

WANT MORE INFORMATION? Contact the Environmental Information Center for US EPA Region 9 at (866) 372-9378 or via e-mail at r9.info@epa.gov.

Tribal UST And/Or Tribal LUST:

Federally recognized Native American tribes are sovereign entities subject to federal laws. Underground storage tanks (including leaking tanks, UST/LUST) located on tribal lands generally are not subject to state laws. As a result, unless a state acts as a tribe's agent pursuant to a formal agreement with a tribe, EPA and the tribe are responsible for implementing and enforcing the UST program on tribal lands. There are approximately 6,000 UST/LUST's on Native American lands in the U.S. The EPA works with tribal entities to identify and assess hazards to public health and the environment on tribal lands from UST's and LUST's, to bring all tanks on tribal lands into compliance so as to prevent future leaks and to cleanup existing leaks. Other tribal databases are not included in this search. The EPA notes that tribal government records need only be searched for in those instances where the subject property is located on or near tribal-owned lands. While tribal hazardous waste sites are included in the California Department of Toxic Substances Control (DTSC) "Envirostor" database, only some are listed and they are not identified in order to maintain the privacy of the tribe(s) and their lands, according to DTSC. See Envirostor database (described below) for more information, or visit: <https://www.envirostor.dtsc.ca.gov/public/>

Source Agency: U.S. Environmental Protection Agency.

Search Distance Used: 0.5 mile

Database last checked by JCP-LGS: 01 Jun 2018

WANT MORE INFORMATION? Contact the Environmental Information Center for US EPA Region 9 at (866) 372-9378 or via e-mail at r9.info@epa.gov.

State EnviroStor Database (ENVIROSTOR, formerly SMBRPD):

The EnviroStor database, maintained by the California Department of Toxic Substances Control (DTSC), replaces the former Site Mitigation and Brownfields Reuse Program (SMBRP) database (CalSites). EnviroStor identifies sites that have known contamination or sites for which there may be reasons to investigate further as well as hazardous waste treatment, storage, disposal or transfer facilities (TSDTF). The EnviroStor data disclosed in this Report includes those sites identified in the EnviroStor Cleanup Sites database as well as those listed in the EnviroStor Permitted and Corrective Action Facilities database download. Among the site types included in EnviroStor database are State Response Sites, generally high-priority and high potential risk confirmed release sites where DTSC is involved in remediation; Voluntary Cleanup Sites with either confirmed or unconfirmed releases where DTSC has been asked to oversee evaluation, investigation, and/or cleanup activities; and Evaluation sites with suspected but unconfirmed contamination. DTSC cautions that the EnviroStor database does not include ALL contaminated sites, permitted transportable treatment units, hazardous waste generators/transporters, or former methamphetamine (meth) labs. This database also does not include information on sites where DTSC has made a "No Action Required" determination, as these sites had assessments that revealed no evidence of recognized environmental conditions in connection with the property.

Source Agency: California Department of Toxic Substances Control.

Search Distance Used: 0.5 mile

Database last checked by JCP-LGS: 13 Jul 2023

WANT MORE INFORMATION? Contact the CA Environmental Protection Agency, Department of Toxic Substances Control, (916)323-3400.

State List of Spills, Leaks, Investigation & Cleanup (SLIC):

The Spills, Leaks, Investigations & Cleanup (SLIC) Program, administered by the California Water Resources Control Board, is designed to protect and restore water quality from spills, leaks, and similar discharges. Sites identified by the SLIC program are now listed in the GeoTracker database as "Cleanup Program Sites". The program oversees soil and water investigations, corrective actions, and human health risk assessments at sites with current or historic unauthorized discharges, which have adversely affected or threaten to adversely affect waters of the state. The program covers all types of pollutants (such as solvents, petroleum fuels, heavy metals, pesticides, etc) and all environments (including surface water, groundwater, sediment, and soil).



