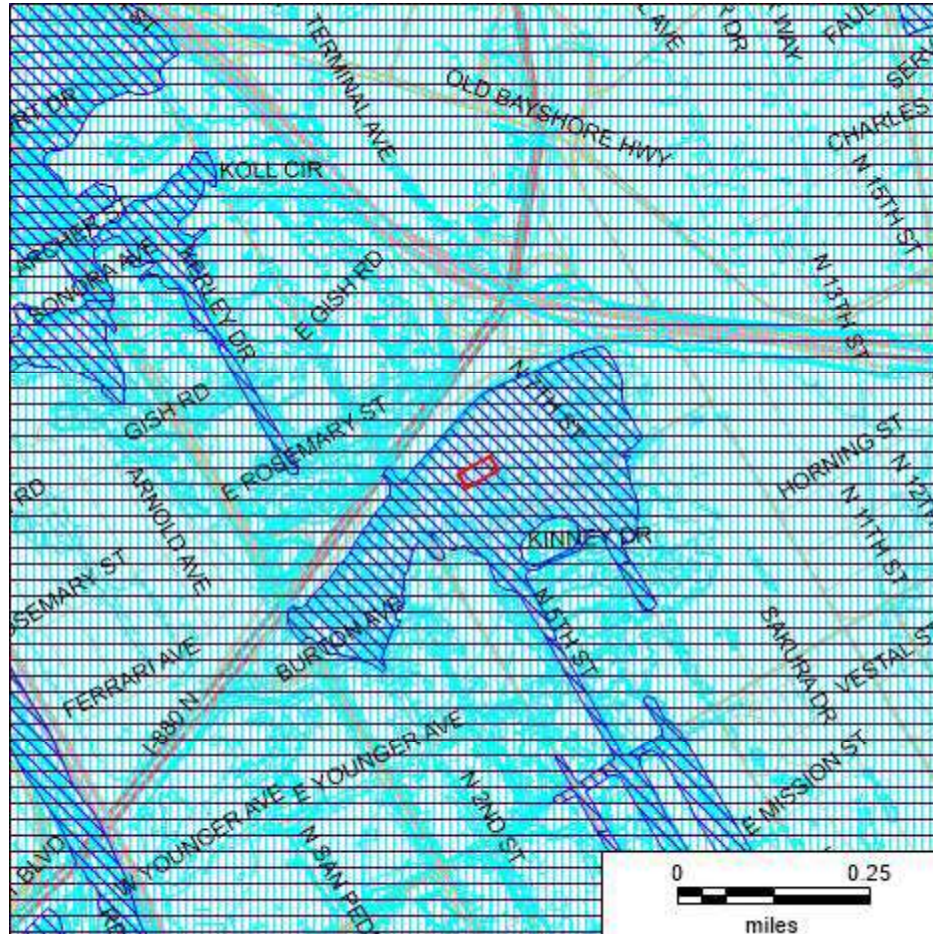


Map of Statutory Natural Hazards For SANTA CLARA County

Property Address: 1170 N 5TH ST
SAN JOSE, SANTA CLARA COUNTY, CA 95112
("Property")

APN: 235-12-008
Report Date: 09/22/2025
Report Number: 3506237



 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.

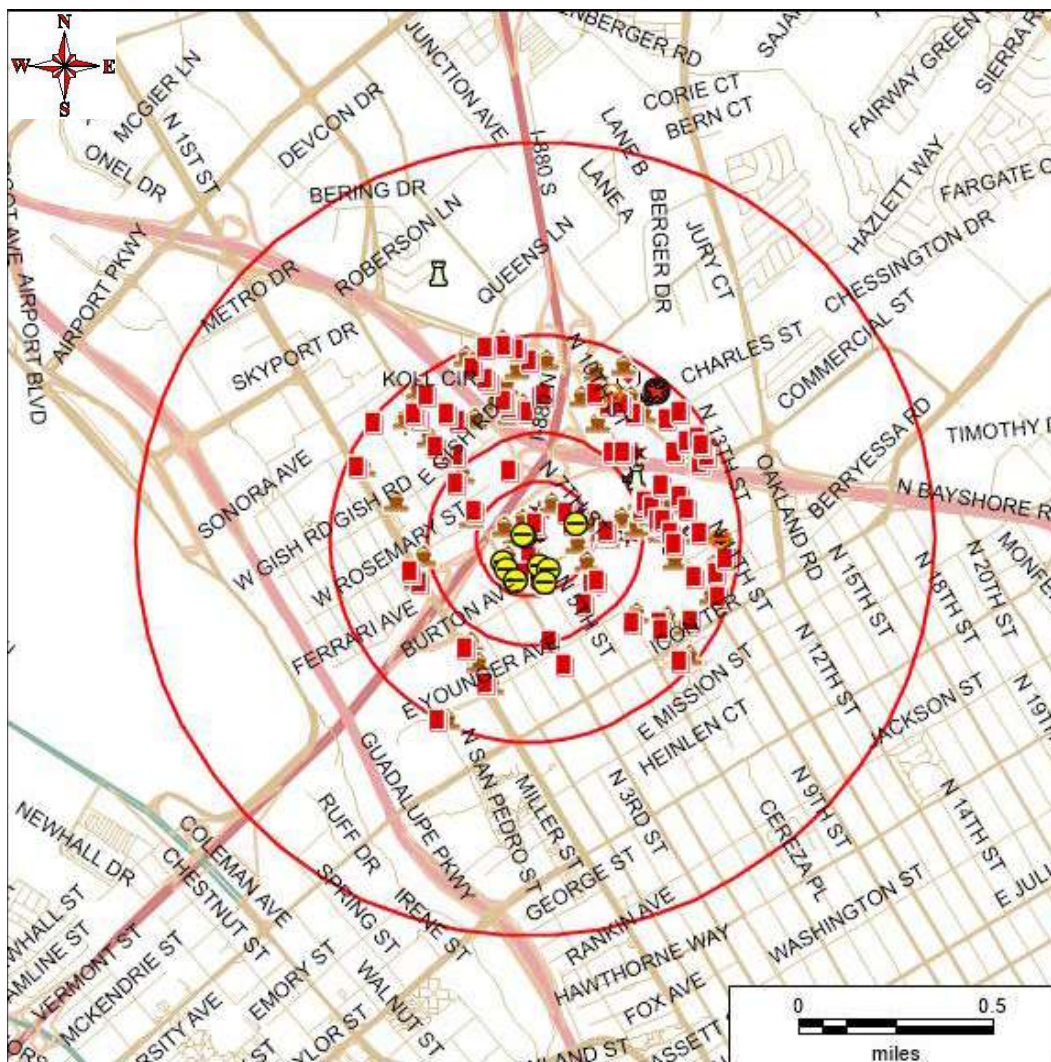
This COMMERCIAL PROPERTY DISCLOSURE REPORT contains the Commercial Natural Hazard Disclosure Report, the Commercial Tax Report and the Commercial Environmental Report.

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 SANTA CLARA County

Property Address: 1170 N 5TH ST
SAN JOSE, SANTA CLARA COUNTY, CA 95112
("Property")

APN: 235-12-008
Report Date: 09/22/2025
Report Number: 3506237



□ Subject Property

NOTE: The foregoing map 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

The Natural Hazard Disclosure Report For SANTA CLARA County

Property Address: 1170 N 5TH ST
SAN JOSE, SANTA CLARA COUNTY, CA 95112
("Property")

APN: 235-12-008
Report Date: 09/22/2025
Report Number: 3506237

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 ☐ 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 ☐ 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 ☒

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 ☒

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

Yes ☐ No ☒

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

Yes (Landslide Zone) ☐ Yes (Liquefaction Zone) ☒

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. TRANSFEE(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 _____ 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 22 September 2025

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:

- Commercial Natural Hazard Disclosure Report, Commercial Tax Report, Commercial Environmental Screening Report.
- 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).
- 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.
- 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.
- 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.



The Natural Hazard Disclosure Report
For SANTA CLARA County

Property Address: 1170 N 5TH ST
SAN JOSE, SANTA CLARA COUNTY, CA 95112
("Property")

APN: 235-12-008
Report Date: 09/22/2025
Report Number: 3506237

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..... [8-26](#)
Tax Report..... [27-33](#)
Environmental Screening Report..... [34-46](#)
Terms and Conditions..... [47-48](#)

The Natural Hazard Disclosure Report For SANTA CLARA County

Property Address: 1170 N 5TH ST
SAN JOSE, SANTA CLARA COUNTY, CA 95112
("Property")

APN: 235-12-008
Report Date: 09/22/2025
Report Number: 3506237

PROPERTY DISCLOSURE SUMMARY - READ FULL REPORT

Statutory NHD Determinations	IN	NOT IN	Map N/A*	Property is:	NHD Report page:
Flood	X			IN a Special Flood Hazard Area. The Property is IN a FEMA-designated Flood Zone(s) AH.	8
Dam	X			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 IN a county-designated fault rupture hazard zone.	12
Landslide		X		NOT IN a county-designated landslide hazard zone.	12
Liquefaction	X			IN a county-designated liquefaction hazard zone.	12
Compressible Soils		X		NOT IN a county-designated compressible soils hazard zone.	12
Dike Failure		X		NOT IN a county-designated dike failure flooding hazard zone.	12

City-level NHD Determinations	IN	NOT IN	Map N/A*	Property is:	NHD Report page:
Fault		X		NOT IN for Fault hazard area.	13
Landslide	X			IN a mapped area of Least, Low, or Low to Moderate Landslide Susceptibility. Please see City of San Jose Regulatory Zones Discussion for more information.	13
Redevelopment Area		X		NOT IN for Redevelopment Area hazard area.	13
Special Geologic Hazard Study Area		X		NOT IN for Special Geologic Hazard Study Area hazard area.	13

Additional Statutory Disclosures	IN	NOT IN	Map N/A*	Property is:	NHD Report page:
Senate Bill 63 (SB 63): Fire Protection Building Standards for New Construction		X		NOT IN a very high, high, or moderate fire hazard severity zone identified by CAL FIRE in the local responsibility area.	15
Former Military Ordnance		X		NOT WITHIN one mile of a formerly used ordnance site.	16
Airport Influence Area		X		NOT IN an airport influence area.	17
Airport Noise Area for 65 Decibel		X		NOT IN a delineated 65 dB CNEL or greater aviation noise zone.	18
Bay Conservation and Development Commission		X		NOT IN an area that is within the jurisdiction of the San Francisco Bay Conservation and Development Commission.	19

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".	20
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.	21

The Natural Hazard Disclosure Report For SANTA CLARA County

Property Address: 1170 N 5TH ST
SAN JOSE, SANTA CLARA COUNTY, CA 95112
("Property")

APN: 235-12-008
Report Date: 09/22/2025
Report Number: 3506237

General Advisories	Description	NHD Report page:
Radon	Provides an advisory on the risk associated with Radon gas concentrations.	22
Endangered Species	Provides an advisory on resources to educate the public on locales of endangered or threatened species.	22
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.	23
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.	23
Electromagnetic Fields Advisory	Provides an advisory about electromagnetic fields in the local environment and their assessment.	24
Tsunami Map Advisory	Provides an advisory about maximum tsunami inundation maps issued for jurisdictional emergency planning.	25
Residential Fireplace Disclosure	Provides disclosure of restrictions on the use of wood-burning fireplaces imposed by the Bay Area Air Quality Management District.	26

Property Tax Determinations	IS	IS NOT	Property is:	Tax Report page:
Mello-Roos Districts		X	NOT SUBJECT TO a Mello-Roos Community Facilities District.	28
1915 Bond Act Districts		X	NOT SUBJECT TO a 1915 Bond Act District.	28
PACE Contract Assessment		X	NOT SUBJECT TO a Property Assessed Clean Energy (PACE) Contract.	28
Other Direct Assessments	X		SUBJECT TO one or more other direct assessments.	29
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).	33

