

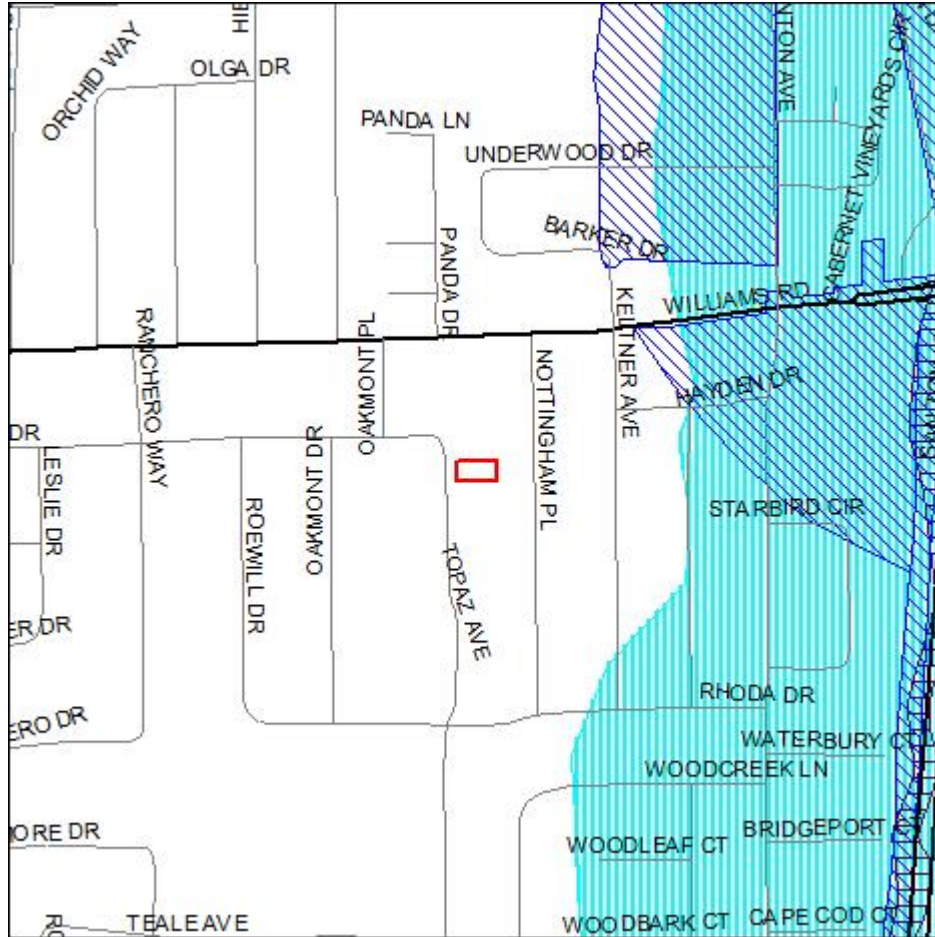


First American  
Natural Hazard Disclosures™

# FANHD Commercial Property Disclosure Reports Natural Hazard Disclosure Report | MAP COVER PAGE For SANTA CLARA County

**Property Address:** 1070 TOPAZ AVE  
SAN JOSE, SANTA CLARA COUNTY, CA 95117  
("Property")

**APN:** 299-18-093  
**Report Date:** 06/12/2015  
**Report Number:** 1740275



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.**

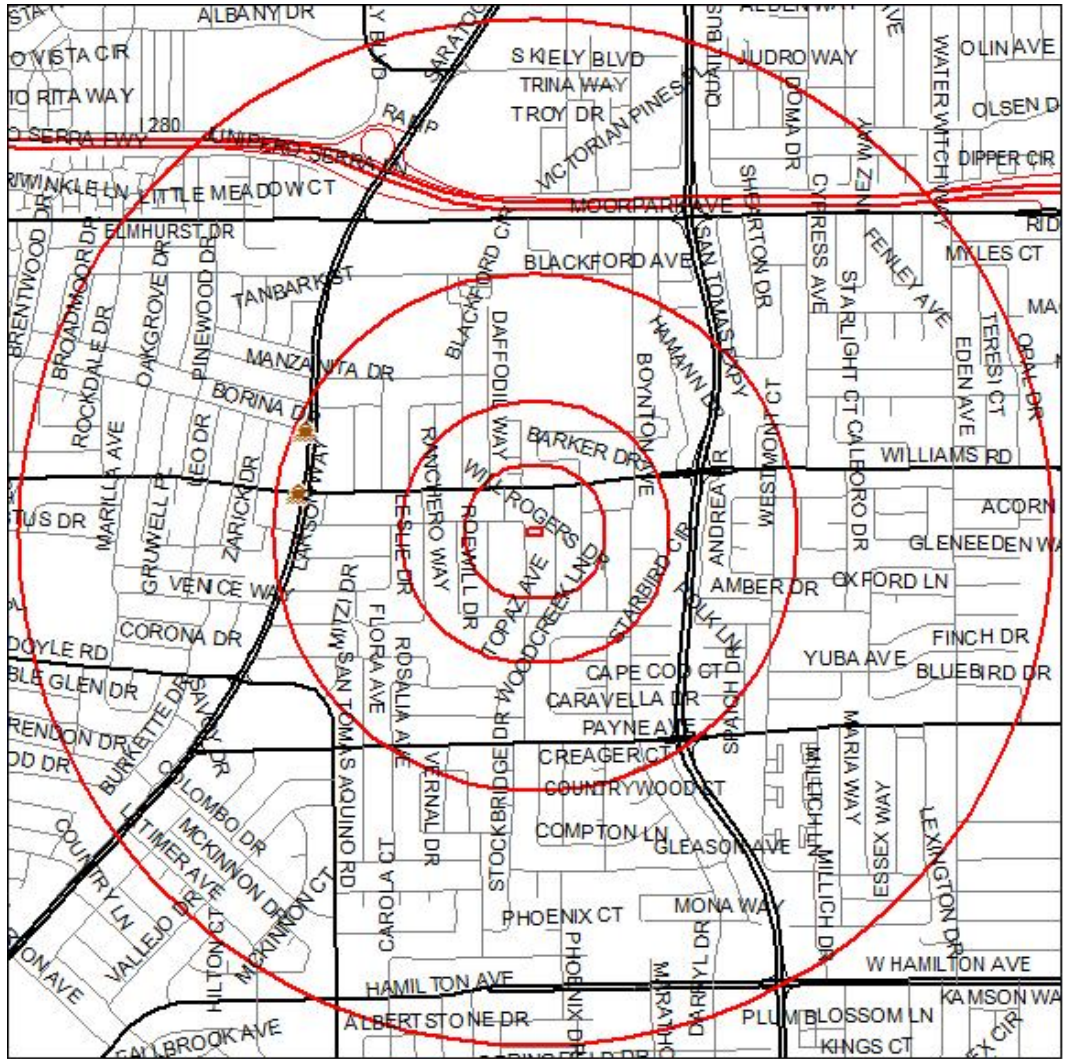


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# FANHD Commercial Property Disclosure Reports Environmental Screening Report | MAP COVER PAGE For SANTA CLARA County

**Property Address:** 1070 TOPAZ AVE  
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("Property")

**APN:** 299-18-093  
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□ Subject Property

0 0.25 0.5 1.0 Mile

SEE MAP LEGEND ON NEXT PAGE

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



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# FANHD Commercial Property Disclosure Reports

## Environmental Screening Report | MAP LEGEND PAGE

### For SANTA CLARA County

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	(CERCLIS NPL) Federal National Priorities List or "Superfund" sites		(LUST) Leaking Underground Storage Tanks
	(CERCLIS) Fed. Sites investigated for poss. inclusion in the PNL		(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
	(CERCLIS ARCHIVED) CERCLIS-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



# FANHD Commercial Property Disclosure Reports The Natural Hazard Disclosure Report For SANTA CLARA County

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## 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) 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 PROFESSIONAL REAL ESTATE SERVICES, INC. Date 12 June 2015

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 FANHD DISCLOSURE REPORT DELIVERED WITH THIS SUMMARY:**

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





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# FANHD Commercial Property Disclosure Reports The Natural Hazard Disclosure Report For SANTA CLARA County

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("Property")

**APN:** 299-18-093  
**Report Date:** 06/12/2015  
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First American  
Natural Hazard Disclosures™

# FANHD Commercial Property Disclosure Reports

## The Natural Hazard Disclosure Report

### For SANTA CLARA County

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## PROPERTY DISCLOSURE SUMMARY - READ FULL REPORT