JCP-LGS Commercial Resale Property Disclosure Reports

Environmental Screening Report

For ALAMEDA County

Property Address: 3231 TELEGRAPH AVE
OAKLAND, ALAMEDA COUNTY, CA 94609
("Property")

APN: 9-716-2
Report Date: 03/21/2024
Report Number: 3290422

The outcome of the SLIC program process may range from a No Further Action (NFA) letter indicating cleanup is complete with no land-use restrictions, to the design and implementation of a remedial system. Sites in the SLIC program are generally small to medium-sized industrial sites with non-fuel contamination. Many of these sites are regulated under Site Cleanup Requirements, which are issued by the Regional Board. Site Cleanup Requirements generally mandate a time schedule for specific tasks that must be performed by the responsible party(ies) to investigate and cleanup the site. Statutory authority for the program is derived from the California Water Code, Division 7, Section 13304. Guidelines for site investigation and remediation are promulgated in State Board Resolution No. 92-49 entitled Policies and Procedures.

Source Agency: California Water Resources Control Board.

Search Distance Used: 0.5 mile

Database last checked by JCP-LGS: 06 Jul 2023

WANT MORE INFORMATION? Contact the CA State Water Resources Control Board, Underground Storage Tank Program, (916)341-5808.

Solid Waste Landfill Facilities (SWIS):

The Solid Waste Information System is maintained by California's Integrated Waste Management Board. This system tracks known landfills. Sites on this list are often reported as "unlocatable" because the site address information on the state list is frequently insufficient for precise location (landfills are typically distant from population centers, in undeveloped or rural areas where there are no street names or address numbers).

Source Agency: California Integrated Waste Management Board.

Search Distance Used: 0.5 mile

Database last checked by JCP-LGS: 15 Jun 2023

WANT MORE INFORMATION? Contact the CA State Integrated Waste Management Board, (916)341-6320.

State List of Leaking Underground Storage Tanks (LUST):

California's Water Resources Control Board, under its Underground Storage Tank Program, maintains a list of all underground storage tanks which have been reported as having released contaminants. Formerly identified as a standalone database called the Leaking Underground Storage Tank Information System (LUSTIS), these sites are now identified as "LUST Cleanup Sites" in the GeoTracker database.

Source Agency: California Water Resources Control Board.

Search Distance Used: 0.5 mile

Database last checked by JCP-LGS: 06 Jul 2023

WANT MORE INFORMATION? Contact the CA State Water Resources Control Board, Underground Storage Tank Program, (916)341-5808.

EnviroStor Site With Deed Restriction Or Other Controls (CONTROLS)

California law requires that the Department of Toxic Substances Control (DTSC) notify the planning and building departments of all local governments of any recorded land use restriction ("Deed Restriction"). The DTSC maintains a database called "EnviroStor" that lists all deed restrictions, including street addresses or the equivalent description of location. According to DTSC, this database may not include all deed restrictions and other land use controls that exist at the current time.

Source Agency: California Department of Toxic Substances Control.

Search Distance Used: 0.5 mile

Database last checked by JCP-LGS: 27 Oct 2022

WANT MORE INFORMATION? Contact the CA Environmental Protection Agency, Department of Toxic Substances Control, (916)323-3400.

Sites of Potential Generators of Hazardous Materials (RCRA GEN):

Small scale and large scale generators (GEN) are included in this list, as required under the Resource Conservation and Recovery Act (RCRA). This list is maintained by the Federal EPA of facilities that generate hazardous substances. Depending on the quantity, they will be listed as small or large. Sites on this list are not necessarily contaminated, but they are tracked because they deal with hazardous substances on the site. RCRA is a federal law that governs how hazardous substances are produced, transported, stored, and disposed of.

Source Agency: U.S. Environmental Protection Agency.

Search Distance Used: 0.125 mile

Database last checked by JCP-LGS: 25 May 2023

WANT MORE INFORMATION? Contact the Environmental Information Center for US EPA Region 9 at (866) 372-9378 or via e-mail at r9.info@epa.gov.