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.	34
Federal National Priorities List or "Superfund" sites (NPL)		X	NOT WITHIN one mile of a NPL site.	43
Corrective Action Sites (RCRA COR)	X		WITHIN one mile of a RCRA COR site.	43
Federal Sites investigated for possible inclusion in the NPL (SEMS)		X	NOT WITHIN one-half mile of a SEMS site.	43
SEMS Sites That Have Been Archived (SEMS-Archived)	X		WITHIN one-half mile of a SEMS-Archived site.	43
Treatment, Storage & Disposal Sites for Hazardous Materials (RCRA TSD)	X		WITHIN one-half mile of a RCRA TSD site.	44
Tribal UST And/Or Tribal LUST		X	NOT WITHIN one-half mile of a Tribal UST or Tribal LUST site.	44
State EnviroStor Cleanup Sites Database (ENVIROSTOR)	X		WITHIN one-half mile of a ENVIROSTOR site.	44
State List of Spills, Leaks, Investigation & Cleanup (SLIC)	X		WITHIN one-half mile of a SLIC site.	44
State List of Solid Waste Landfill Facilities (SWMS)		X	NOT WITHIN one-half mile of a SWMS site.	45
State List of Leaking Underground Storage Tanks (LUST)	X		WITHIN one-half mile of a LUST site.	45
EnviroStor Site With Deed Restriction Or Other Controls (CONTROLS)	X		WITHIN one-half mile of a CONTROLS site.	45
Potential Generator of hazardous materials Sites (RCRA GEN)	X		WITHIN one-eighth mile of a RCRA GEN site.	45
Emergency Response Notification System (ERNS, National Response Center)		X	NOT WITHIN one-eighth mile of a ERNS site.	45
State List of Underground Storage Tanks (UST)		X	NOT WITHIN one-eighth mile of a UST site.	46
State List of Historical Underground Storage Tanks (Hist-UST)		X	NOT WITHIN one-eighth mile of a Hist-UST site.	46

The Natural Hazard Disclosure Report For SANTA CLARA County

Property Address: 1170 N 5TH ST
SAN JOSE, SANTA CLARA COUNTY, CA 95112
("Property")

APN: 235-12-008
Report Date: 09/22/2025
Report Number: 3506237

Environmental Screening Determinations	IS	IS NOT	Property is:	Environmental Report page:
State Hazardous Waste Information Summary (HWIS)	X		WITHIN one-eighth mile of a HWIS site.	46
State List of Aboveground Storage Tanks (AST)		X	NOT WITHIN one-eighth mile of a AST site.	46

Determined by First American Real Estate Disclosures Corporation

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

**The Natural Hazard Disclosure Report
For SANTA CLARA County**

Property Address: 1170 N 5TH ST
SAN JOSE, SANTA CLARA COUNTY, CA 95112
("Property")

APN: 235-12-008
Report Date: 09/22/2025
Report Number: 3506237

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.

Zones 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.

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 Natural Hazard Disclosure Report For SANTA CLARA County

Property Address: 1170 N 5TH ST
SAN JOSE, SANTA CLARA COUNTY, CA 95112
("Property")

APN: 235-12-008
Report Date: 09/22/2025
Report Number: 3506237

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

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

**The Natural Hazard Disclosure Report
For SANTA CLARA County**

Property Address: 1170 N 5TH ST
SAN JOSE, SANTA CLARA COUNTY, CA 95112
("Property")

APN: 235-12-008
Report Date: 09/22/2025
Report Number: 3506237

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.

**The Natural Hazard Disclosure Report
For SANTA CLARA County**

Property Address: 1170 N 5TH ST
SAN JOSE, SANTA CLARA COUNTY, CA 95112
("Property")

APN: 235-12-008
Report Date: 09/22/2025
Report Number: 3506237

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.

**The Natural Hazard Disclosure Report
For SANTA CLARA County**

Property Address: 1170 N 5TH ST
SAN JOSE, SANTA CLARA COUNTY, CA 95112
("Property")

APN: 235-12-008
Report Date: 09/22/2025
Report Number: 3506237

SANTA CLARA COUNTY GEOLOGIC ZONES DISCUSSION

PUBLIC RECORD(S) SEARCHED: The following Public Records are utilized for those county-level disclosures below: Officially adopted digital data of "County Geologic Hazard Zones" as prepared by Santa Clara County Department of Planning and disclosure of which is required by County Ordinance Sec C12-624 as revised March 19, 2002.

FAULT

The County identifies Fault Rupture Hazard Zones as both "active" and "potentially active" fault zones as well as other faulting-related geologic features. Active faults are known to have experienced fault rupture in the last 11,000 years and are usually seismically active (produce earthquakes periodically). Potentially active faults are not seismically active, and it cannot be definitely proven that these faults have moved in the last 11,000 years. Potentially active faults far outnumber active faults in Santa Clara County. Because potentially active faults are included in the zone description, all Fault Rupture Hazard Zone are not necessarily equal to an Alquist-Priolo Earthquake Fault Zone which only includes active faults.

Reporting Standards: If any portion of the Property is situated within a fault zone as delineated in the Public Record, "WITHIN" shall be reported.

LANDSLIDE

Landslide Hazard Zones include areas with a high potential for earthquake-induced landslides. It does not necessarily mean that landslides exist on the Property or that landsliding is imminent or probable in the area. It does mean that the designated area has a greater chance of landsliding than properties in flat-lying areas. The County has also included a United States Geological Survey Report and State of California Geologic Survey Earthquake-Induced Landslide Hazard Zones into the zone description. These include areas where there has been a recent landslide, or where local slope, geological, geotechnical, and ground moisture conditions indicate a potential for landslides as a result of earthquake shaking.

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

LIQUEFACTION

Liquefaction Hazard Zones include areas the California Geological Survey has defined as areas of historic occurrence or potential for liquefaction. Liquefaction is a rare soil phenomenon that can occur when loose, water saturated, fine-grained sands and silty sands that lie within 50 feet of the ground surface are shaken in a significant earthquake. The soil temporarily becomes liquid-like and structures may settle unevenly. The County has also included zones of liquefaction susceptibility from a United States Geological Survey Report of soil deposits that may be prone to liquefaction.

Reporting Standards: If any portion of the Property is situated within an area of potential liquefaction as delineated in the Public Record, "IN" shall be reported.

COMPRESSIBLE SOILS

Compressible Soils Zones include areas where there is a chance that the ground will settle locally during severe shaking due to the potential compression of peaty-type soils in these areas. Risk of injury is relatively low in these areas as a result of settlement alone.

Reporting Standards: If any portion of the Property is situated within an area of compressible soils as delineated in the Public Record, "IN" shall be reported.

DIKE FAILURE

Dike Failure Flooding Zones include areas where there is a significant chance of flooding following a large earthquake if the perimeter dike systems of the bay fail.

Reporting Standards: If any portion of the Property is situated within an area of potential dike failure as delineated in the Public Record, "IN" shall be reported.

**The Natural Hazard Disclosure Report
For SANTA CLARA County**

Property Address: 1170 N 5TH ST
SAN JOSE, SANTA CLARA COUNTY, CA 95112
("Property")

APN: 235-12-008
Report Date: 09/22/2025
Report Number: 3506237

CITY OF SAN JOSE REGULATORY ZONES DISCUSSION

PUBLIC RECORD(S) SEARCHED: The following Public Records have been incorporated into "The San Jose 2020 General Plan" (including Appendix B, "Seismic Safety") as adopted by the San Jose City Council in 1994 or adopted by City Ordinance or other City Council action pursuant to required disclosures below:

- "City of San Jose Fault Hazard Zone Maps" dated 1983 and on file in the Department of Public Works pursuant to §17 of the City of San Jose Municipal Code.
- "Geotechnical Report, Geological Investigation, City of San Jose Sphere of Influence," produced in 1974 by Cooper, Clark, and Associates pursuant to §17 of the City of San Jose Municipal Code.
- "City of San Jose Special Geologic Hazard Study Area Map" and any map(s) that show any land added by way of amendment pursuant to §17.10.805 of the City of San Jose Municipal Code.
- "Landslide Areas Map, City of San Jose Phase 1A Regional Geologic Study," produced in 1995 by Norfleet Consultants.
- "Strong Neighborhood Initiative ("SNI") / Redevelopment Area" maps produced by the City's Planning Services Division.

By local ordinance, the City of San Jose requires disclosure of these geologic hazard zones, neighborhood and redevelopment areas, and street tree maintenance requirements to potential buyers of real property

FAULT

San Jose Fault Hazard Zones are areas identified by the State of California and the City of San Jose Department of Public Works that include Alquist-Priolo Earthquake Fault Zones as designated by the California Geological Survey, as well as City Special Studies Zones and City Potential Hazard Zones. These three zones are disclosed in this Report as "City Fault Zones." The City has also identified "Reported Faults" which have been buffered on all sides by one-eighth of one mile and are disclosed in this Report as "Reported Faults."

Reporting Standards: If any portion of the Property is located within a City Fault Zone as delineated in the Public Record, "City Fault Zone" shall be reported. If any portion of the Property is located within one-eighth of one mile (660 feet) of a Reported Fault as delineated in the Public Record, "Reported Fault" shall be reported.

LANDSLIDE SUSCEPTIBILITY

Standard Geologic Hazard Study Area: These are areas identified by the City as having a very high, high, or moderate to high landslide susceptibility and are disclosed in this Report as "Moderate to Very High." In most places, these "Standard" areas are equivalent to and replace the old definition of a "Special Geologic Hazard Area" that was used by the City of San Jose prior to the August 23, 1994 updating of their maps. Areas identified by the City as Least, Low, and Low to Moderate are also disclosed in this Report as "Least to Moderate."

Reporting Standards: If any portion of the Property is located within a mapped area of Moderate to High, High, or Very High Landslide Susceptibility as delineated in the Public Record, "Moderate to Very High" shall be reported. If no portion of the Property is within this "Moderate to Very High" area and is within the mapped area, then "Least to Moderate" shall be reported.

SPECIAL GEOLOGIC HAZARD STUDY AREA

Special Geologic Hazard Study Area: A limited zone defined by the City that is undergoing a special phased geologic study to define areas that are underlain by active landsliding. New development, grading or building permits for property improvements in this area will take into consideration information from the first phase of the Final Report, Phase 1A Regional Geologic Special Study that has been completed, this report is titled Study of the Special Geologic Hazard Area, this first phase has delineated the following landslide zones within the City of San Jose. Special Geologic Hazard Area:

- **Zone X** - Not within a landslide area. However, the possibility exists of unrecognized landslides in this area.
- **Zone Y** - Not enough information to determine if the area is within or not within a landslide area. These areas could encompass all types of possible landslides, but it could not be determined with the information available in the Phase 1A Study if this was the case.
- **Zone Z** - Within a landslide area, this area encompasses active, recent, and old landslides.

NOTE: Zones X, Y, and Z were determined using air photo analysis and field studies. No distinctions were made as to the size, age, depth or activity of any landslide. If the subject property is located in a "Standard" or a "Special" Geologic Hazard Study Area, or if other geologic information of concern exists in the City's files, a "Certificate of Geologic Clearance" from the Department of Public Works is required prior to any discretionary approval for development or any grading or building permit for improvements to a site. In order to obtain a Clearance for sites within a "Special Geologic Hazard Study Area," the property owner is required to perform a Geologic Evaluation according to City ordinance (Chapter 17.10, Part 6). An "on" or "off-site" geologic study may have been prepared for the site. Such reports are normally available for review in the office of the City's engineering geologist. The preceding information must be disclosed to the buyer by the agent for the seller of the subject property in accordance with Section 10176(a) of the California Business and Professions Code and "Disclosure to Prospective Purchasers," Title 17, Chapter 17.10, Part 9, Section of the City of San Jose Municipal Code.

Reporting Standards: If any portion of the Property is within one or more of the 3 Special Geologic Hazard Study Areas as delineated in the Public Record, the name of that Zone or Zones shall be reported.

SAN JOSE REDEVELOPMENT AREAS (Strong Neighborhood Initiative Areas)

**The Natural Hazard Disclosure Report
For SANTA CLARA County**

Property Address: 1170 N 5TH ST
SAN JOSE, SANTA CLARA COUNTY, CA 95112
("Property")

APN: 235-12-008
Report Date: 09/22/2025
Report Number: 3506237

The Strong Neighborhoods Initiative ("SNI") is a commitment made by the Mayor and the Council to unite with San Jose communities to strengthen City neighborhoods. SNI is about cleaner, safer neighborhoods and connecting those neighborhoods to resources and to each other. It is listening to San Jose neighborhoods and responding to citywide priorities. By focusing resources from the City of San Jose, San Jose Redevelopment Agency, private investment, and public-private partnerships, the Strong Neighborhoods Initiative will improve conditions, enhance community safety, and strengthen neighborhood associations.