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

County-level NHD Determinations	IN	NOT IN	Map N/A*	Property is:	NHD Report page:
Fault		<b>X</b>		NOT IN a county-designated fault rupture hazard zone	<a href="#">12</a>
Landslide		<b>X</b>		NOT IN a county-designated landslide hazard zone	<a href="#">12</a>
Liquefaction		<b>X</b>		NOT IN a county-designated liquefaction hazard zone	<a href="#">12</a>
Compressible Soils		<b>X</b>		NOT IN a county-designated compressible soils hazard zone	<a href="#">12</a>
Dike Failure		<b>X</b>		NOT IN a county-designated dike failure flooding hazard zone	<a href="#">12</a>

City-level NHD Determinations	IN	NOT IN	Map N/A*	Property is:	NHD Report page:
Fault		<b>X</b>		NOT IN for Fault hazard area.	<a href="#">13</a>
Landslide	<b>X</b>			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.	<a href="#">13</a>
Redevelopment Area		<b>X</b>		NOT IN for Redevelopment Area hazard area.	<a href="#">13</a>
Special Geologic Hazard Study Area		<b>X</b>		NOT IN for Special Geologic Hazard Study Area hazard area.	<a href="#">13</a>

Additional Statutory Disclosures	IN	NOT IN	Map N/A*	Property is:	NHD Report page:
Former Military Ordnance		<b>X</b>		NOT WITHIN one mile of a formerly used ordnance site.	<a href="#">15</a>
Airport Influence Area		<b>X</b>		NOT IN an airport influence area.	<a href="#">16</a>
Airport Noise Area for 65 Decibel		<b>X</b>		NOT IN a delineated 65 dB CNEL or greater aviation noise zone.	<a href="#">17</a>
Bay Conservation and Development Commission		<b>X</b>		NOT IN an area that is within the jurisdiction of the San Francisco Bay Conservation and Development Commission.	<a href="#">18</a>

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".	<a href="#">19</a>
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.	<a href="#">20</a>
Radon	Provides an advisory on the risk associated with Radon gas concentrations.	<a href="#">21</a>
Endangered Species	Provides an advisory on resources to educate the public on locales of endangered or threatened species.	<a href="#">21</a>



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General Advisories	Description	NHD Report page:
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.	<a href="#">22</a>
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.	<a href="#">22</a>
Energy Use Disclosure Program Requirement	Provides an advisory on the non-residential building energy use disclosure program requirement effective January 1, 2014.	<a href="#">23</a>
Tsunami Map Advisory	Provides an advisory about maximum tsunami inundation maps issued for jurisdictional emergency planning.	<a href="#">24</a>