Emergency Response Notification System (ERNS, National Response Center):

The National Response Center (NRC) is the sole federal point of contact for reporting environmental hazard spills. The NRC operates 24 hours a day, 7 days a week, 365 days a year. The National Response System (NRS) is the government's mechanism for emergency response to discharges of oil and the release of chemicals into the navigable waters or environment of the United



JCP-LGS Commercial Resale Property Disclosure Reports

Environmental Screening Report

For ALAMEDA County

Property Address: 3231 TELEGRAPH AVE
OAKLAND, ALAMEDA COUNTY, CA 94609
("Property")

APN: 9-716-2
Report Date: 03/21/2024
Report Number: 3290422

States and its territories. Initially, this system focused on oil spills and selected hazardous polluting substances discharged into the environment. It has since been expanded by other legislation to include hazardous substances and wastes released to all types of media. The ERNS database includes information about location, type, and severity of spills reported to the NRC.

Source Agency: U.S. Coast Guard.

Search Distance Used: 0.125 mile

Database last checked by JCP-LGS:

WANT MORE INFORMATION? Contact the National Response Center, (800) 424-8802.

State List of Underground Storage Tanks (UST):

Part of the larger GeoTracker database, this list identifies permitted tanks storing hazardous substances which are substantially or totally beneath the surface of the ground. The list is maintained by California's Water Resources Control Board. When a tank on this list is discovered to be leaking, it may also appear on the LUST or RCRA COR list (see above). Sites on the LUST or RCRA COR lists may not appear on the UST list if the tank has been removed and the case has been closed.

Source Agency: California Water Resources Control Board.

Search Distance Used: 0.125 mile

Database last checked by JCP-LGS: 27 Oct 2022

WANT MORE INFORMATION? Contact the CA State Water Resources Control Board, Underground Storage Tank Program, (916)341-5808

State List of Historical Underground Storage Tanks (Hist-UST):

The California State Water Resources Control Board keeps the Hazardous Substances Storage Container Information on file. This is a database of historical underground storage tanks that was kept until the late 1980's, but has been discontinued and is no longer updated.

Source Agency: California Water Resources Control Board.

Search Distance Used: 0.125 mile

Database last checked by JCP-LGS: 01 Jun 2018

WANT MORE INFORMATION? Contact the CA State Water Resources Control Board, Underground Storage Tank Program, (916)341-5808

State Hazardous Waste Information Summary (HWIS):

The Hazardous Waste Information Summary (also called the Hazardous Waste Summary Report, and formerly the Tanner Report), is a database that summarizes the chemical data contained in manifests submitted to the California Department of Toxic Substances Control (DTSC) by hazardous waste generators and facilities around the state. The volume of manifests submitted to the DTSC is typically 900,000 - 1,000,000 annually, representing approximately 450,000 - 500,000 shipments.

Source Agency: California Department of Toxic Substances Control.

Search Distance Used: 0.125 mile

Database last checked by JCP-LGS: 28 Feb 2020

WANT MORE INFORMATION? Contact the CA Environmental Protection Agency, Department of Toxic Substances Control, (916)323-3400.

Sites Reported but Not Required for AAI Compliance

As a courtesy to JCP-LGS clients, the Commercial Environmental Screening Report also includes storage tank sites listed by state agencies that are not required by the AAI standard to be included in a government records search. These sites are listed in the following database:

State List of Aboveground Storage Tanks (AST):

This historic list tracks aboveground petroleum storage tanks of 10,000 gallons or more, with exceptions for certain uses (e.g., agricultural). It was maintained by the state's Water Resources Control Board. When an aboveground tank is discovered to be leaking, it may also appear on the RCRA COR list (see above). Sites on the RCRA COR list may not appear on the AST list if the tank has been removed and the case has been closed. NOTE: Effective January 1, 2008 the Certified Unified Program Agencies (CUPAs) at the local level are vested with the responsibility and authority to implement the Aboveground Petroleum Storage Act (APSA) which regulates ASTs.

Source Agency: California Water Resources Control Board.

Search Distance Used: 0.125 mile

Database last checked by JCP-LGS: 01 Jun 2018

WANT MORE INFORMATION? Contact the local responsible agency from the online directory at

<https://osfm.fire.ca.gov/divisions/pipeline-safety-and-cupa/certified-unified-program-agency-cupa/aboveground-petroleum-storage-act/>.