The Agency, under this Plan, is authorized to develop or otherwise participate in certain publicly owned projects in various neighborhoods as may be determined and approved in accordance with California Redevelopment Law, such as community centers, fire stations, libraries, joint school projects, community gardens, open space and cultural facilities. The Agency also sponsors programs to develop affordable housing and to provide funds to rehabilitate residential and commercial properties, like grants for exterior renovations and roofing.

- **Industrial Redevelopment Areas** were created to encourage the expansion and location of research and development, office, manufacturing, warehouse and commercial uses, attract local jobs, and increase various revenue sources to the city.
- **Downtown Redevelopment Area** is modeled after the San Jose of 1900-1950, a 24-hour city where people lived, worked, and shopped.
- **Neighborhood Business Districts** were created to revitalize, and encourage private investment in, San Jose's older commercial neighborhoods. Enhanced by community involvement, the NBD program tackles parking problems, improves building facades, extends street improvements, modernizes underground utilities, and offers marketing advice to small businesses.
- **Neighborhood Business Clusters** were created to revitalize and increase commercial and residential development to better serve the needs of the neighborhood.

For more information please visit the City web site at <http://www.sanjoseca.gov/index.aspx?NID=1745>

Reporting Standards: If the Property is one of the SNI Areas, Districts, or Clusters as delineated in the Public Record, the name of that Area, District, or Cluster shall be reported.

END OF LOCAL AREA DISCLOSURES AND DISCUSSIONS SECTION

**The Natural Hazard Disclosure Report
For SANTA CLARA County**

Property Address: 1170 N 5TH ST
SAN JOSE, SANTA CLARA COUNTY, CA 95112
("Property")

APN: 235-12-008
Report Date: 09/22/2025
Report Number: 3506237

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): Fire Protection Building Standards for New Construction

In February 2025, the State of California adopted the 2024 International Wildland-Urban Interface Code (IWUIC) as the basis for Title 24, Part 7, 2025 California Wildland-Urban Interface Code (formerly titled "Chapter 7A"). The IWUIC regulates new construction in a wildland area. Specifically, the IWUIC establishes minimum standards for the protection of life and property by increasing the ability of a building, including residential and commercial occupancy types, to resist the intrusion of flames or burning embers projected by a vegetation fire.

The fire protection building standards under the IWUIC, as adopted, apply to unincorporated lands in a State Responsibility Area ("SRA"). In a Local Responsibility Area ("LRA"), those fire protection building standards currently apply to land within a Very High Fire Hazard Severity Zone or a Wildland Urban Interface ("WUI") Fire Area as designated by cities and other local agencies.

Beginning February 10, 2025, pursuant to California Senate Bill 63, approved in 2021 (Government Code §51178 as amended), the Director of the Department of Forestry and Fire Protection ("Director") is releasing maps of Fire Hazard Severity Zones ("FHSZ") in the LRA, in phases by California region. Those maps include Moderate and High FHSZ, in addition to Very High FHSZ already designated in LRA. The SB 63 law ("SB 63") requires the State Fire Marshal, in consultation with the Director and other state agencies, to propose, and the State Building Standards Commission to adopt, expanded application of specified building standards to the High FHSZ in the LRA—and to consider, if it is appropriate, expanding application of these building standards to the Moderate FHSZ in the LRA.

Affected Disclosures: SB 63 does not itself create a new real estate disclosure. However, expansion of fire protection building standards to High and Moderate FHSZ in the LRA may affect the cost of new construction or modifications to existing structures on properties in those fire zones and, therefore, may be a material fact in a real property transaction. This Report provides that disclosure, if applicable, in the Property Disclosure Summary, in the "Senate Bill 63 (SB 63): Fire Protection Building Standards for New Construction" determination.

In addition, a prior law that still controls, Assembly Bill 38 ("AB 38"), created certain disclosure and vegetation management (defensible space) obligations for 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. The recently released SB 63 maps extend the area subject to AB 38 by adding a High FHSZ in the LRA—in addition to the Very High FHSZ that already may exist. Therefore, disclosure of a High or a Very High FHSZ in the LRA is now required under AB 38. This Report provides that disclosure, if applicable, in the Property Disclosure Summary, in the "Fire Hazard Severity Zone (AB 38)" determination.

A local agency may, at its discretion, include areas within the jurisdiction of the local agency, not identified as Very High Fire Hazard Severity Zones by the State Fire Marshal, as Very High Fire Hazard Severity Zones. Likewise, a local agency may include areas not identified as Moderate and High Fire Hazard Severity Zones by the State Fire Marshal, as Moderate and High Fire Hazard Severity Zones, respectively. Where a local agency has designated, by ordinance, such an expanded FHSZ, this Report will provide that disclosure in the Property Disclosure Summary, in the "Fire Hazard Severity Zone pursuant to Gov. Code §51179." Please note that any mapped FHSZ boundary modifications submitted by the local agency to CAL FIRE may not be reflected in CAL FIRE data and will have to be obtained from the local agency directly.

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.

The Natural Hazard Disclosure Report For SANTA CLARA County

Property Address: 1170 N 5TH ST
SAN JOSE, SANTA CLARA COUNTY, CA 95112
("Property")

APN: 235-12-008
Report Date: 09/22/2025
Report Number: 3506237

PUBLIC RECORD: Official digital data of "Fire Hazard Severity Zones in the Local Responsibility Areas [LRA]" as identified by CAL FIRE and as modified concurrent with subsequent official CAL FIRE updates, pursuant to Section 51178 of the Government Code.

REPORTING STANDARD: "IN" shall be reported as will any mapped Fire Hazard Severity Zone ("Very High", "High", or "Moderate") in the local responsibility area affecting any portion of the Property as identified by the State Fire Marshal in the Public Record. "NOT IN" shall be reported if no portion of the Property is located within a Fire Hazard Severity Zone in the local responsibility area as identified by the State Fire Marshal in the Public Record. "Map Not Available" shall be reported if Fire Hazard Severity Zones in the local responsibility area as identified by the State Fire Marshal in the Public Record are not timely available as of the Report Date.

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.

**The Natural Hazard Disclosure Report
For SANTA CLARA County**

Property Address: 1170 N 5TH ST
SAN JOSE, SANTA CLARA COUNTY, CA 95112
("Property")

APN: 235-12-008
Report Date: 09/22/2025
Report Number: 3506237

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.

**The Natural Hazard Disclosure Report
For SANTA CLARA County**

Property Address: 1170 N 5TH ST
SAN JOSE, SANTA CLARA COUNTY, CA 95112
("Property")

APN: 235-12-008
Report Date: 09/22/2025
Report Number: 3506237

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.

**The Natural Hazard Disclosure Report
For SANTA CLARA County**

Property Address: 1170 N 5TH ST
SAN JOSE, SANTA CLARA COUNTY, CA 95112
("Property")

APN: 235-12-008
Report Date: 09/22/2025
Report Number: 3506237

**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".

**The Natural Hazard Disclosure Report
For SANTA CLARA County**

Property Address: 1170 N 5TH ST
SAN JOSE, SANTA CLARA COUNTY, CA 95112
("Property")

APN: 235-12-008
Report Date: 09/22/2025
Report Number: 3506237

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.

**The Natural Hazard Disclosure Report
For SANTA CLARA County**

Property Address: 1170 N 5TH ST
SAN JOSE, SANTA CLARA COUNTY, CA 95112
("Property")

APN: 235-12-008
Report Date: 09/22/2025
Report Number: 3506237

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/CCDCPHP/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.

**The Natural Hazard Disclosure Report
For SANTA CLARA County**

Property Address: 1170 N 5TH ST
SAN JOSE, SANTA CLARA COUNTY, CA 95112
("Property")

APN: 235-12-008
Report Date: 09/22/2025
Report Number: 3506237

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/>

**The Natural Hazard Disclosure Report
For SANTA CLARA County**

Property Address: 1170 N 5TH ST
SAN JOSE, SANTA CLARA COUNTY, CA 95112
("Property")

APN: 235-12-008
Report Date: 09/22/2025
Report Number: 3506237

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/>.

The Natural Hazard Disclosure Report For SANTA CLARA County

Property Address: 1170 N 5TH ST
SAN JOSE, SANTA CLARA COUNTY, CA 95112
("Property")

APN: 235-12-008
Report Date: 09/22/2025
Report Number: 3506237

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

**The Natural Hazard Disclosure Report
For SANTA CLARA County**

Property Address: 1170 N 5TH ST
SAN JOSE, SANTA CLARA COUNTY, CA 95112
("Property")

APN: 235-12-008
Report Date: 09/22/2025
Report Number: 3506237

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:
<https://www.conservation.ca.gov/cgs/tsunami/maps>

University of Southern California -- Tsunami Research Center:
<https://tsunamiresearchcenter.com/category/tsunami-archive/>

State of California Geological Survey Tsunami Information:
<https://www.tsunami.gov/>

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

**The Natural Hazard Disclosure Report
For SANTA CLARA County**

Property Address: 1170 N 5TH ST
SAN JOSE, SANTA CLARA COUNTY, CA 95112
("Property")

APN: 235-12-008
Report Date: 09/22/2025
Report Number: 3506237

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.

California Property Tax Disclosure Report For SANTA CLARA County

Property Address: 1170 N 5TH ST
SAN JOSE, SANTA CLARA COUNTY, CA 95112
("Property")

APN: 235-12-008
Report Date: 09/22/2025
Report Number: 3506237

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 2024-2025 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	NOT SUBJECT TO a Mello-Roos Community Facilities District. 28
B.		X	NOT SUBJECT TO a 1915 Bond Act District. 28
C.		X	NOT SUBJECT TO a Property Assessed Clean Energy (PACE) Contract. 28
D.	X		SUBJECT TO one or more other direct assessments. 29
E.		X	NOT SUBJECT TO the State Responsibility Area Fire Prevention Fee (SRA Fee is suspended until 2031 by Assembly Bill 398 of 2017). 33

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 Treasurer'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.

**California Property Tax Disclosure Report
For SANTA CLARA County**

Property Address: 1170 N 5TH ST
SAN JOSE, SANTA CLARA COUNTY, CA 95112
("Property")

APN: 235-12-008
Report Date: 09/22/2025
Report Number: 3506237

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

This Commercial Property is NOT SUBJECT to Mello-Roos Community Facilities Districts.

Database: Secured Property Tax Roll

Database Date: FY 2024-2025

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 2024-2025

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 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 2024-2025 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.