Property Tax Determinations	IS	IS NOT	Property is:	Tax Report page:
Mello-Roos Districts		<b>X</b>	NOT SUBJECT TO a Mello-Roos Community Facilities District.	<a href="#">26</a>
1915 Bond Act Districts		<b>X</b>	NOT SUBJECT TO a 1915 Bond Act District.	<a href="#">26</a>
Other Direct Assessments	<b>X</b>		SUBJECT TO one or more other direct assessments.	<a href="#">27</a>
SRA Fire Prevention Fee		<b>X</b>	NOT SUBJECT TO the State Responsibility Area Fire Prevention Fee (see State-level SRA Zone Disclosure).	<a href="#">31</a>

Environmental Screening Determinations	IS	IS NOT	Property is:	Environmental Report page:
Subject Property listed as a contaminated site?		<b>X</b>	NOT LISTED in any of the databases searched for this Report.	<a href="#">33</a>
Federal National Priorities List or "Superfund" sites (NPL)		<b>X</b>	NOT WITHIN one mile of a NPL site.	<a href="#">52</a>
Corrective Action Sites (RCRA COR)		<b>X</b>	NOT WITHIN one mile of a RCRA COR site.	<a href="#">52</a>
Federal Sites investigated for possible inclusion in the NPL (CERCLIS)		<b>X</b>	NOT WITHIN one-half mile of a CERCLIS site.	<a href="#">52</a>
CERCLIS Sites That Have Been Archived (CERCLIS-Archived)		<b>X</b>	NOT WITHIN one-half mile of a CERCLIS-Archived site.	<a href="#">52</a>
Treatment, Storage & Disposal Sites for Hazardous Materials (RCRA TSD)		<b>X</b>	NOT WITHIN one-half mile of a RCRA TSD site.	<a href="#">52</a>
Tribal UST And/Or Tribal LUST		<b>X</b>	NOT WITHIN one-half mile of a Tribal UST or Tribal LUST site.	<a href="#">53</a>
State EnviroStor Cleanup Sites Database (ENVIROSTOR)		<b>X</b>	NOT WITHIN one-half mile of a ENVIROSTOR site.	<a href="#">53</a>
State List of Spills, Leaks, Investigation & Cleanup (SLIC)		<b>X</b>	NOT WITHIN one-half mile of a SLIC site.	<a href="#">53</a>
State List of Solid Waste Landfill Facilities (SWIS)		<b>X</b>	NOT WITHIN one-half mile of a SWIS site.	<a href="#">53</a>
State List of Leaking Underground Storage Tanks (LUST)	<b>X</b>		WITHIN one-half mile of a LUST site.	<a href="#">54</a>
EnviroStor Site With Deed Restriction Or Other Controls (CONTROLS)		<b>X</b>	NOT WITHIN one-half mile of a CONTROLS site.	<a href="#">54</a>
Potential Generator of hazardous materials Sites (RCRA GEN)		<b>X</b>	NOT WITHIN one-eighth mile of a RCRA GEN site.	<a href="#">54</a>
Emergency Response Notification System (ERNS, National Response Center)		<b>X</b>	NOT WITHIN one-eighth mile of a ERNS site.	<a href="#">54</a>
State List of Underground Storage Tanks (UST)		<b>X</b>	NOT WITHIN one-eighth mile of a UST site.	<a href="#">54</a>
State List of Historical Underground Storage Tanks (Hist-UST)		<b>X</b>	NOT WITHIN one-eighth mile of a Hist-UST site.	<a href="#">55</a>
State Hazardous Waste Information Summary (HWIS)		<b>X</b>	NOT WITHIN one-eighth mile of a HWIS site.	<a href="#">55</a>
State List of Aboveground Storage Tanks (AST)		<b>X</b>	NOT WITHIN one-eighth mile of a AST site.	<a href="#">55</a>

Determined by First American Professional Real Estate Services, Inc.

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



# FANHD Commercial Property Disclosure Reports

## The Natural Hazard Disclosure Report

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## 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 are required to have homeowners maintain flood insurance 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. In some cases, the insurance requirement may be waived or modified by obtaining a Letter of Map Revision ("LOMR") or Letter of Map Amendment ("LOMA") from the FEMA. This might be possible where flooding is shallow and fill was placed on the site, appropriate flood control measures were taken, or only the lot and no part of the structure is in the zone. Contact FEMA directly for more information. 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.

**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.

**Note:** If the Property is subject to a Letter of Map Amendment ("LOMA") or a Letter of Map Revision ("LOMR") issued by FEMA, a copy of the LOMA or LOMR must be attached to the Natural Hazard Disclosure Statement ("NHDS") or appropriate disclosure statement. The Company is not always able to determine if the Property is subject to a LOMA or a LOMR. Even if such information is available to the Company, the Company is unable to attach a copy of the LOMA or LOMR to the NHDS. If Seller is aware that the Property is subject to a LOMR or a LOMA, the Seller shall attach a copy to the NHDS and notify the Company.

For more information about flood zones, visit:

[http://www.floodsmart.gov/floodsmart/pages/flooding\\_flood\\_risks/defining\\_flood\\_risks.jsp](http://www.floodsmart.gov/floodsmart/pages/flooding_flood_risks/defining_flood_risks.jsp)

**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)

**DISCUSSION:** Local governmental agencies, utilities, and owners of certain dams are required to prepare and submit inundation maps for review and approval by the California Office of Emergency Services ("OES"). A property within an Area of Potential Flooding Caused by Dam Failure is subject to potential flooding in the event of a sudden and total dam failure with a full reservoir. Such a failure could result in property damage and/or personal injury. However, dams rarely fail instantaneously and reservoirs are not always filled to capacity. Please note that not all dams (such as federally controlled dams) located within the state have been included within these dam inundation zones. Also these maps do not identify areas of potential flooding resulting from storms or other causes.