END OF ENVIRONMENTAL SCREENING REPORT SECTION



JCP-LGS Commercial Resale Property Disclosure Reports

Environmental Screening Report

For ALAMEDA County

Property Address: 3231 TELEGRAPH AVE
OAKLAND, ALAMEDA COUNTY, CA 94609
("Property")

APN: 9-716-2
Report Date: 03/21/2024
Report Number: 3290422

See Terms and Conditions at end of this Report.



JCP-LGS Commercial Resale Property Disclosure Reports Terms and Conditions

Property Address: 3231 TELEGRAPH AVE
OAKLAND, ALAMEDA COUNTY, CA 94609
("Property")

APN: 9-716-2
Report Date: 03/21/2024
Report Number: 3290422

TERMS and CONDITIONS

ACCEPTANCE OR USE OF THIS REPORT CONSTITUTES APPROVAL AND ACCEPTANCE OF THE TERMS, CONDITIONS, AND LIMITATIONS STATED HEREIN.

The Report ("Report") is subject to each of the following Terms and Conditions. Each Recipient (defined below) of the Report agrees that the Report is subject to the following Terms and Conditions, and each Recipient agrees to be bound by such. Use of this Report by any Recipient constitutes acceptance of the Terms and Conditions to the Report. The Terms and Conditions below are incorporated by this reference into the Report. **This Report is not an insurance policy.**

This Report is made for the real property specifically described in the Report (the "Property") and solely for the transaction for which it was originally purchased ("Transaction"). The Property shall not include any property beyond the boundaries of the real property described in the Report. The Property shall not include any structures (whether located on the Property, or not), easements, or any right, title, interest, estate, or easement in any abutting streets, roads, alleys, lanes, ways, or waterways.

IMPORTANT NOTICE: Transferor(s) and transferee(s) shall read the complete Report in its entirety before the close of escrow. A "Signature Page" or "Summary Pages" document may be included in the electronic delivery of this Report. Those documents do not replace the complete Report or remove the need to read the complete Report, and do not remove the requirement to disclose. The Signature Page and Summary Pages documents are subject to the Terms and Conditions of the complete Report.

- A. **No Third Party Reliance on This Report.** Only the transferor(s) and transferee(s), and their agents/brokers, if any, involved in the Transaction (collectively, the "Recipients") may use and rely on this Report and only after they have paid in full for the Report. While disclosures made on the Natural Hazard Disclosure Statement in the Report may indicate certain risks to the Property, the disclosures are only "...between the transferor, the transferor's agents, and the transferee, and shall not be used by any other party, including, but not limited to, insurance companies, lenders, or governmental agencies, for any purpose." Cal. Civil Code section 1103.2, subdivision (g).
- B. **Seller and Seller's Agent's Responsibility of Full Disclosure.** Recipients are obligated to make disclosures, and always disclose material facts, that are within their actual knowledge.
- C. **Scope of Report.** This Report is limited to determining whether the Property is in those specified natural hazard zones and property tax districts, and in proximity to those specified environmental sites (depending on the report product ordered), as defined in the Report. The Report is not a geologic report or a land survey and no site inspection has been made in producing the Report. JCP-LGS makes no determination, expresses no opinion or view, and assumes no responsibility in this Report concerning the right, entitlement, or ability to develop or improve the Property. JCP-LGS has no information concerning whether the Property can be developed or improved. No determination is made and no opinion is expressed, or intended, by this Report concerning structures or soils on or outside of the Property, including, without limitation, habitability of structures or the Property, suitability of the Property for construction or improvement, potential for soil settlement, drainage, soil subsidence, or other soil or site conditions. The Recipient(s) is advised to consult the local Planning Department to determine whether factors beyond the scope of this Report may limit the transferee(s) ability to use or improve the Property.