**California Property Tax Disclosure Report
For SANTA CLARA County**

Property Address: 1170 N 5TH ST
SAN JOSE, SANTA CLARA COUNTY, CA 95112
("Property")

APN: 235-12-008
Report Date: 09/22/2025
Report Number: 3506237

Part 3. Current Property Tax Bill Summary

A. Summary of 2024-2025 Property Tax Bill

The following is a summary of Database information obtained from the SANTA CLARA COUNTY Secured Property Tax Roll (Database) for Tax Year 2024-2025 ("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:	\$1,785,446.00
1st Installment Due 11/01/2024	\$11,197.75
2nd Installment Due 02/01/2025	\$11,197.75
Total Annual Tax Liability	\$22,395.50

General Ad Valorem Taxes

AGENCY	DESCRIPTION	AMOUNT	CONTACT PHONE
SANTA CLARA COUNTY	GENERAL AD VALOREM TAX & VOTER APPROVED BONDS	\$20,412.96	408-299-5540
SANTA CLARA VALLEY WATER DISTRICT	SCVWD TAX RATE	\$60.78	408-299-5540
	TOTAL AD VALOREM TAXES	\$20,473.74	

Direct and/or Special Assessments

AGENCY	DESCRIPTION	AMOUNT	CONTACT PHONE
SAN JOSE UNIFIED SCHOOL DISTRICT	SAN JOSE USD MEASURE Y PARCEL TAX	\$72.00	408-535-6444
SAN JOSE SEWER SANITATION/STORM	SEWER SANI/STORM CHARGE	\$1,302.36	(408) 535-3500
CITY OF SAN JOSE LIBRARY	S.J. LIBRARY ASSMT.	\$37.66	(800) 441-8280
SANTA CLARA COUNTY VECTOR CNTRL DIST	SCCO VECTOR CONTROL	\$6.70	(800) 273-5167
SANTA CLARA COUNTY VECTOR CNTRL DIST	MOSQUITO ASSESSMENT NO. 2	\$19.10	(800) 273-5167
SCVWD FLOOD ASSMT CENTRAL	FLOOD CONTROL	\$21.30	(408) 630-2810
SAN FRANCISCO BAY RESTORATION AUTHORITY	CLEAN AND HEALTHY BAY PARCEL TAX	\$12.00	888-508-8157
OPEN SPACE DIST - SANTA CLARA COUNTY	SCCOSA ASMT DIST 1	\$25.62	(800) 273-5167
OPEN SPACE AUTHORITY - SANTA CLARA VALLEY	SCVOSA MEASURE T	\$24.00	(800) 273-5167
SANTA CLARA VALLEY WATER DIST	SAFE, CLEAN WATER	\$401.02	408-630-2810
	TOTAL DIRECT ASSESSMENTS	\$1,921.76	

California Property Tax Disclosure Report For SANTA CLARA County

Property Address: 1170 N 5TH ST
SAN JOSE, SANTA CLARA COUNTY, CA 95112
("Property")

APN: 235-12-008
Report Date: 09/22/2025
Report Number: 3506237

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=5JY002GNPX6r72lg6EB21mwEVIUutiWTB1EJRyTi3UvdFxDPkdUtTmrl8jWayAWPmfkxlcCEPvwGvKHRYbqR8%2bfH0rNPe%2fScYko6%2bBEOLpM%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		0.01147
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	\$	1,921.76
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 408-299-5540 or visit the County website at <https://www.sccassessor.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 SANTA CLARA County website.

**California Property Tax Disclosure Report
For SANTA CLARA County**

Property Address: 1170 N 5TH ST
SAN JOSE, SANTA CLARA COUNTY, CA 95112
("Property")

APN: 235-12-008
Report Date: 09/22/2025
Report Number: 3506237

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."

SANTA CLARA County Assessor

Phone: 408-299-5540

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

**California Property Tax Disclosure Report
For SANTA CLARA County**

Property Address: 1170 N 5TH ST
SAN JOSE, SANTA CLARA COUNTY, CA 95112
("Property")

APN: 235-12-008
Report Date: 09/22/2025
Report Number: 3506237

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=5JY002GNPX6r72Iq6EB21mwEVIUutiWTB1EJRyTi3UvdFxDPkdUtTmrl8jWayAWPmfkxlcCEPwGvKHRYbqR8%2bfH0rNPe%2fScYko6%2bBEOLpM%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	\$	1,785,446.00
3	Subtract line 2 from line 1. Estimated Supplemental Assessed Value.....	• 3	\$	_____
4	Multiply line 3 by 0.01147000 (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.

**California Property Tax Disclosure Report
For SANTA CLARA County**

Property Address: 1170 N 5TH ST
SAN JOSE, SANTA CLARA COUNTY, CA 95112
("Property")

APN: 235-12-008
Report Date: 09/22/2025
Report Number: 3506237

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.ca.gov/faces/billNavClient.xhtml?bill_id=20170180AB398

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.**

Environmental Screening Report For SANTA CLARA County

Property Address: 1170 N 5TH ST
SAN JOSE, SANTA CLARA COUNTY, CA 95112
("Property")

APN: 235-12-008
Report Date: 09/22/2025
Report Number: 3506237

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	1	1
Federal Sites investigated for possible inclusion in the NPL (SEMS)	MAYBE	0	0	N/A
SEMS Sites That Have Been Archived (SEMS-Archived)		0	2	N/A
Treatment, Storage & Disposal Sites for Hazardous Materials (RCRA TSD)		8	94	N/A
Tribal UST And/Or Tribal LUST	MAYBE	0	0	N/A
State EnviroStor Cleanup Sites Database (ENVIROSTOR)	MAYBE	2	11	N/A
State List of Spills, Leaks, Investigation & Cleanup (SLIC)	YES	2	4	N/A
State List of Solid Waste Landfill Facilities (SWIS)	MAYBE	0	0	N/A
State List of Leaking Underground Storage Tanks (LUST)	YES	7	49	N/A
EnviroStor Site With Deed Restriction Or Other Controls (CONTROLS)	MAYBE	0	2	N/A
Potential Generator of hazardous materials Sites (RCRA GEN)		1	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	9	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	29	163	1
CONTAMINATED SITE TOTALS	18	54	1
TOTAL OF SITES FOUND	193		

Environmental Screening Report For SANTA CLARA County

Property Address: 1170 N 5TH ST
SAN JOSE, SANTA CLARA COUNTY, CA 95112
("Property")

APN: 235-12-008
Report Date: 09/22/2025
Report Number: 3506237

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/what-we-do/pipeline-safety-and-cupa/certified-unified-program-agency>. 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
BABBITT BEARING COMPANY INC	1170 NO 5TH ST., SAN JOSE, CA 95112	CAD029276813	N/P	CA_HWMS
CUPERTINO ELECTRIC INC	1132 N 7TH ST, SAN JOSE, CA 95112	CAL000182215	N/P	CA_HWMS
SENJU COMTEK CORP	1171B N 4TH ST, SAN JOSE, CA 95112	CAL000187765	N/P	CA_HWMS
THEDY AUTO REPAIR	1169 N 5th St, SAN JOSE, CA 95112	CAL000256399	N/P	CA_HWMS
O'REILLY AUTO PARTS STORE 2555	1160 N 4TH ST, SAN JOSE, CA 95112	CAL000392794	N/P	CA_HWMS
CALIBER COLLISION CENTER	1138 N 5TH ST, SAN JOSE, CA 95112	CAL000419857	N/P	CA_HWMS
FERGUSON HVAC AIR COLD #1009	206 COMMERCIAL ST, SAN JOSE, CA 95122	CAL000421976	N/P	CA_HWMS
COAST ENGRAVING INC	1097 NORTH FIFTH STREET, SAN JOSE, CA 95112	CAL921694362	N/P	CA_HWMS
ADVANCED SURFACE FINISHING	1181 N FOURTH ST STE 50, SAN JOSE, CA 95112	CAR000050625	N/P	CA_HWMS
CERTIFIED GARMENT & LINEN SUPPLY	519 HORNING ST, SAN JOSE, CA 95112	CAD981672066	Closed	FED_SEMS_ARCHIVE
PROTOMOLD MFG	1390 OLD BAYSHORE HWY, SAN JOSE, CA 95112	CAD982359101	Closed	FED_SEMS_ARCHIVE
GARDEN VALLEY FERTILIZER COMPANY	565 CHARLES STREET, SAN JOSE, CA 95112	43070026	Open	CA_DTSC_DEED
MOYER CHEMICAL	1300,1310, 1336 OLD BAYSHORE HWY, SAN JOSE, CA 95112	60001663	Open	CA_DTSC_DEED
SAFETY-KLEEN SYSTEMS, INC	1147 NORTH 10TH STREET, SAN JOSE, CA 95112-0000	CAD980817159	Active	FED_RCRA_COR
ULTRA-CHEM C L SCOTT ENTERPRISES INC	460 REYNOLDS CIR, SAN JOSE, CA 95112	CAT080013535	Active	FED_RCRA_COR
SON MFG CO	1099 N 5TH ST, SAN JOSE, CA 95112	CAD981386410	Active	FED_RCRA_GEN
SOUTH BAY GRADALL RENTALS	948 N 8TH STREET, SAN JOSE, CA 95112	CAT000611525	Active	FED_RCRA_TSD
APPLIED REMEDIATION CO	1450 KOLL CIRCLE STE 102A, SAN JOSE, CA 95112	CAD982433476	Active	FED_RCRA_TSD
GARDEN VALLEY FERTILIZER CO	565 CHARLES ST, SAN JOSE, CA 95112	CAP000103697	Active	FED_RCRA_TSD
J N ABBOTT DISTRIBUTOR INC	1090 N 10TH ST, SAN JOSE, CA 95112	CAD983634908	Active	FED_RCRA_TSD
SANTA CLARA COUNTY GARAGE	90 W YOUNGER AVE, SAN JOSE, CA 95110	CAD981976368	Active	FED_RCRA_TSD
LAIDLAW TRANSIT	1145 N 13TH, SAN JOSE, CA 95112	CAD981669625	Active	FED_RCRA_TSD
FITZPATRICK BARRICADE & SAFETY SUPPLY	1310 OLD BAYSHORE HWY, SAN JOSE, CA 95112	CAD982337099	Active	FED_RCRA_TSD
EXPRESS TRUCK PARTS, INC	1371 OLD BAYSHORE HWY, SAN JOSE, CA 95112	CAD092610484	Active	FED_RCRA_TSD
13TH ST AUTO BODY & TRUCK	820 N 13TH ST, SAN JOSE, CA 95112	CAD982004897	Active	FED_RCRA_TSD
TOSCO NORTHWEST CO NO 11235	1271 N 1ST ST, SAN JOSE, CA 95112	CA0001036698	Active	FED_RCRA_TSD
AMERICAN METAL PLATING SERVICE	1435 KOLL CIRCLE #104, SAN JOSE, CA 95112	CAD982334054	Active	FED_RCRA_TSD
MOYER CHEM CO INC	1310 BAYSHORE HWY, SAN JOSE, CA 95108	CAD009125311	Active	FED_RCRA_TSD
OLSON BROS BODY SHOP	1325 OLD BAYSHORE HWY, SAN JOSE, CA 95112	CAD981372675	Active	FED_RCRA_TSD
AMERICAN METAL PLATING SERVICE	1435 KOLL CIRCLE SUITE I04, SAN JOSE, CA 95112	CAD981396211	Active	FED_RCRA_TSD

Environmental Screening Report For SANTA CLARA County

Property Address: 1170 N 5TH ST
SAN JOSE, SANTA CLARA COUNTY, CA 95112
("Property")