**PUBLIC RECORD:** Official dam inundation maps or digital data thereof made publicly available by the State of California Office of Emergency Services ("OES") pursuant to California Government Code §8589.5.





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### 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 is 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

On January 23, 2012, the State Board of Forestry and Fire Protection ("Board") adopted an emergency regulation that implements a Fire Prevention Benefit Fee ("Benefit Fee") imposed annually on property owners in wildland areas where the state has responsibility for providing fire protection. According to the adopted regulation, the Benefit Fee is one hundred fifty-two dollars and thirty-three cents (\$152.33) per habitable structure in the State Responsibility Area ("SRA"), including single-family homes, multi-dwelling structures, mobile and manufactured homes, and condominiums. The Board regulation is pursuant to Chapter 1.5 (commencing with Section 4210) to Part 2 of Division 4 of the Public Resources Code (also known as Assembly Bill X1 29). The regulation allows a fee reduction of thirty-five dollars (\$35.00) per habitable structure located in the SRA and within the boundaries of a local agency that provides fire protection services. For more information, please refer to "Part 6. State Responsibility Area Fire Prevention Fee" in the FANHD Property Tax Report.



# FANHD Commercial Property Disclosure Reports

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### 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 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. Official Seismic Hazard Zone ("SH Zone") maps delineate Areas of Potential Liquefaction and Areas of Earthquake-Induced Landsliding.



# FANHD Commercial Property Disclosure Reports

## The Natural Hazard Disclosure Report

### For SANTA CLARA County

**Property Address:** 1070 TOPAZ AVE  
SAN JOSE, SANTA CLARA COUNTY, CA 95117  
("Property")

**APN:** 299-18-093  
**Report Date:** 06/12/2015  
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## 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.



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## 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.



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## 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)





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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**



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## Part 3. Additional Property Specific Disclosures

### 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.



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## AIRPORT INFLUENCE AREA DISCLOSURE

### **DISCUSSION:**

**Certain airports are not disclosed in this report.** FANHD 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.



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### 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. FANHD 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.



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## 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](mailto: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".





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## **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.



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### 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 [www.cal-iaq.org](http://www.cal-iaq.org) 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.**



# FANHD Commercial Property Disclosure Reports

## The Natural Hazard Disclosure Report

### For SANTA CLARA County

**Property Address:** 1070 TOPAZ AVE  
SAN JOSE, SANTA CLARA COUNTY, CA 95117  
("Property")

**APN:** 299-18-093  
**Report Date:** 06/12/2015  
**Report Number:** 1740275

### RADON ADVISORY

**DISCUSSION:** For its Radon Advisory, FANHD 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://energy.lbl.gov/ie/high-radon/USgm.htm>). Based on this recent assessment, FANHD 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.** Columbia University's "Radon Project" website offers help to homeowners in assessing the cost vs. benefit of testing a specific house for radon or modifying it for radon reduction (see <http://www.stat.columbia.edu/~radon/>).

**NOTE:** FANHD 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)**  
[http://ecos.fws.gov/tess\\_public/](http://ecos.fws.gov/tess_public/)



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### ABANDONED MINES ADVISORY

**DISCUSSION:** According to the California Department of Conservation, Office 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 Office of Mine Reclamation (OMR) 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 OMR 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 Office of Mine Reclamation at (916) 323-9198 (website: <http://www.conservation.ca.gov/OMR>), and the Engineering, Planning or Building Departments in the subject City and County.

**FOR MORE INFORMATION:** For more information visit the State Office of Mine Reclamation's website at: [http://www.conservation.ca.gov/omr/abandoned\\_mine\\_lands/Pages/index.aspx](http://www.conservation.ca.gov/omr/abandoned_mine_lands/Pages/index.aspx)

### 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 300,000 oil and gas wells have been drilled in California and around 160,000 are still in use. The majority of remaining wells have been sealed ("capped") under the supervision of the DOC's Division of Oil, Gas and Geothermal Resources. 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 FANHD Residential Environmental Report. For general information, visit the California Department of Conservation, Division of Oil, Gas, and Geothermal Resources at <http://www.consrv.ca.gov/dog>.



# FANHD Commercial Property Disclosure Reports

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### NON-RESIDENTIAL BUILDING ENERGY USE DISCLOSURE PROGRAM (REFERRED TO HEREIN AS "AB 1103")

Effective January 1, 2014, California's Assembly Bill (AB) 1103 mandates energy benchmarking and energy disclosure for non-residential buildings. The law requires non-residential business owners to input energy consumption and other building data into the Environmental Protection Agency's ENERGY STAR Portfolio Manager system, which generates an energy efficiency rating for the building. Ratings are from 1 to 100, with 100 being the most energy efficient.

Each building has to generate and disclose the ENERGY STAR Portfolio Manager "Data Verification Checklist" when it is sold, leased, financed, or refinanced if the building is above the minimum sizes and is one of the following occupancy types:

Assembly (A)	Mercantile (M)
Business (B)	Residential – Transient (R-1) (for example, a hotel)
Educational (E)	Storage (S)
Institutional – Assisted Living (I-1, R-1)	Utility – Parking Garage (U)
Institutional – Nonambulatory (I-2)	

Disclosure is required on buildings with total gross floor area measuring more than 10,000 square feet as of January 1, 2014, and on buildings with total gross floor area measuring 5,000 square feet or more as of July 1, 2014 [see Emergency Notice below]. Nonresidential buildings less than 5,000 square feet are not required to comply with these regulations.