The Report is not a title report, and no determination is made and no opinion is expressed, or intended, by this Report as to title to the Property or liens against the Property, recorded or otherwise, or whether the Property is comprised of legal lots in conformance with the California Subdivision Map Act or local ordinances. The Report is not a property inspection report, and no determination is made and no opinion is expressed, or intended, by this Report concerning architectural, structural, mechanical, engineering, or legal matters, or the marketability or value of the Property. JCP-LGS has not conducted any testing or physical or visual examination or inspection of the Property, nor is this Report a substitute for any such testing, physical or visual examination, or inspection.

- D. **Tax and Environmental Disclosures (if included in Report).** No determination is made and no opinion is expressed, or intended, by the Report concerning the existence of property tax liabilities, or the existence of hazardous or toxic materials or substances, or any other defects, on, under, or in proximity to the Property, unless specifically described in the Report. JCP-LGS's total liability for any error or omission in its disclosures relating to taxes and/or environmental matters shall be limited to actual proven damages not to exceed the price paid for this Report.
- E. **JCP-LGS Database Updates.** Each database used in this Report is updated by the responsible agency at various intervals. Updates for a database are determined by the responsible agency and may be made at any time and without notice. JCP-LGS maintains an update schedule and makes reasonable efforts to use updated information. For these reasons, JCP-LGS reports information as of the date when the database was last updated by JCP-LGS. That date is specified as the "Database Date" for each database. The Tax Report discloses Mello Roos Community Facilities Districts, 1915 Bond Act Assessments and PACE assessments documented in the county's Fiscal Year 2023-2024 annual secured property tax roll. The Report may disclose PACE contracts where PACE taxes were first assessed or liens were recorded after the Fiscal Year 2023-2024 secured property tax roll, where recordation data is available to JCP-LGS. To discover a PACE lien on the Property executed more recently, the buyer should read the preliminary title report and obtain and read all exceptions listed therein. Note that, in the title report, lien exceptions are named as recorded with the county; therefore, a PACE lien may be listed under a name that is not obvious.
- F. **Statutory and Additional Disclosures, Advisories, and Local Addenda (if included in Report).** No determination is made and no opinion is expressed, or intended, by this Report concerning the need to purchase earthquake or flood insurance for the Property. In preparing the Report, JCP-LGS accurately reported on information contained in Government Records. JCP-LGS reviewed and relied upon those Government Records specifically identified and described in the Report. JCP-LGS has not reviewed or relied upon any Government Records that are not specifically identified in the Report. JCP-LGS also has not reviewed any plat maps, survey maps, surveyor maps, assessor maps, assessor parcel maps, developer maps, or engineering maps, whether or not such maps have been recorded. No determination is made and no opinion is expressed, or intended, by the Report concerning any matters identified in Government Records that were not reviewed by JCP-LGS. Local Addenda, where applicable, are included "AS IS" as an accommodation to the local real estate board that provided the content; JCP-LGS assumes no responsibility for the accuracy of any information included in the Local Addenda.
- G. **FEMA Flood Determination Certificate (if accompanying the Report).** No determination is made and no opinion is expressed, or intended, by the Report concerning the requirement for or cost of flood insurance on the Property. Recipient(s) understands that a lender may require flood insurance to secure its loan collateral independent of whether FEMA may require flood insurance under the National Flood Insurance Program on a federally backed mortgage. The FEMA Flood Determination Certificate ("Flood Certificate"), which may accompany the Report, is produced by a third-party expert certified by FEMA to provide Flood Certificates. JCP-LGS assumes no liability for errors in that third-party flood determination.
- H. **Changes to Government Record after Report Date.** This Report is issued as of the Report Date identified in the Report. JCP-LGS shall have no obligation to advise any Recipient of any information learned or obtained after the Report Date even if such information would modify or otherwise affect the Report.



JCP-LGS Commercial Resale Property Disclosure Reports

Terms and Conditions

Property Address: 3231 TELEGRAPH AVE
OAKLAND, ALAMEDA COUNTY, CA 94609
("Property")

APN: 9-716-2
Report Date: 03/21/2024
Report Number: 3290422

Subsequent to JCP-LGS acquisition of Government Records, changes may be made to said Government Records and JCP-LGS is not responsible for advising the Recipients of any changes. JCP-LGS will update this Report upon request and at no charge during the transaction process for which this Report was issued, but not to exceed one year from the date of the Report. Likewise, JCP-LGS is not liable for any impact on the Property that any change to the Government Records may have.