APN: 235-12-008
Report Date: 09/22/2025
Report Number: 3506237

Site Name	Address	Case No.	Status	Database
FILOS COLLISION	1190 N 13TH ST., SAN JOSE, CA 95112	CAD009148784	Active	FED_RCRA_TSD
CRISTINA WHSE CO INC	1045 N 10TH ST, SAN JOSE, CA 95112	CAD004771358	Active	FED_RCRA_TSD
PAUL S AUTO BODY SHOP	680 N 13TH STREET, SAN JOSE, CA 95112	CAD982522708	Active	FED_RCRA_TSD
DALES TRANSMISSION	1604 OLD BAYSHORE RD, SAN JOSE, CA 95112	CAD981668163	Active	FED_RCRA_TSD
B AND F FRICTION	1164 OLD BAYSHORE HWY, SAN JOSE, CA 95112	CAD982343857	Active	FED_RCRA_TSD
MOUNTZ INC	1080 N 11TH ST, SAN JOSE, CA 95112-2927	CAL000080988	Active	FED_RCRA_TSD
GOODWILL OF SILICON VALLEY	950 N 7TH ST, SAN JOSE, CA 95112	CAD982471831	Active	FED_RCRA_TSD
GREENTeam MRF	575 CHARLES ST, SAN JOSE, CA 95112	CAL000130115	Active	FED_RCRA_TSD
SANTA CLARA VALLEY TRANSPORTATION - GUADALUPE DIVISION	101 W YOUNGER AVE, SAN JOSE, CA 95110-0000	CAD982032047	Active	FED_RCRA_TSD
REYES COCA-COLA BOTTLING LLC	1555 BAYSHORE HIGHWAY, SAN JOSE, CA 95112	CAD982514879	Active	FED_RCRA_TSD
CASCADE COMPUTER COATINGS INC	1615 TERMINAL AVE, SAN JOSE, CA 95112	CAD981370299	Active	FED_RCRA_TSD
SON MFG CO	1099 N 5TH ST, SAN JOSE, CA 95112	CAD981386410	Active	FED_RCRA_TSD
AIM SPRAY INC	1068 N 10TH ST, SAN JOSE, CA 95112	CAD051611119	Active	FED_RCRA_TSD
SHELL SERVICE STATION	1120 N FIRST, SAN JOSE, CA 95112	CAR000103184	Active	FED_RCRA_TSD
A I MARINE & CAR PARTS	1133 N 10TH ST, SAN JOSE, CA 95112	CAD983595752	Active	FED_RCRA_TSD
CANNERY PARK V ASSOCIATES	880 N 8TH ST, SAN JOSE, CA 95112	CAD983631615	Active	FED_RCRA_TSD
BOB LEWIS VW PEUGEOT	1560 N 1ST STREET, SAN JOSE, CA 95112	CAD029156148	Active	FED_RCRA_TSD
ALL-CHEM	1310 OLD BAYSHORE HWY, SAN JOSE, CA 95112	CAD980814974	Active	FED_RCRA_TSD
ALL AUTO	1539 TERMINAL AVE, SAN JOSE, CA 95112	CAD981650724	Active	FED_RCRA_TSD
SAN JOSE PLATING WORKS INC	1575 TERMINAL AVE, SAN JOSE, CA 95112	CAD009164682	Active	FED_RCRA_TSD
A & D PRECISION MACHINING INC	1450 KOLL CIRCLE #101, SAN JOSE, CA 95112	CAD981666597	Active	FED_RCRA_TSD
GEAR SHOP THE	1147 N TENTH ST, SAN JOSE, CA 95112	CAD981580145	Active	FED_RCRA_TSD
CANNERY PARK III ASSOCIATES	615 N 9TH ST, SAN JOSE, CA 95112	CAD983631607	Active	FED_RCRA_TSD
COINTROL	398 COMMERCIAL ST, SAN JOSE, CA 95112	CAR000115022	Active	FED_RCRA_TSD
FLEETPRIDE #711	1164 OLD BAYSHORE HWY, SAN JOSE, CA 95112	CAL000441866	Active	FED_RCRA_TSD
SAFETY-KLEEN SYSTEMS, INC	1147 NORTH 10TH STREET, SAN JOSE, CA 95112-0000	CAD980817159	Active	FED_RCRA_TSD
MIYAHARA AUTO REPAIR	476 SANTA ANA AVE, SAN JOSE, CA 95112-2944	CAL000161363	Active	FED_RCRA_TSD
DAHL'S EQUIPMENT RENTAL'S, INC.	1110 N 10TH ST, SAN JOSE, CA 95112-0000	CAL000175168	Active	FED_RCRA_TSD
ALPHA AUTO REPAIR	481 MADERA AVE, SAN JOSE, CA 95112-0000	CAL000188788	Active	FED_RCRA_TSD
CIVIC PLAZA STATION	1002 N 1ST ST, SAN JOSE, CA 95112-4922	CAL000141008	Active	FED_RCRA_TSD
SEASES AUTO SERVICE	1444 N 4TH ST, SAN JOSE, CA 95112-4715	CAL000041486	Active	FED_RCRA_TSD
CIVIC CENTER 76	1271 NORTH 1ST STREET, SAN JOSE, CA 95112-0000	CAL000105409	Active	FED_RCRA_TSD
MARTIN AUTOMOTIVE REPAIR	976 N 4TH ST, SAN JOSE, CA 95112-4939	CAL000029400	Active	FED_RCRA_TSD
COOK'S AUTOMOTIVE SERVICE INC	1440 N 4TH ST, SAN JOSE, CA 95112-0000	CAL000094380	Active	FED_RCRA_TSD
AM AUTOMOTIVE	1124 OLD BAYSHORE HIGHWAY STE #30, SAN JOSE, CA 95112	CAL000281464	Active	FED_RCRA_TSD
SUPERMODELLI LLC	1050 N 5TH ST STE B, SAN JOSE, CA 95112-4400	CAL000357121	Active	FED_RCRA_TSD
BRUCE'S TIRE	1315 N 10TH ST, SAN JOSE, CA 95112-0000	CAL000098157	Active	FED_RCRA_TSD
VICKER'S CONCRETE SAWING INC	392 E GISH RD, SAN JOSE, CA 95112-0000	CAL000232359	Active	FED_RCRA_TSD
D & B TRENCHING	935 N 8TH ST, SAN JOSE, CA 95112	CAL000284860	Active	FED_RCRA_TSD
E&D TRANSMISSION & MOTOR INC	1205 N 5TH ST STE B, SAN JOSE, CA 95112-4443	CAL000374401	Active	FED_RCRA_TSD
IRBY CORP DBA CENTRAL EQUIPMENT SERVICE CO	1135 N 7TH ST UNIT A, SAN JOSE, CA 95112-4428	CAL000387852	Active	FED_RCRA_TSD
C & O PAINTING INC	1500 N 4TH ST, SAN JOSE, CA 95112	CAL000300972	Active	FED_RCRA_TSD
NORTHWEST LANDSCAPE	283 KINNEY DR, SAN JOSE, CA 95112-0000	CAL000066104	Active	FED_RCRA_TSD
TAVOLACCI MFG	1590 KERLEY DR, SAN JOSE, CA 95112-0000	CAL000014115	Active	FED_RCRA_TSD
AIR COOLED ENGINES INC	1076 N 10TH ST, SAN JOSE, CA 95112-0000	CAD982010795	Active	FED_RCRA_TSD
D & D COMPRESSOR INC	258 KINNEY DR, SAN JOSE, CA 95112-0000	CAL000176847	Active	FED_RCRA_TSD
PROSPERITY AUTOMOTIVE, INC.	1036 N 11TH ST, SAN JOSE, CA 95112	CAL000382270	Active	FED_RCRA_TSD
MONSTER MECHANICAL INC	1521 TERMINAL AVE, SAN JOSE, CA 95112-4316	CAL000349873	Active	FED_RCRA_TSD
MAIL HAUL INC	1048 N 10TH ST, SAN JOSE, CA 95112-2922	CAL000316086	Active	FED_RCRA_TSD
HARMONIC DIESEL	1336 OLD BAYSHORE HWY STE B, SAN JOSE, CA 95112-2811	CAL000404176	Active	FED_RCRA_TSD
SOUTH BAY AUTOWORKS	505 SANTA ANA AVE STE 2, SAN JOSE, CA 95112-2945	CAL000357131	Active	FED_RCRA_TSD

Environmental Screening Report For SANTA CLARA County

Property Address: 1170 N 5TH ST
 SAN JOSE, SANTA CLARA COUNTY, CA 95112
 ("Property")

APN: 235-12-008
Report Date: 09/22/2025
Report Number: 3506237

Site Name	Address	Case No.	Status	Database
SWEEPIT & MAINTENANCE INC	336 E GISH RD, SAN JOSE, CA 95112	CAL000405523	Active	FED_RCRA_TSD
ADVANCED CYCLE SERVICE	1135 OLD BAYSHORE HWY, SAN JOSE, CA 95112-2808	CAL000356016	Active	FED_RCRA_TSD
C & J CONTRACTING INC	331 COMMERCIAL ST, SAN JOSE, CA 95112-4404	CAL000328991	Active	FED_RCRA_TSD
MORRIS & SONS TOWING	390 E GISH RD, SAN JOSE, CA 95112	CAL000396021	Active	FED_RCRA_TSD
AM DRYWALL INC	295 KINNEY DR, SAN JOSE, CA 95112-4433	CAL000287548	Active	FED_RCRA_TSD
J & J AIR CONDITIONING I	1086 N 11TH ST, SAN JOSE, CA 95112	CAL000311961	Active	FED_RCRA_TSD
TOPSIDE MARINE LLC	1071 N 10TH ST, SAN JOSE, CA 95112-2923	CAL000349788	Active	FED_RCRA_TSD
PACIFIC CREST LANDSCAPE & MAINTENANCE INC	1450 N 4TH ST, SAN JOSE, CA 95112-4715	CAL000356286	Active	FED_RCRA_TSD
CALIBER COLLISION CENTER	1138 N 5TH ST, SAN JOSE, CA 95112	CAL000419857	Active	FED_RCRA_TSD
PETER AUTO BODY & PAINT	1310 N 10TH ST, SAN JOSE, CA 95112	CAL000330539	Active	FED_RCRA_TSD
PROPEL FUELS (202025)	1002 N 1ST ST, SAN JOSE, CA 95112-4922	CAL000363938	Active	FED_RCRA_TSD
CUPERTINO ELECTRIC INC	385 COMMERCIAL ST # 395, SAN JOSE, CA 95112-4404	CAL000392625	Active	FED_RCRA_TSD
DIAMOND SALES & SERVICE INC DBA DIAMOND MITSUBISHI FUSO	1505 N 4TH ST, SAN JOSE, CA 95112	CAL000370877	Active	FED_RCRA_TSD
SERVICE KING COLLISION REPAIR-SERVICE KING PAINT AND BODY LLC	1460 TERMINAL AVE, SAN JOSE, CA 95112	CAL000401002	Active	FED_RCRA_TSD
BARRITA CORP.	1020 N. 4TH ST., SAN JOSE, CA 95112	CAC002990595	Active	FED_RCRA_TSD
P & D TRANSMISSION & REPAIR	1548 OLD BAYSHORE HWY, SAN JOSE, CA 95112	CAL000265233	Active	FED_RCRA_TSD
CONDEX INC/AMERICAN DRILLING	1300 OLD BAYSHORE HWY, SAN JOSE, CA 95112-2811	CAL000301627	Active	FED_RCRA_TSD
O'REILLY AUTO PARTS STORE 2555	1160 N 4TH ST, SAN JOSE, CA 95112-4946	CAL000392794	Active	FED_RCRA_TSD
TRISTAR MACHINING	1450 KOLL CIR STE 111, SAN JOSE, CA 95112	CAL000291360	Active	FED_RCRA_TSD
ELITE AUTO SERVICE LLC	505 SANTA ANA AVE, SAN JOSE, CA 95112-2945	CAL000387497	Active	FED_RCRA_TSD
FLAGSHIP FACILITY SERVICES INC	1050 N 5TH ST, SAN JOSE, CA 95112	CAL000436049	Active	FED_RCRA_TSD
FMA LANDSCAPE SERVICES INC	1556 OLD BAYSHORE HWY, SAN JOSE, CA 95112	CAL000430875	Active	FED_RCRA_TSD
SERVICE KING PAINT & BODY LLC	1441 B TERMINAL AVE, SAN JOSE, CA 95112	CAL000422716	Active	FED_RCRA_TSD
STATEWIDE TRAFFIC SAFETY AND SIGNS INC	1101 N 5TH ST, SAN JOSE, CA 95112	CAL000428101	Active	FED_RCRA_TSD
MCBAY INTERNATIONAL GROUP INC DBA MCBAY AUTO	976 N 4TH ST, SAN JOSE, CA 95112	CAL000437013	Active	FED_RCRA_TSD
GARRETT TECHNOLOGIES INC	1125 N SEVENTH ST, SAN JOSE, CA 95110	CAL000434071	Active	FED_RCRA_TSD
COAST ENGRAVING INC	1097 NORTH FIFTH STREET, SAN JOSE, CA 95112-0000	CAL921694362	Active	FED_RCRA_TSD
GOLDEN COAST COLLISION	1190 N 13TH ST STE 10, SAN JOSE, CA 95112	CAL000443441	Active	FED_RCRA_TSD
D&D COMPRESSOR INC	347 COMMERCIAL ST, SAN JOSE, CA 95112	CAC002998169	Active	FED_RCRA_TSD
FLATLINE FLOORS	999 N 10TH STREET #5, SAN JOSE, CA 95112	CAL000440025	Active	FED_RCRA_TSD
MICHAEL JS BODYSHOP	1420 N 4TH ST, SAN JOSE, CA 95112	CAL000387784	Active	FED_RCRA_TSD
FLATLINE FLOORS	999 N 10TH STREET #5, SAN JOSE, CA 95112	CAL0002983035	Active	FED_RCRA_TSD
CALIBER COLLISION CENTERS	1539 TERMINAL AVE, SAN JOSE, CA 95112	CAL000399554	Active	FED_RCRA_TSD
PERSONALIZED AUTO SERVICES INC DBA PERSONALIZED AUTO CARE	1394 NORTH 4TH ST UNIT 1, SAN JOSE, CA 95112	CAL000440796	Active	FED_RCRA_TSD
CARDINAL HEALTH 414 LLC	254 E GISH RD, SAN JOSE, CA 95112	CAL000440316	Active	FED_RCRA_TSD
OLD BAYSHORE SOUTH LLC	1336 OLD BAY SHORE HWY, SAN JOSE, CA 95112	CAC003015386	Active	FED_RCRA_TSD
OLM RECYCLING SERVICES LLC	1320 N 4TH ST, SAN JOSE, CA 95112	CAL000423947	Active	FED_RCRA_TSD
Premium Plating and Polishing	1026 N. 10th Street, San Jose, CA 95112	60001646	Open	CA_ENVIROSTOR_CLEANUP
Ultra-Chem/ALL-CHEM/Scott Enterprises	1310 OLD BAYSHORE HWY, SAN JOSE, CA 95112	43280067	Open	CA_ENVIROSTOR_CLEANUP
SAFETY-KLEEN	1147 NORTH 10TH, SAN JOSE, CA 95112	43070008	Open	CA_ENVIROSTOR_CLEANUP
San Jose Plating Works, Inc.	1501 Terminal Avenue, San Jose, CA 95112	70000103	Closed	CA_ENVIROSTOR_CLEANUP
CRISTINA WAREHOUSE CO INC	1045 N 10TH ST, SAN JOSE, CA 951120000	80001529	Closed	CA_ENVIROSTOR_CLEANUP
GARDEN VALLEY FERTILIZER COMPANY	565 CHARLES STREET, SAN JOSE, CA 95112	43070026	Open	CA_ENVIROSTOR_CLEANUP
Babbit Bearing Co. Inc.	1170 North 5th Street, San Jose, CA 95112	70000101	Closed	CA_ENVIROSTOR_CLEANUP
San Jose Plating Works II	1575-1585 Terminal Avenue, San Jose, CA 95112	60000287	Closed	CA_ENVIROSTOR_CLEANUP
Advance Circuit Services	1181 N. 4th Street #B, San Jose, CA 95112	71003484	Open	CA_ENVIROSTOR_CLEANUP
PROTO MOLD	1390 OLD BAYSHORE HIGHWAY, SAN JOSE, CA 95112	43320041	Closed	CA_DTSC_RESPONSE