#### EMERGENCY NOTICE REGARDING BUILDINGS MEASURING 5,000 UP TO 10,000 SQUARE FEET

On September 2, 2014, the State of California Office of Administrative Law approved an emergency regulatory action proposed by the California Energy Commission to change from July 1, 2014 to July 1, 2016 the date when the disclosure requirements of Public Resources Code section 25402.10 apply for a nonresidential building with a total gross square foot area measuring 5,000 square feet up to 10,000 square feet.– **Office of Administrative Law File No. 2014-0821-05 E**

A Professional Engineer Stamp is not required for preparation of the Data Verification Checklist. However, the Checklist requires data that may be known only by the building owner or manager (such as energy consumption, annual occupancy, weekly operating hours); therefore, disclosure for compliance with AB 1103 cannot be provided through an ordinary natural hazard disclosure report.

Visit <http://www.energy.ca.gov/ab1103/> for details about the law and how to comply.

(Source: California Energy Commission website, <http://www.energy.ca.gov/ab1103/> )





# FANHD Commercial Property Disclosure Reports

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### TSUNAMI MAP ADVISORY

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

These maps specifically contain the following disclaimer:

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

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

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

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

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

State of California Geological Survey Tsunami Information:  
[http://www.conservation.ca.gov/cgs/geologic\\_hazards/Tsunami/index.htm](http://www.conservation.ca.gov/cgs/geologic_hazards/Tsunami/index.htm)

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

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



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# FANHD Commercial Property Disclosure Reports California Property Tax Disclosure Report For SANTA CLARA County

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## California Property Tax Disclosure Report

The parties for whom this Report was prepared are the owner ("Seller") of the Commercial Property ("Property") on the Report Date, the buyer ("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 and geographic data concerning the Commercial Property. To understand the information provided, please read this entire Report.

#### Summary of Property Tax Determinations

The Commercial Property:	IS	IS NOT	
A.		<b>X</b>	NOT SUBJECT TO a Mello-Roos Community Facilities District. <a href="#">26</a>
B.		<b>X</b>	NOT SUBJECT TO a 1915 Bond Act District. <a href="#">26</a>
C.	<b>X</b>		SUBJECT TO one or more other direct assessments. <a href="#">27</a>
D.		<b>X</b>	NOT SUBJECT TO the State Responsibility Area Fire Prevention Fee (see State-level SRA Zone Disclosure). <a href="#">31</a>

Determined by First American Professional Real Estate Services, Inc.

**THIS IS A DATABASE REPORT ONLY:** The tax information in this Report only provides data derived from County Tax Assessor's Databases ("Databases") identified in this Report. While FANHD 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.

**LIABILITY PROTECTIONS:** Upon consummation of the sale of the Commercial Property to Buyer ("Sale Date"), the Parties involved in that sale are protected against loss caused by an error in this Report as specified at the end of this Report in the Terms and Conditions: Tax Report Subsection. The Parties understand that this is a report product and not an insurance policy.

### BUYER'S ACKNOWLEDGMENT

Buyer(s) acknowledge(s) receipt of this California Property Tax Disclosure Report as well as the Notice of Special Tax and Assessment contained herein by his/her/their signature(s) on the Natural Hazard Disclosure Statement (NHDS) Form that is a part of this report package.



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## 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. 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 Date:** 2014-2015

### B. 1915 Bond Act Assessment Districts

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

**Database Date:** 2014-2015

### C. 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.**

### D. Notice of Property Assessed Clean Energy (PACE) Program

Property assessed clean energy (PACE) programs allow property owners to finance energy efficiency, water efficiency and renewable energy projects on residential and commercial structures through a voluntary special tax assessment on the property. PACE programs are offered by many city, county and regional planning agencies, and have repayment periods ranging from 5 to 20 years however some may be longer.

**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.

**DISCLAIMER:** This Property Tax Report only discloses PACE special taxes documented in the county's 2014-2015 property tax roll. The Report does not include PACE special taxes first assessed or recorded after FANHD obtained this tax roll information. 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.

### E. Approved Assessment Districts Which Have Been Formed and Authorized But Are Not Yet Funded

Certain assessment districts may have been formed and authorized but have not yet been funded. Accordingly no assessment lien will appear in the County Assessor records. However, the information regarding such districts may appear on your preliminary report issued by a title company. If the assessment district has not been formed or funded, the improvements have also not been constructed. If the district is subsequently formed, the assessments may then appear on the property tax bill.



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## Part 3. Current Property Tax Bill Summary

### A. Summary of 2014-2015 Property Tax Bill

The following is a summary of Database information obtained from the SANTA CLARA COUNTY Secured Property Tax Roll for Tax Year 2014-2015 ("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:	\$341,317.00
1st Installment Due 11/01/2014	\$2,684.41
2nd Installment Due 03/01/2015	\$2,684.41
Total Annual Tax Liability	\$5,368.82

### General Ad Valorem Taxes

AGENCY	DESCRIPTION	AMOUNT	CONTACT PHONE
SANTA CLARA COUNTY	GENERAL AD VALOREM TAX & VOTER APPROVED BONDS	\$4,126.17	408-299-5540
SANTA CLARA VALLEY WATER DISTRICT	SCVWD TAX RATE	\$22.19	408-299-5540
<b>TOTAL AD VALOREM TAXES</b>		<b>\$4,148.36</b>	