- I. **Government Record Sources.** JCP-LGS relies upon the Government Records specifically identified in the Report without conducting an independent investigation of their accuracy. JCP-LGS assumes no responsibility for the accuracy of the Government Records identified in the Report. JCP-LGS makes no warranty or representation of any kind, express or implied, with respect to the Report. JCP-LGS expressly disclaims and excludes any and all other express and implied warranties, including, without limitation, warranties of merchantability or fitness for a particular purpose. The JCP-LGS Report is "AS IS".
- J. **Limitation of JCP-LGS's Liability**
1. JCP-LGS is not responsible for:
 - Any inaccuracies or incompleteness of the information in the Public Records.
 - Inaccurate address information provided for the Property.
 - Any other information not contained in the Public Records as of the Report Date.
 - Any information which would be disclosed by a physical inspection of the Property.
 - Any information known by one of the Parties.
 - The health or risk to humans or animals that may be associated with any of the disclosed hazards.
 - The costs of investigating or remediating any of the disclosed hazards.
 2. JCP-LGS's total liability and responsibility to all Recipients collectively for any and all liabilities, causes of action, claim or claims, including but not limited to claims for breach of contract or negligence, shall be limited to the price paid for the Report. JCP-LGS expressly disclaims any liability for Recipients indirect, incidental and/or consequential damages, including without limitation lost profits even if such damages are foreseeable. In the event of any error, omission or inaccuracy in the JCP-LGS Report for which JCP-LGS is liable, JCP-LGS shall have no duty to defend or pay any attorneys' fees, costs or expenses incurred by the Recipients, or any of them. The Recipients, and each of them, expressly waive the benefits of California Civil Code Section 2778. JCP-LGS has not conducted an independent investigation of the accuracy of the information provided by the Recipient. JCP-LGS assumes no responsibility for the accuracy of information provided by the Recipient. JCP-LGS shall be subrogated to all rights of any claiming party against anyone including, but not limited to, another party who had actual knowledge of a matter and failed to disclose it to the Recipients in writing prior to the close of escrow.
- K. **Reporting of Risk Elements for Condominium Projects, Planned Unit Developments, and Other Properties with Common or Undivided Interests ("Common Interests")** Unless otherwise noted, this report is based solely on the real Property referenced by the Property's Assessor's Parcel Number ("APN"). An APN whose boundary does not include all Common Interests associated with the parcel will generate a report which does not identify the natural hazards relating to the Common Interests that extend beyond the APN parcel boundary. Accordingly, it is imperative that you consult with the property's homeowners association(s) to determine those risks.
- L. **Governing Law.** The Report shall be governed by, and construed in accordance with, the laws of the State of California.
- M. **Small Claims or Arbitration.** This provision constitutes an agreement to arbitrate disputes on an individual basis. Any party may bring an individual action in small claims court instead of pursuing arbitration, so long as the action remains in that court. All disputes and claims arising out of or relating to the Website, Customer Service, or any Report, must be resolved by binding arbitration. This agreement to arbitrate includes, but is not limited to, all disputes and claims between Company, transferor(s) and transferee(s) and claims that arose prior to purchase of the Report. This agreement to arbitrate applies to transferor(s) and transferee(s) successors in interest, assigns, heirs, spouses, and children. As noted above, a party may elect to bring an individual action in small claims court instead of arbitration, so long as the dispute falls within the jurisdictional requirements of small claims court.
- Any arbitration must take place on an individual basis. Company, transferor(s) and transferee(s) agree that they are waiving any right to a jury trial and to bring or participate in a class, representative, or private attorney general action, and further agree that the arbitrator lacks the power to grant relief affecting anyone other than the individual claimant. If a court decides that any of the provisions of this paragraph are invalid or unenforceable as to a particular claim or request for a particular remedy (such as a request for public injunctive relief), then that claim or request for that remedy must be brought in court and all other claims and requests for remedies must be arbitrated in accordance with this agreement
- The arbitration is governed by the Consumer Arbitration Rules (the "AAA Rules") of the American Arbitration Association ("AAA"), as modified by this Agreement, and will be administered by the AAA. Company will pay all AAA filing, administration and arbitrator fees for any arbitration it initiates and for any arbitration initiated by another party for which the value of the claims is \$75,000 or less, unless an arbitrator determines that the claims have been brought in bad faith or for an improper purpose, in which case the payment of AAA fees will be governed by the AAA Rules #A COPY OF THESE RULES IS AVAILABLE FROM THE AAA'S WEB SITE AT WWW.ADR.ORG OR ON REQUEST FROM THE COMPANY. THE ARBITRATION AWARD MAY INCLUDE ATTORNEY'S FEES IF ALLOWED BY FEDERAL, STATE, OR OTHER APPLICABLE LAW AND MAY BE ENTERED AS A JUDGMENT IN ANY COURT OF PROPER JURISDICTION.
- The arbitration will take place in the same county in which the property covered by the Report is located. The Federal Arbitration Act will govern the interpretation, applicability and enforcement of this arbitration agreement. This arbitration agreement will survive the termination of the Report.
- N. **Severability.** If any provision of the Terms and Conditions to this Report is determined to be invalid or unenforceable for any reason, then such provision shall be treated as severed from the remainder of the Terms and Conditions, and shall not affect the validity and enforceability of all of the other provisions of the Terms and Conditions.
- O. **Other Agreements.** This Report constitutes the entire, integrated agreement between JCP-LGS and Recipients, and supersedes and replaces all prior statements, representations, negotiations, and agreements.