Environmental Screening Report For SANTA CLARA County

Property Address: 1170 N 5TH ST
SAN JOSE, SANTA CLARA COUNTY, CA 95112
("Property")

APN: 235-12-008
Report Date: 09/22/2025
Report Number: 3506237

Site Name	Address	Case No.	Status	Database
ULTRA-CHEM/ALL-CHEM/SCOTT ENTERPRISES	1310 OLD BAYSHORE BLVD, SAN JOSE, CA 951120000	80001847	Open	CA_ENVIROSTOR_CLEANUP
Moyer chemical	1300,1310, 1336 Old Bayshore Hwy, San Jose, CA 95112	60001663	Open	CA_DTSC_RESPONSE
SAFETY-KLEEN SAN JOSE	1147 NO TENTH ST, SAN JOSE, CA 951120000	80001749	Open	CA_ENVIROSTOR_CLEANUP
Damart Inc.	948 N 8th St, San Jose, CA 95112	T0608500490	Closed	CA_LUST
Oree Electrical Company	1195 N 5th St, San Jose, CA 95112	T0608501002	Closed	CA_LUST
Roadway Express	1436 Terminal Ave, San Jose, CA 95112	T0608501951	Closed	CA_LUST
San Jose Plating	1575 Terminal Ave, San Jose, CA 95112	T0608501183	Closed	CA_LUST
ACOSTA SHEET METAL	1067 N. 10TH STREET, SAN JOSE, CA 95112	T0608500100	Closed	CA_LUST
Cascade Computer Coating Inc.	1615 Terminal Ave, San Jose, CA 95112	T0608500314	Closed	CA_LUST
D & D MANAGEMENT CONSULTANTS	1033 11TH ST N, SAN JOSE, CA 95112	T0608500487	Closed	CA_LUST
Artificial Stone Works	911 N 9th St, San Jose, CA 95112	T0608501875	Closed	CA_LUST
ACTION FORKLIFT	1441 TERMINAL AVE., SAN JOSE, CA 95112	T0608500101	Open	CA_LUST
Penske Truck Leasing Co. Inc.	1695 N 4th St, San Jose, CA 95112	T0608501044	Closed	CA_LUST
Mayflower Moving & Storage	1605 Old Bayshore Hwy, San Jose, CA 95112	T0608500881	Closed	CA_LUST
SCC Office of Education	1245 N 5th St, San Jose, CA 95110	T0608501871	Closed	CA_LUST
UNITED CENTRIFUGAL PUMPS	1132 7TH ST N, SAN JOSE, CA 95112	T0608501478	Closed	CA_LUST
Muller Construction	1277 Old Bayshore Hwy, San Jose, CA 95112	T0608500967	Closed	CA_LUST
Chevron #9-6668	1736 Old Bayshore Hwy, San Jose, CA 95112	T0608500205	Closed	CA_LUST
B. L. Cohen Landscape	250 Commercial St, San Jose, CA 95112	T0608500246	Closed	CA_LUST
Tucci Property	1090 N 10th St, San Jose, CA 95112	T0608501459	Closed	CA_LUST
CLARK PEST CONTROL	1500 N. 4TH STREET, SAN JOSE, CA 95112	T0608537770	Closed	CA_LUST
DAHL'S EQUIPMENT	1091 N. 10TH STREET, SAN JOSE, CA 95112	T0608562782	Open	CA_LUST
Pacific Car Rental	1510 N 1st St, San Jose, CA 95112	T0608594008	Closed	CA_LUST
FORMER GARDEN STATE TRUCKING	1505 N. FOURTH STREET, SAN JOSE, CA 95112	T10000003504	Closed	CA_SLIC
JN ABBOT DISTRIBUTORS	1090 NORTH 10TH STREET, SAN JOSE, CA	T0608514975	Closed	CA_LUST
SAN JOSE FIRE STATION #5	1380 N. 10TH STREET, SAN JOSE, CA 95112	T0608500618	Closed	CA_LUST
BAYSHORE AUTO TECH	1394 N. FOURTH STREET, SAN JOSE, CA 95112	T10000006141	Closed	CA_LUST
BW/IP INTERNATIONAL	1132 NORTH SEVENTH ST, SAN JOSE, CA 95112	SL18222620	Open	CA_SLIC
Marriot Airline Food Service	385 Commercial St, San Jose, CA 95112	T0608500532	Closed	CA_LUST
Haines & Sons Painting	980 N 11th St, San Jose, CA 95112	T0608537549	Closed	CA_LUST
San Jose Concrete	1420 Old Bayshore Rd, San Jose, CA 95112	T0608502413	Closed	CA_LUST
CONSOLIDATED FREIGHTWAYS	390 COMMERCIAL Street, SAN JOSE, CA 95112	T0608544580	Closed	CA_LUST
Koll Company	1420 Koll Cir, San Jose, CA 95112	T0608500811	Closed	CA_LUST
All Brand Forklift	1481 Terminal Ave, San Jose, CA 95112	T0608500117	Closed	CA_LUST
A.T. / MARINE/CAR PARTS	1133 N. 10TH STREET, SAN JOSE, CA 95112	T0608501349	Closed	CA_LUST
Murata Enterprises	1309 N 1st St, San Jose, CA 95112	T0608500968	Closed	CA_LUST
BEEM Enterprises	1365 N 10th St, San Jose, CA 95112	T0608501851	Closed	CA_LUST
Rollie French Inc.	1191 N 5th St, San Jose, CA 95112	T0608501118	Closed	CA_LUST
Goodwill Industries	1080 N 7th St, San Jose, CA 95112	T0608500688	Closed	CA_LUST
SANTA CLARA CO.CIVIC CTRGARAGE	90 W. YOUNGER STREET, SAN JOSE, CA 95110	T0608501207	Closed	CA_LUST
BP OIL #11235	1271 N. FIRST STREET, SAN JOSE, CA 95112	T0608500919	Closed	CA_LUST
HURWITZ/BORKIN	1280 NORTH 10TH STREET, SAN JOSE, CA 95112	SL0608581580	Closed	CA_SLIC
Consolidated Freightways	390 Commercial Street, San Jose, CA 95112	T10000001895	Open	CA_SLIC
Continental Can	880 N 8th St, San Jose, CA 95112	T0608500462	Closed	CA_LUST
Christina Warehouse	1045 N 10th St, San Jose, CA 95112	T0608500471	Closed	CA_LUST
S & W COMPANY	1607 TERMINAL AVENUE, SAN JOSE, CA 95112	T0608500354	Closed	CA_LUST
Investment Financial	1090 N 7th St, San Jose, CA 95113	T0608501477	Closed	CA_LUST
ARMORED TRANSPORT	1305 4TH ST., SAN JOSE, CA 95110	T0608500191	Closed	CA_LUST
Howard Electric	1336 Old Bayshore Hwy, San Jose, CA 95112	T0608500736	Closed	CA_LUST
7-Up	297 Commercial St, San Jose, CA 95112	T0608500078	Closed	CA_LUST
Superior Clutch and Brake	1407 N 10th St, San Jose, CA 95112	T0608533029	Closed	CA_LUST
Coca Cola	1555 Old Bayshore, San Jose, CA 95112	T0608533135	Closed	CA_LUST
Nakatsu Bros. Auto Shop	952 N 10th St, San Jose, CA 95112	T0608500970	Closed	CA_LUST

**Environmental Screening Report
For SANTA CLARA County**

Property Address: 1170 N 5TH ST
SAN JOSE, SANTA CLARA COUNTY, CA 95112
("Property")

APN: 235-12-008
Report Date: 09/22/2025
Report Number: 3506237

Site Name	Address	Case No.	Status	Database
CERTIFIED GARMENT LINEN SUPPLY	519 HORNING, SAN JOSE, CA 95112	T0608591624	Closed	CA_SLIC
Accurate Metal	1460 Terminal Ave, San Jose, CA 95112	T0608500094	Closed	CA_LUST
UNOCAL STATION #5954	1002 N. FIRST STREET, SAN JOSE, CA 95112	T0608501670	Closed	CA_LUST
Chevron #9-2462	1100 N 1st St, San Jose, CA 95112	T0608500330	Closed	CA_LUST
COMMERCIAL FUELING CORPORATION	1170 N. 4TH Street, SAN JOSE, CA 95112	T0608500446	Open	CA_LUST
Coca Cola	1555 Old Bayshore Hwy, San Jose, CA 95112	T0608500440	Closed	CA_LUST
RW James Company	1432 Old Bayshore Hwy, San Jose, CA 95112	T0608501147	Closed	CA_LUST
Alamo	1280 N 4th St, San Jose, CA 95112	T0608500111	Closed	CA_LUST
L'Hommedieu Property	1223-1225 N 5th Street, San Jose, CA 95112	T10000008043	Open	CA_SLIC
Garden State Internat'l Trucks	1505 N 4th St, San Jose, CA 95112	T0608500665	Closed	CA_LUST
Super-7	1410 N 1st St, San Jose, CA 95112	T0608501341	Closed	CA_LUST
SHELL - 1120 N FIRST	1120 NORTH FIRST STREET, SAN JOSE, CA 95112	T0608501247	Closed	CA_LUST