### Direct and/or Special Assessments

AGENCY	DESCRIPTION	AMOUNT	CONTACT PHONE
CAMPBELL UNION HS DISTRICT PARCEL TAX	CUHSD PARCEL TAX	\$85.00	(408) 371-0960
MORELANDSD EDUC TAX	MORELAND SD EDUC TAX	\$95.00	(408) 874-2922
MOSQUITO ASMT #2	MOSQUITO ASMT #2	\$10.78	(800) 273-5167
OPEN SPACE DISTRICTS - SANTA CLARA COUNTY	SCCOSA ASMT DIST 1	\$20.24	(800) 273-5167
S.C. COUNTY - VECTOR CONTROL DIST	SCCO VECTOR CONTRO	\$15.24	(800) 273-5167
SCVWD FLOOD ASSMT NORTH CENTRAL	SCVWD FLOOD CONTR	\$14.58	(408) 265-2607
SCVWD SAFE CLEAN WATER (MEASURE B)	SCVWD SAFE CLN WATER	\$57.52	(408) 265-2607
SJ LIBRARY ASSMT.	S.J. LIBRARY ASSMT.	\$46.10	(408) 808-2153
SJ SEWER SANI/STORM	SJ SEWER SANI/STORM	\$876.00	(408) 535-3868
<b>TOTAL DIRECT ASSESSMENTS</b>		<b>\$1,220.46</b>	



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## Part 4. Estimating Property Taxes After the Sale

### 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		<u>0.01215</u>
3	Multiply line 1 by line 2. This is your Estimated Ad Valorem Tax.....	• 3	\$	_____
4	Direct Assessments including Mello Roos Special Taxes and 1915 Bond Act Assessments if applicable.....	• 4	\$	<u>1,220.46</u>
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 FANHD 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 <http://www.sccassessor.org/>. Additional information is also available on the website for the California Board of Equalization at [www.boe.ca.gov](http://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.





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## 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: <http://www.sccassessor.org/>



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## C. Calculating Supplemental Taxes After Sale (ESTIMATE ONLY)

### 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	\$	341,317.00
3	Subtract line 2 from line 1. Estimated Supplemental Assessed Value.....	• 3	\$	_____
4	Multiply line 3 by 0.01215 (the Estimated Ad Valorem Tax Rate for the Commercial Property). Estimated Full-Year <b>Supplemental</b> 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 <b>TABLE 1</b> 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 <b>TABLE 2</b> below.....	• 9	_____
10	Multiply line 4 by line 9. Total estimated Supplemental Tax Bill.....	• 10	\$ _____

**TABLE 1. Month-of-Sale Factor**

<b>Jan</b>	0.4167
<b>Feb</b>	0.3333
<b>Mar</b>	0.2500
<b>Apr</b>	0.1667
<b>May</b>	0.0833

**TABLE 2. Month-of-Sale Factor**

<b>Jun</b>	1.0000
<b>Jul</b>	0.9167
<b>Aug</b>	0.8333
<b>Sept</b>	0.7500
<b>Oct</b>	0.6667
<b>Nov</b>	0.5833
<b>Dec</b>	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 FANHD is not responsible or liable for any losses, liabilities or damages resulting from use of this Supplemental Tax Estimator.



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# FANHD Commercial Property Disclosure Reports California Property Tax Disclosure Report For SANTA CLARA County

**Property Address:** 1070 TOPAZ AVE  
SAN JOSE, SANTA CLARA COUNTY, CA 95117  
("Property")

**APN:** 299-18-093  
**Report Date:** 06/12/2015  
**Report Number:** 1740275

## Part 6. State Responsibility Area Fire Prevention Fee

Pursuant to Chapter 1.5 (commencing with Section 4210) to Part 2 of Division 4 of the Public Resources Code, the State of California shall charge an annual "Fire Prevention Benefit Fee" ("Benefit Fee") on each eligible habitable structure on a parcel that is within a State Responsibility Area ("SRA") as defined in Section 4102 of the Public Resources Code, commencing with the 2011-2012 fiscal year. For an explanation of the SRA, refer to [page 9](#) of the Natural Hazard Disclosure Report, under "Wildland Fire Area (State Responsibility Area)". The Fee Amount and a Fee Exemption (explained below) were implemented in an emergency regulation adopted January 23, 2012 by the State Board of Forestry and Fire Protection ("Board").

**Fee Amount:** A Benefit Fee of one hundred fifty-two dollars and thirty-three cents (\$152.33) shall be charged on each habitable structure within an SRA, including single-family homes, multi-dwelling structures, mobile and manufactured homes, and condominiums. This is not a "per parcel" fee, but a levy on each structure (if any) on the parcel within an SRA which the State determines to be habitable.

**Fee Exemption:** Property owners of habitable structures within a SRA and also within the boundaries of a local agency that provides fire protection services shall receive a fee reduction of thirty-five dollars (\$35) per habitable structure.

### Date Due and Late Payment Penalties

**The fee shall be collected annually by the State Board of Equalization ("BOE"), and is due and payable 30 days from the date of assessment by the BOE. If not paid when due and payable, a penalty of twenty percent (20%) of the fee determined to be due shall be added to the amount due and payable for EACH 30-day period in which the fee remains unpaid.**

The fees collected, other than that retained by the BOE necessary for payment of refunds and expenses incurred in the collection of the fee, shall be deposited into the State Responsibility Area Fire Prevention Fund in the State Treasury. This Fund shall be used by the Board and the Department of Forestry and Fire Protection ("CalFire") to finance the cost of specified fire prevention activities that will benefit the owners within the SRA who are required to pay the fee, including such activities as public education programs and local fire prevention projects to reduce fire risk in SRAs.