END OF REPORT



JCP-LGS Commercial Resale Property Disclosure Reports

Disclosure Report Signature Page For ALAMEDA County

Property Address: 3231 TELEGRAPH AVE
OAKLAND, ALAMEDA COUNTY, CA 94609
("Property")

APN: 9-716-2
Report Date: 03/21/2024
Report Number: 3290422

Natural Hazard Disclosure ("NHD") Statement and Acknowledgment of Receipt

DISCLAIMER: This NHD Summary (a) is not valid unless delivered with the complete JCP-LGS Disclosure Report which transferee must read and acknowledge before close of escrow, and (b) is subject to the Terms and Conditions contained in that complete Disclosure Report.

The transferor and his or her agent(s) or a third-party consultant disclose the following information with the knowledge that even though this is not a warranty, prospective transferees may rely on this information in deciding whether and on what terms to purchase the Property. Transferor hereby authorizes any agent(s) representing any principal(s) in this action to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the Property.

The following are representations made by the transferor and his or her agent(s) or a third-party consultant based on their knowledge and maps drawn by the State. This information is a disclosure and is not intended to be part of any contract between the transferee and the transferor. THIS REAL PROPERTY LIES WITHIN THE FOLLOWING HAZARDOUS AREA(S):

A SPECIAL FLOOD HAZARD AREA (Any type Zone "A" or "V") designated by the Federal Emergency Management Agency

Yes ___ No **X** Do not know and information not available from local jurisdiction ___

AN AREA OF POTENTIAL FLOODING shown on a dam failure inundation map pursuant to Section 8589.5 of the Government Code.

Yes ___ No **X** Do not know and information not available from local jurisdiction ___

A VERY HIGH FIRE HAZARD SEVERITY ZONE pursuant to Section 51178 or 51179 of the Government Code. The owner of this Property is subject to the maintenance requirements of Section 51182 of the Government Code.

Yes ___ No **X**

A WILDLAND AREA THAT MAY CONTAIN SUBSTANTIAL FOREST FIRE RISK AND HAZARDS pursuant to Section 4125 of the Public Resources Code. The owner of this Property is subject to the maintenance requirements of Section 4291 of the Public Resources Code. Additionally, it is not the state's responsibility to provide fire protection services to any building or structure located within the wildlands unless the Department of Forestry and Fire Protection has entered into a cooperative agreement with a local agency for those purposes pursuant to Section 4142 of the Public Resources Code.