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
ARCO AM/PM MINI MARKET #5370	1860 EAST CAMPBELL AVENUE, CAMPBELL, CA 95008	N/P	N/P	CA_HIST_UST
CAMPBELL FIRE STATION	123 SOUTH UNION AVENUE, CAMPBELL, CA 95008	N/P	N/P	CA_HIST_UST
CHEVRON #98122	3405 SOUTH WINCHESTER BOULEVARD, CAMPBELL, CA 95008	N/P	N/P	CA_HIST_UST
CHUNG'S ARCO #6147	2015 SOUTH WINCHESTER BOULEVARD, CAMPBELL, CA 95008	N/P	N/P	CA_HIST_UST
CITY OF CAMPBELL	290 SOUTH DILLON AVENUE, CAMPBELL, CA 95008	N/P	N/P	CA_HIST_UST
ROTTEN ROBBIE #27	2140 SOUTH WINCHESTER BOULEVARD, CAMPBELL, CA 95008	N/P	N/P	CA_HIST_UST
RV CLOUD COMPANY	3000 SOUTH WINCHESTER BOULEVARD, CAMPBELL, CA 95008	N/P	N/P	CA_HIST_UST
SUNNYOAK SHELL	2855 SOUTH WINCHESTER BOULEVARD, CAMPBELL, CA 95008	N/P	N/P	CA_HIST_UST
TOSCO FACILITY #5088	3035 SOUTH WINCHESTER BOULEVARD, CAMPBELL, CA 95008	N/P	N/P	CA_HIST_UST
BP SERVICE STATION #11234	21855 HOMESTEAD ROAD, CUPERTINO, CA 95014	N/P	N/P	CA_HIST_UST
WEST VALLEY FIRE STATION	19800 COX AVENUE, CUPERTINO, CA 95014	N/P	N/P	CA_HIST_UST
QUITO FIRE STATION	18870 SARATOGA-LOS GATOS ROAD, LOS GATOS, CA 95030	N/P	N/P	CA_HIST_UST
AIRDROME ORCHARDS, INC	610 GISH ROAD, SAN JOSE, CA 95112	N/P	N/P	CA_HIST_UST
BEACON FOOD & GAS	795 13TH STREET, SAN JOSE, CA 95112	N/P	N/P	CA_HIST_UST
CIVIC CENTER BP #11235	1271 1ST STREET, SAN JOSE, CA 95112	N/P	N/P	CA_HIST_UST
CIVIC CENTER SHELL STATION	1120 1ST STREET, SAN JOSE, CA 95112	N/P	N/P	CA_HIST_UST

Environmental Screening Report For SANTA CLARA County

Property Address: 1170 N 5TH ST
SAN JOSE, SANTA CLARA COUNTY, CA 95112
("Property")

APN: 235-12-008
Report Date: 09/22/2025
Report Number: 3506237

Site Name	Address	Case No.	Status	Database
CIVIC CENTER UNOCAL PLAZA	1002 1ST STREET, SAN JOSE, CA 95112	N/P	N/P	CA_HIST_UST
COCA COLA BOTTLING COMPANY	2930 BAYSHORE HIGHWAY, SAN JOSE, CA 95112	N/P	N/P	CA_HIST_UST
COLUMBIA SAN JOSE HEALTH	675 SANTA CLARA STREET, SAN JOSE, CA 95112	N/P	N/P	CA_HIST_UST
GARDEN STATE INTL TRUCKS	1505 4TH STREET, SAN JOSE, CA 95112	N/P	N/P	CA_HIST_UST
GAS STOP & MINIMART	899 13TH ST., SAN JOSE, CA 95112	N/P	N/P	CA_HIST_UST
GREAT AMERICA TOWING	560 GISH, SAN JOSE, CA 95112	N/P	N/P	CA_HIST_UST
J.N. ABBOTT DISTRIBUTOR, INC.	1090 10TH STREET, SAN JOSE, CA 95112	N/P	N/P	CA_HIST_UST
MAIN SERVICE YARD	696 6TH STREET, SAN JOSE, CA 95112	N/P	N/P	CA_HIST_UST
PACIFIC BELL	190 5TH STREET, SAN JOSE, CA 95112	N/P	N/P	CA_HIST_UST
PETE'S STOP GAS AUTO SERV	447 WILLIAM STREET, SAN JOSE, CA 95112	N/P	N/P	CA_HIST_UST
RENT A CAR	697 4TH ST, SAN JOSE, CA 95112	N/P	N/P	CA_HIST_UST
ROLLINS LEASING CORPORATION	1691 BAYSHORE HIGHWAY, SAN JOSE, CA 95112	N/P	N/P	CA_HIST_UST
WESTERN STATES OIL CO	1790 10TH STREET, SAN JOSE, CA 95112	N/P	N/P	CA_HIST_UST
SAN JOSE STATE UNIVERSITY CENTRAL PLANT	1 WASHINGTON SQUARE, SAN JOSE, CA 95112	N/P	N/P	CA_HIST_UST
MILPITAS GAS TERMINAL	66 RANCH RD., MILPITAS, CA 95035	N/P	N/p	CA_AST
CALPINE GILROY COGENERATION	1400 PACHECO HWY., GILROY, CA 95020	N/P	N/p	CA_AST
WAL-MART DIVISION 1 STORE #2002	7150 CAMINO ARROYO, GILROY, CA 95020	N/P	N/p	CA_AST
Z-BEST COMPOSTING FACILITY	980 STATE HWY 25, GILROY, CA 95020	N/P	N/p	CA_AST
SANDRIDGE FARMS	UTICA AVE @ HWY 5, KINGS COUNTY, CA	N/P	N/p	CA_AST
RINCONADA WATER TREATMENT PLT.	400 MORE AVE., LOS GATOS, CA 95030	N/P	N/p	CA_AST
KICU-TV TRANSMITTER SITE	9530 WELLER RD., MILPITAS, CA 95035	N/P	N/p	CA_AST
NAVY EXCHANGE GAS STATION	WESCOAT RD., MOFFETT FEDERAL AIRFIELD, CA 94035-1000	N/P	N/p	CA_AST
NASA AMES RESEARCH CENTER	, MOFFETT FIELD, CA 94035	N/P	N/p	CA_AST
MONTEREY MUSHROOMS	642 HALE AVE., MORGAN HILL, CA 95038	N/P	N/p	CA_AST
JIFFY LUBE #1196	500 W. EL CAMINO REAL, MOUNTAIN VIEW, CA 94040	N/P	N/p	CA_AST
HITACHI GLOBAL STORAGE TECHNOLOGIES, INC.	5600 COTTLE RD., SAN JOSE, CA 95193	N/P	N/p	CA_AST
TUSCANNY HILLS	2020 NEWMAN, SAN JOSE, CA	N/P	N/p	CA_AST
SAN JOSE	55 MARKET STREET, SAN JOSE, CA 95113	N/P	N/p	CA_AST
SPRINT	801 NEWHALL ST., SAN JOSE, CA	N/P	N/p	CA_AST
CHEMICAL SYSTEMS DIVISION 600	METCALF RD., SAN JOSE, CA 95161	N/P	N/p	CA_AST
KIRBY CANYON RECYCLING & DISP.	910 COYOTE CREEK GOLF DR, SAN JOSE, CA 95038	N/P	N/p	CA_AST
SAN MARTIN TRANSFER STATION	14070 LIAGAS AVE., SAN MARTIN, CA 95046	N/P	N/p	CA_AST
WALSH CAMPUS	288 N. WESTERN PARKWAY, SANTA CLARA, CA 95052	N/P	N/p	CA_AST
SANTA CLARA POINT OF PRESENCE	3045 RAYMOND CT, SANTA CLARA, CA 95054	N/P	N/p	CA_AST
FACILITIES BUILDING	500 EL CAMINO REAL BLDG 604, SANTA CLARA, CA 95053	N/P	N/p	CA_AST
SAVVIS COMMUNICATIONS, SC-6/7 DATA CENTER	2045/2055 LAFAYETTE STREET, SANTA CLARA, CA 95050	N/P	N/p	CA_AST
ONIZUKA AIR STATION	1080 LOCKHEED MARTIN WAY, SUNNYVALE, CA 94089-1231	N/P	N/p	CA_AST
JIFFY LUBE #295	999 WEST EL CAMINO REAL, SUNNYVALE, CA 94087	N/P	N/p	CA_AST
NAVY BRAC PMO-W (MOFFETT)	NAS, MOFFETT FIELD, CA 94035	CA0170023238	N/P	CA_HWS
UNITED STATES POSTAL SERVICE	1750 LUNDY AVE, SAN JOSE, CA 95101	CA1180090424	N/P	CA_HWS
NASA-AMES RESEARCH CENTER	ENVIRONMENTAL HEALTH & SAFETY, MOFFETT FIELD, CA 94035	CA1800005034	N/P	CA_HWS
B P MANAGEMENT	739 E. EL CAMINO REAL, SUNNYVALE, CA 94087	CAC002880612	N/P	CA_HWS
BROOKSIDE OAKS APARTMENTS	1651 BELLAVILLE WAY, SUNNYVALE, CA 94087	CAC002885645	N/P	CA_HWS
SUMMERHILL- LAWRENCE STATION LLC	3475, 3479, 3489, 343505 KIFER ROAD, SANTA CLARA, CA 95051	CAC002887629	N/P	CA_HWS
POLYCOM	6001 AMERICA CENTER DR, SAN JOSE, CA 95002	CAC002889854	N/P	CA_HWS
KJ-PARK,LLC	2555 PARK BLVD., PALO ALTO, CA 94306	CAC002890007	N/P	CA_HWS
UNION PACIFIC RAILROAD (UPRR)	LAT/LONG_USED, SAN JOSE, CA 95112	CAC002897937	N/P	CA_HWS

**Environmental Screening Report
For SANTA CLARA County**

Property Address: 1170 N 5TH ST
SAN JOSE, SANTA CLARA COUNTY, CA 95112
("Property")

APN: 235-12-008
Report Date: 09/22/2025
Report Number: 3506237

Site Name	Address	Case No.	Status	Database
CALIFORNIA WATER SERVICE COMPANY	LAT/LONG_USED, SALINAS, CA 95112	CAC002898577	N/P	CA_HWIS
PENSKE	1271 N 1ST ST., SAN JOSE, CA 95112	CAC002904909	N/P	CA_HWIS
SUN GARDEN CENTER LLC	1566 MONTEREY ROAD, SAN JOSE, CA 95112	CAC002905809	N/P	CA_HWIS
MENLO LAND & CAPITAL VIII, LLC	2331 SOUTH 7TH ST., SAN JOSE, CA 95112	CAC002912670	N/P	CA_HWIS
SANTA CLARA COUNTY-FAF	151 MISSION AVE, SAN JOSE, CA 95112	CAC002922541	N/P	CA_HWIS
A & E ANODIZING INC	652 A CHARLES ST, SAN JOSE, CA 95112	CAD982498651	N/P	CA_HWIS
REYES COCA-COLA BOTTLING LLC	1555 BAYSHORE HIGHWAY, SAN JOSE, CA 95112	CAD982514879	N/P	CA_HWIS
CIVIC CENTER 76	1271 NORTH 1ST STREET, SAN JOSE, CA 95112	CAL000105409	N/P	CA_HWIS
FREEMAN FINISHING INC	1775 SOUTH FIRST ST, SAN JOSE, CA 95112	CAL000123529	N/P	CA_HWIS
AUTOZONE #3354	1204 N CAPITAL EXPRESS, SAN JOSE, CA 95112	CAL000269001	N/P	CA_HWIS
US HEALTHWORKS/SAN JOSE	1893 MONTEREY HWY STE 200, SAN JOSE, CA 95112	CAL000374157	N/P	CA_HWIS
POWER DESIGN MANUFACTURING	121 E BROKAW RD, SAN JOSE, CA 95112	CAL000378112	N/P	CA_HWIS
SMART & FINAL #436	2152 MONTEREY RD, SAN DIEGO, CA 95112	CAL000378268	N/P	CA_HWIS
SUNSTATE EQUIPMENT CO LLC	2233 S 7TH ST, SAN JOSE, CA 95112	CAL000381612	N/P	CA_HWIS
CLIMAX LABORATORIES INC	1939 MONTEREY HWY STE 10, SAN JOSE, CA 95112	CAL000387180	N/P	CA_HWIS
JESSE TRANSMISSION	1775 MONTEREY HWY STE 60B, SAN JOSE, CA 95112	CAL000397181	N/P	CA_HWIS
MANUFAB	1775 MONTEREY RD #66-B, SAN JOSE, CA 95112	CAL000423082	N/P	CA_HWIS
NAVARRA AUTO & TRUCK DISMANTLERS	1837 MONTEREY RD, SAN JOSE, CA 95112	CAL000425379	N/P	CA_HWIS
UNION PACIFIC RAILROAD	37.357996 -121.894346, SAN JOSE, CA 95112	CAP000272088	N/P	CA_HWIS
CALIFORNIA WATER SERVICE CO CH STA 1 T2	E 3RD ST AT SW CORNER OF E 1ST, CHICO, CA 95112	CAR000182600	N/P	CA_HWIS
SENJU COMTEK CORP	1171 B NORTH 4TH ST, SAN JOSE, CA 95112	CAR000276238	N/P	CA_HWIS
	1515 NORMAN AVE, SANTA CLARA, CA 0	1247583	Open	FED_ERNS
	3287 MIRAGE WAY, SAN JOSE, CA 95135	1264627	Open	FED_ERNS
	14198 LEIGH AVE, SAN JOSE, CA 0	1237652	N/P	FED_ERNS
	MP: 46.59, SAN JOSE, CA 0	1238452	N/P	FED_ERNS
MAIN LINE	MP: 46.59, SAN JOSE, CA 0	1238535	N/P	FED_ERNS
MAIN LINE	MP: 46.3, SAN JOSE, CA 0	1238709	N/P	FED_ERNS
	MILE POST: 73, MORGAN HILL, CA 0	1238924	N/P	FED_ERNS
	HACIENDA AVE, SAN JOSE, CA 0	1239285	N/P	FED_ERNS
MAIN LINE	MP 56.1, SAN JOSE, CA 0	1243452	N/P	FED_ERNS
	MILEPOST 46.6, SAN JOSE, CA 0	1245528	N/P	FED_ERNS
	MP: 54, SAN JOSE, CA 0	1245735	N/P	FED_ERNS
UP MAIN LINE	MP: 54, SOUTH SAN JOSE, CA 0	1245747	N/P	FED_ERNS
	840 LENFEST ROAD, SAN JOSE, CA 0	1248371	Open	FED_ERNS
	SOUTH WEST EXPRESSWAY AND STOKES STREET, SAN JOSE, CA 0	1251540	N/P	FED_ERNS
	CASTRO ST, MOUNTAINVIEW, CA 0	1252870	N/P	FED_ERNS
	SANTA TERESA BLVD, BAYLISS, CA 0	1255305	Closed	FED_ERNS
	CHARLESTON RD, PALO ALTO, CA 0	1255432	N/P	FED_ERNS
	SAN PEDRO AVE, MORGAN HILL, CA 0	1256819	N/P	FED_ERNS
HWY 17 & ALMA BRIDGE ROAD	, LOS GATOS, CA 0	1256944	N/P	FED_ERNS
	AUZERAIS CROSSING, SAN JOSE, CA 0	1258088	N/P	FED_ERNS
	TRIMBLE RD, SAN JOSE, CA 0	1258328	Closed	FED_ERNS
MILEPOST: 53.6	, SAN JOSE, CA 0	1259234	N/P	FED_ERNS
	MP 54.27, SOUTH SAN JOSE, CA 0	1259950	N/P	FED_ERNS
MP 36.25	, MOUNTAIN VIEW, CA 0	1259953	N/P	FED_ERNS
BASCOM STREET GRADE CROSSING	, SAN JOSE, CA 0	1261219	N/P	FED_ERNS
HWY 101	CHURCH AVE OVERCROSSING, SAN MARTIN, CA 0	1263682	Open	FED_ERNS
US 101 SOUTH BOUND NORTH OF EXIT 340	, GILROY, CA 0	1263696	N/P	FED_ERNS
CHURCHILL AVE	MP: 30.88, PALO ALTO, CA 0	1264072	N/P	FED_ERNS
	MP :42.95, SANTA CLARA, CA 0	1264125	N/P	FED_ERNS
	MARY AVE, MOUNTAIN VIEW, CA 0	1265280	N/P	FED_ERNS
BUTTERICK DEMOLITION	11TH AND HORNING, SAN JOSE, CA 95112	CA0000064105	Closed	FED_SEMS_ARCHIVE