On July 1, 2013, and annually thereafter, the Board shall adjust the annual amount of the Fire Prevention Fee to reflect the percentage of change in the average annual value of a specified standard price index as reported by the Department of Finance. Commencing with the 2012-13 fiscal year, if there are sufficient amounts of moneys in the SRA Fire Prevention Fund to finance the costs of specified fire prevention activities for a fiscal year, the BOE would be prohibited from collecting the fee for that fiscal year.

**Appeals Process:** A person from whom the Benefit Fee is to be due may petition for a redetermination of whether this fee requirement applies to the Property. To appeal, the owner must submit within 30 days after the date of service of the determination a written petition stating the specific grounds upon which the appeal is founded and include supporting documentation. The petition must be sent to the address indicated by CalFire which may be the address of CalFire's Designated Fee Administrator.

**Database Date: March 2015**

This Property **IS NOT** located in a State Responsibility Area.



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## 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.**



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# FANHD Commercial Property Disclosure Reports

## Environmental Screening Report

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## Environmental Screening Report

### Is Property Listed as a Contaminated Site?

YES

NO

The exact property address as listed above was NOT 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.

### Summary of Environmental Site Search

DATABASE SEARCHED (See "Description of Databases Searched" below)	Are Any Contaminated Sites in Database?	0 to 1/8 mile	1/8 to 1/2 mile	1/2 to 1 mile
Federal National Priorities List or "Superfund" sites (NPL)	YES	0	0	0
Corrective Action Sites (RCRA COR)	YES	0	0	0
Federal Sites investigated for possible inclusion in the NPL (CERCLIS)	MAYBE	0	0	N/A
CERCLIS Sites That Have Been Archived (CERCLIS-Archived)		0	0	N/A
Treatment, Storage & Disposal Sites for Hazardous Materials (RCRA TSD)		0	0	N/A
Tribal UST And/Or Tribal LUST	MAYBE	0	0	N/A
State EnviroStor Cleanup Sites Database (ENVIROSTOR)	MAYBE	0	0	N/A
State List of Spills, Leaks, Investigation & Cleanup (SLIC)	YES	0	0	N/A
State List of Solid Waste Landfill Facilities (SWIS)	MAYBE	0	0	N/A
State List of Leaking Underground Storage Tanks (LUST)	YES	0	2	N/A
EnviroStor Site With Deed Restriction Or Other Controls (CONTROLS)	MAYBE	0	0	N/A
Potential Generator of hazardous materials Sites (RCRA GEN)		0	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	0	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	0	2	0
CONTAMINATED SITE TOTALS	0	2	0
TOTAL OF SITES FOUND	2		

Determined by Third-Party Disclosure Provider(s) FIRST AMERICAN PROFESSIONAL REAL ESTATE SERVICES, INC.

Date 6/12/2015

Rept. No. 1740275

### BUYER'S ACKNOWLEDGMENT

Buyer(s) acknowledge(s) receipt of this Commercial Environmental Screening Report™ by his/her/their signature(s) on the Natural Hazard Disclosure (NHD) Statement that is a part of this report package.





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# FANHD Commercial Property Disclosure Reports

## Environmental Screening Report

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## 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 [www.geotracker.swrcb.ca.gov](http://www.geotracker.swrcb.ca.gov). AST site information can be obtained from the responsible county or local government agency identified in the Unified Program directory available at [www.calepa.ca.gov/CUPA/Directory/default.aspx](http://www.calepa.ca.gov/CUPA/Directory/default.aspx). 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 RCACOR 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 [www.ciwmb.ca.gov/swis](http://www.ciwmb.ca.gov/swis). 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](http://www.dtsc.ca.gov) or from [www.epa.gov](http://www.epa.gov) and by calling (916) 323-3399. The 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.

Sitename	Address	Database	Status
Rotten Robbie #02	1005 Saratoga Ave San Jose, CA 95129	CA_LUST	Closed
Tressler Property	951 Saratoga Ave San Jose, CA 95129	CA_LUST	Closed

## 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:

[http://www.firstamprs.com/sites/default/files/Current\\_List\\_of\\_Unlocatable\\_Sites\\_in\\_California.xls](http://www.firstamprs.com/sites/default/files/Current_List_of_Unlocatable_Sites_in_California.xls)

Sitename	Address	Database	Status
Unocal #4553	1690 Saratoga Ave San Jose, CA 95117	CA_LUST	Closed
SPARKLE CLNS	3128 WILLIAM RD SAN JOSE, CA95117	FED_RCRA_GEN	Active
V T A TASMAN BLOCK C510	ZANKER RD TO I880 BLOCK C510 SAN JOSE, CA95117	FED_RCRA_GEN	Active