Yes ___ No **X**

AN EARTHQUAKE FAULT ZONE pursuant to Section 2622 of the Public Resources Code.


Yes ___ No **X**

A SEISMIC HAZARD ZONE pursuant to Section 2696 of the Public Resources Code.

Yes (Landslide Zone) ___ Yes (Liquefaction Zone) **X**

No ___ Map not yet released by state ___

THESE HAZARDS MAY LIMIT YOUR ABILITY TO DEVELOP THE REAL PROPERTY, TO OBTAIN INSURANCE, OR TO RECEIVE ASSISTANCE AFTER A DISASTER. THE MAPS ON WHICH THESE DISCLOSURES ARE BASED ESTIMATE WHERE NATURAL HAZARDS EXIST. THEY ARE NOT DEFINITIVE INDICATORS OF WHETHER OR NOT A PROPERTY WILL BE AFFECTED BY A NATURAL DISASTER. TRANSFEREE(S) AND TRANSFEROR(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE REGARDING THOSE HAZARDS AND OTHER HAZARDS THAT MAY AFFECT THE PROPERTY.

		_____	_____
Signature of Transferor(s)	Date	Signature of Transferor(s)	Date
<i>Edward Kang</i>	03/28/24		
Signature of Agent	Date	Signature of Agent	Date

Transferor(s) and their agent(s) represent that the information herein is true and correct to the best of their knowledge as of the date signed by the transferor(s) and agent(s).

Transferor(s) and their agent(s) acknowledge that they have exercised good faith in the selection of a third-party report provider as required in Civil Code Section 1103.7, and that the representations made in this Natural Hazard Disclosure Statement are based upon information provided by the independent third-party disclosure provider as a substituted disclosure pursuant to Civil Code Section 1103.4. Neither transferor(s) nor their agent(s) (1) has independently verified the information contained in this statement and Report or (2) is personally aware of any errors or inaccuracies in the information contained on the statement. This statement was prepared by the provider below:

Third-Party Disclosure Provider(s) FIRST AMERICAN REAL ESTATE DISCLOSURES CORPORATION OPERATING THROUGH ITS JCP-LGS DIVISION.
Date 21 March 2024

Transferee represents that he or she has read and understands this document. Pursuant to Civil Code Section 1103.8, the representations in this Natural Hazard Disclosure Statement do not constitute all of the transferor's or agent's disclosure obligations in this transaction.

Signature of Transferee(s) _____ Date _____ Signature of Transferee(s) _____ Date _____

TRANSFEREE(S) REPRESENTS ABOVE HE/SHE HAS RECEIVED, READ AND UNDERSTANDS THE COMPLETE JCP-LGS DISCLOSURE REPORT DELIVERED WITH THIS SUMMARY:

- A. Commercial Natural Hazard Disclosure Report , Commercial Tax Report , Commercial Environmental Screening Report .
- B. Additional Property-specific Statutory Disclosures: Former Military Ordnance Site, Airport Influence Area, Airport Noise, San Francisco Bay Conservation and Development District Jurisdiction (in S.F. Bay counties only).
- C. Additional County and City Regulatory Determinations as applicable: Airports, Avalanche, Blow Sand, Coastal Zone, Dam/Levee Failure Inundation, Debris Flow, Erosion, Flood, Fault Zone, Fire, Groundwater, Landslide, Liquefaction, Methane Gas, Mines, Naturally Occurring Asbestos, Redevelopment Area, Right to Farm, Runoff Area, Seiche, Seismic Shaking, Seismic Ground Failure, Slope Stability, Soil Stability, Subsidence, TRPA, Tsunami.
- D. General advisories: Methamphetamine Contamination, Mold, Radon, Endangered Species Act, Abandoned Mines, Oil & Gas Wells, Tsunami Maps (coastal only), Non-residential Building Energy Use, Wood-burning fireplaces.
- E. Government Guides in Combined Booklet with Report. Refer to Booklet: Commercial Property Owner's Guide to Earthquake Safety. Government Guides are also available on the Company's "Electronic Bookshelf" at https://orderform.disclosures.com/resources/electronic_bookshelf/regulatory_pamphlets.