Environmental Screening Report For SANTA CLARA County

Property Address: 1170 N 5TH ST
SAN JOSE, SANTA CLARA COUNTY, CA 95112
("Property")

APN: 235-12-008
Report Date: 09/22/2025
Report Number: 3506237

Site Name	Address	Case No.	Status	Database
MOFFETT FIELD ANG	129 ARR/CC, SUNNYVALE, CA 94086	CA0170023238	Closed	FED_SEMS_ARCHIVE
129TH CAV AIR NATL GUARD	129TH HRMS MOFFETT FIELD, SUNNYVALE, CA 94086	CA0572890218	Closed	FED_SEMS_ARCHIVE
FAIRCHILD	4001 MIRANDA AVE, PALO ALTO, CA 94304	CAD009124256	Closed	FED_SEMS_ARCHIVE
LOCKHEED MISSILES & SPACE COMPANY INC.	111 LOCKHEED WAY, SUNNYVALE, CA 94088	CAD009125535	Open	FED_SEMS_ARCHIVE
MEMOREX	SAN TOMAS AT CENTRAL EXPY, SANTA CLARA, CA 95052	CAD009142415	Closed	FED_SEMS_ARCHIVE
STANFORD UNIV-613 A1	NEAR CORNER, CAMPUS DR/PANAMA, STANFORD, CA 94305	CAD009214214	Open	FED_SEMS_ARCHIVE
TELEDYNE MEC	3165 PORTER AVE, PALO ALTO, CA 94304	CAD009696097	Closed	FED_SEMS_ARCHIVE
FORD MOTOR CO	1100 S MAIN ST, MILPITAS, CA 95035	CAD028679462	Closed	FED_SEMS_ARCHIVE
BECKMAN INSTRUMENTS	1117 CALIFORNIA AVE, PALO ALTO, CA 94304	CAD028872711	Closed	FED_SEMS_ARCHIVE
STANFORD CLEANERS	2875 EL CAMINO, PALO ALTO, CA 94306	CAD028879765	Closed	FED_SEMS_ARCHIVE
SAN JOSE GRAPHICS	696 TRIMBLE RD, SAN JOSE, CA 95131	CAD044869469	Closed	FED_SEMS_ARCHIVE
STAUFFER CHEMICAL CO.	1931 SO. 1ST STREET, SAN JOSE, CA 95112	CAD063566442	Closed	FED_SEMS_ARCHIVE
GREAT WESTERN CHEMICAL CO	945 AMES BLVD, MILPITAS, CA 95035	CAD095991253	Open	FED_SEMS_ARCHIVE
MOUNTAIN VIEW LDFL	SHORELINE REG PK STIERLIN RD, MOUNTAIN VIEW, CA 94040	CAD980498711	Closed	FED_SEMS_ARCHIVE
NINE PAR DUMP	LOS ESTEROS RD, ALVISO, CA 95002	CAD980498752	Closed	FED_SEMS_ARCHIVE
STAUFFER CHEM CO RAISCH QUARRY	S OF 1ST ST, SAN JOSE, CA 95112	CAD980498877	Closed	FED_SEMS_ARCHIVE
SINGLETON RD MUNI DSPL GRDS	885 SINGLETON RD, SAN JOSE, CA 95112	CAD980498950	Closed	FED_SEMS_ARCHIVE
SUNNYVALE LDFL	CARIBBEAN DR, SUNNYVALE, CA 94086	CAD980498992	Closed	FED_SEMS_ARCHIVE
OPEN FIELD	BETWEEN HWY 237 & HWY 101, SANTA CLARA, CA 95050	CAD980637292	Closed	FED_SEMS_ARCHIVE
INTERNATIONAL DSPL CORP NEWBY IS LDFL	FT OF DIXON LANDING RD W END, MILPITAS, CA 95035	CAD980637318	Closed	FED_SEMS_ARCHIVE
OWENS CORNING FIBERGLAS CORP	LOS ESTERRAS, SAN JOSE, CA 95050	CAD980637334	Closed	FED_SEMS_ARCHIVE
PACIFIC AIRMOTIVE	SAN JOSE ARPT, SAN JOSE, CA 95110	CAD980637367	Closed	FED_SEMS_ARCHIVE
PACHECO PASS LDFL	0.7 MI NE OF BLOOMFIELD RD, GILROY, CA 95020	CAD980637722	Closed	FED_SEMS_ARCHIVE
PACIFIC RAILWAY SIGNALS COLUMBIA POWDER	DAVES AVE, LOS GATOS, CA 95030	CAD980736128	Closed	FED_SEMS_ARCHIVE
US CELLULOSE	520 PARROT ST, SAN JOSE, CA 95112	CAD981379332	Closed	FED_SEMS_ARCHIVE
Curtner Quarry	2000 Scott Creek Rd, Milpitas, CA 95035	FA0202264	N/P	CA_GEO_UST
SCVTA-North Bus Division	1235 L'AVENIDA AV, Mountain View, CA 94043	712	N/P	CA_GEO_UST
CITY OF SAN JOSE- ALVISO PUMP STATION	3519 GOLD ST, SAN JOSE, CA 95002	FA0700488	N/P	CA_GEO_UST
HIGHWAY 101 AND MOFFETT BLVD	HIGHWAY 101/85/MOFFETT BLVD, MOUNTAIN VIEW, CA 94043	CAN000906131	Open	FED_SEMS_ACTIVE
SOUTHERN PACIFIC RAILROAD	MOUNTAIN VIEW RAIL STATION, MOUNTAIN VIEW, CA 94035	43400002	Open	CA_ENVIROSTOR_CLEANUP
SUMMERHILL CHERRY ORCHARD PROJECT	CRAWFORD & SARATOGA, SUNNYVALE, CA 94087	43070025	Open	CA_ENVIROSTOR_CLEANUP
MARSHLAND DEVELOPMENTS, INC	GOLD STREET, NEAR SAN TOMAS AQUINO CREEK, ALVISO, CA 95002	43490003	Open	CA_ENVIROSTOR_CLEANUP
MARIANI FRUIT PACKING PLANT ORCHARD	CORNER OF DEANZA BOULEVARD & HIGHWAY 280, CUPERTINO, CA 95014	43200018	Open	CA_ENVIROSTOR_CLEANUP
MOUNTAIN VIEW LANDFILL GAS RECOVERY FACT	BETW CHARLESTON SLOUGH & STEVENS CREEK, MOUNTAIN VIEW, CA 94042	43950002	Open	CA_ENVIROSTOR_CLEANUP
OPEN FIELD / SUNNYVALE LANDFILL	BETWEEN HIGHWAY 237 AND HIGHWAY 101, SUNNYVALE, CA 94086	43490058	Open	CA_ENVIROSTOR_CLEANUP
Varian Medical Systems	911, 913, 3075, 3030, & 3140 Hansen Way, Palo Alto, CA 94304	71003483	Open	CA_ENVIROSTOR_CLEANUP

Environmental Screening Report For SANTA CLARA County

Property Address: 1170 N 5TH ST
SAN JOSE, SANTA CLARA COUNTY, CA 95112
("Property")

APN: 235-12-008
Report Date: 09/22/2025
Report Number: 3506237

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: 27 Mar 2025

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: 22 May 2025

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: 27 Mar 2025

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

Environmental Screening Report For SANTA CLARA County

Property Address: 1170 N 5TH ST
SAN JOSE, SANTA CLARA COUNTY, CA 95112
("Property")

APN: 235-12-008
Report Date: 09/22/2025
Report Number: 3506237

Source Agency: U.S. Environmental Protection Agency.

Search Distance Used: 0.5 mile

Database last checked by JCP-LGS: 28 Mar 2024

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: 22 May 2025

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: 10 Jul 2025

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). 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

**Environmental Screening Report
For SANTA CLARA County**

Property Address: 1170 N 5TH ST
SAN JOSE, SANTA CLARA COUNTY, CA 95112
("Property")

APN: 235-12-008
Report Date: 09/22/2025
Report Number: 3506237

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: 05 Jun 2025

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: 20 Jun 2025

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: 05 Jun 2025

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: 23 Jan 2025

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: 22 May 2025

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 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:

**Environmental Screening Report
For SANTA CLARA County**

Property Address: 1170 N 5TH ST
SAN JOSE, SANTA CLARA COUNTY, CA 95112
("Property")

APN: 235-12-008
Report Date: 09/22/2025
Report Number: 3506237

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: 23 Jan 2025

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/what-we-do/pipeline-safety-and-cupa/certified-unified-program-agency/aboveground-petroleum-storage-act>.

END OF ENVIRONMENTAL SCREENING REPORT SECTION
See Terms and Conditions at end of this Report.

Property Address: 1170 N 5TH ST
SAN JOSE, SANTA CLARA COUNTY, CA 95112
("Property")

APN: 235-12-008
Report Date: 09/22/2025
Report Number: 3506237

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 2024-2025 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 2024-2025 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: 1170 N 5TH ST
SAN JOSE, SANTA CLARA COUNTY, CA 95112
("Property")

APN: 235-12-008
Report Date: 09/22/2025
Report Number: 3506237

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