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Sitename	Address	Database	Status
V T A TASMAN BLOCK C515	AUTUMVALE DR TO LONGFORD DR BLOCK C515 SAN JOSE, CA95117	FED_RCRA_GEN	Active
7-Eleven #15766	90 Stern Ave San Jose, CA 95129	CA_LUST	Closed
AT & T	1480 Saratoga Ave San Jose, CA 95129	CA_LUST	Closed
BP #11211	590 Saratoga Ave San Jose, CA 95129	CA_LUST	Closed
Bubble Machine Car Wash	1090 S DeAnza Blvd San Jose, CA 95129	CA_LUST	Closed
CONOCOPHILLIPS #11211	590 SARATOGA AVENUE SAN JOSE, CA 95129	CA_LUST	Closed
Mobil	1801 Saratoga Ave San Jose, CA 95129	CA_LUST	Closed
Santa Clara Valley Med Center	751 S Bascom (777 Turner) Ave San Jose, CA 95130	CA_LUST	Closed
Shell	1410 Saratoga Ave San Jose, CA 95129	CA_LUST	Closed
SHELL - 1804 SARATOGA	1804 SARATOGA AVE. SAN JOSE, CA 95129	CA_LUST	Open
Texaco	1030 Saratoga Ave San Jose, CA 95129	CA_LUST	Closed
WESTGATE CLASSIC CAR WASH	18560 PROSPECT RD. SAN JOSE, CA 95129	CA_LUST	Closed
BP OIL COMPANY # 11211	590 SARATOGA AVE # Z SAN JOSE, CA 95129	CA_GEO_UST	N/P
CIVIC CENTER BP #11235	1271 N 1ST ST # Z SAN JOSE, CA 95112	CA_GEO_UST	N/P
GILL'S SERVICE STATION #4921	1605 BRANHAM LN SAN JOSE, CA 95118	CA_GEO_UST	N/P
ROSE GARDEN SHELL SERVICE	910 N BASCOM AVE SAN JOSE, CA 95128	CA_GEO_UST	N/P
ROTTON ROBBIE #11	2305 STORY RD SAN JOSE, CA 95122	CA_GEO_UST	N/P
S J MERCURY & NEWS	S J MERCURY && NEWS SAN JOSE, CA 95190	CA_GEO_UST	N/P
SJSU CENTRAL PLANT	1 WASHINGTON SQUARE SAN JOSE, CA 95112	CA_GEO_UST	N/P
TULLY 76 SERVICE	76 TULLY RD SAN JOSE, CA 95111	CA_GEO_UST	N/P
ADOBE	321-345 PARK AVE SAN JOSE, CA 95110	CA_AST	N/P
AVIS RENT A CAR SYSTEM, INC.	2255 AIRPORT BLVD. SAN JOSE, CA 95110	CA_AST	N/P
BULK PLANT	2075 ALUM ROCK AVE. SAN JOSE, CA	CA_AST	N/P
CALTRAIN-SAN MECHANICAL FACILITY	JOSE 669 PARK AVENUE SAN JOSE, CA 95126	CA_AST	N/P



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Sitename	Address	Database	Status
CALTRANS SAN JOSE MAINTENANCE	500 QUEENS LN. SAN JOSE, CA	CA_AST	N/P
CAPITAL ASPHALT	100 GRANITE ROCK WAY SAN JOSE, CA 95136	CA_AST	N/P
EQUINIX OPERATING CO.	11 GREAT OAKS BLVD SAN JOSE, CA 95119	CA_AST	N/P
FAIRMONT HOTEL SAN JOSE	170 S MARKET ST SAN JOSE, CA 95113	CA_AST	N/P
GOLDEN GATE/DIABLO PETROLUM CO	905 STOCKTON AVE. SAN JOSE, CA 95110	CA_AST	N/P
GUADALUPE RUBBISH DISPOSAL FACILITY	15999 GUADALUPE MINES RD SAN JOSE, CA 95120	CA_AST	N/P
HARTZHEIM DODGE	1050 W. CAPITOL EXPRESSWAY SAN JOSE, CA 95136	CA_AST	N/P
HERTZ EQUIPMENT RENTAL	800 W. SAN CARLOS ST. SAN JOSE, CA 95126	CA_AST	N/P
HERTZ RENTAL CAR FACILITY	1695 N. FOURTH STREET SAN JOSE, CA 95112	CA_AST	N/P
HITACHI GLOBAL TECHNOLOGIES, INC. STORAGE	5600 COTTLE RD. SAN JOSE, CA 95193	CA_AST	N/P
IBM ALMADEN RESEARCH CENTER	650 HARRY RD. SAN JOSE, CA 95120-6099	CA_AST	N/P
JIFFY LUBE #1299	403 SARATOGA AVE. SAN JOSE, CA 95129	CA_AST	N/P
JIFFY LUBE #1328	3497 STEVENS CREEK BLVD. SAN JOSE, CA	CA_AST	N/P
MCI WORLDCOM	611 RIVER OAKS PARKWAY SAN JOSE, CA	CA_AST	N/P
MCI WORLDCOM	2950 ZANKER ROAD SAN JOSE, CA	CA_AST	N/P
MCI WORLDCOM	500 STOCKTON SAN JOSE, CA	CA_AST	N/P
MCI WORLDCOM	55 S MARKET ST SAN JOSE, CA	CA_AST	N/P
MCI WORLDCOM	2030 FORTUNE DR SAN JOSE, CA	CA_AST	N/P
OLS ENERGY-AGNEWS	3800 CISCO WAY SAN JOSE, CA 95134	CA_AST	N/P
RMC PACIFIC MATERIALS	2005 STONE AVE. SAN JOSE, CA	CA_AST	N/P
SAN JOSE	55 MARKET STREET SAN JOSE, CA 95113	CA_AST	N/P
SAN JOSE ASPHALT	11711 BERRYESSA RD. SAN JOSE, CA 95133	CA_AST	N/P
SAN JOSE TERMINAL	1020 BERRYESSA RD. SAN JOSE, CA 95133	CA_AST	N/P
SANTA CLARA WATER POLLUTION	700 LOS ESTEROS RD SAN JOSE, CA 95134	CA_AST	N/P



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Sitename	Address	Database	Status
SFPPL, SAN JOSE TERMINAL	2160 KRUSE DR. SAN JOSE, CA 95131	CA_AST	N/P
TUSCANNY HILLS	2020 NEWMAN SAN JOSE, CA	CA_AST	N/P
Air & Auto	2020 O'Toole Ave San Jose, CA 95101	CA_LUST	Closed
AIRPORT PROPERTIES	20502 JOHN MONTGOMERY DR SAN JOSE, CA 95148	CA_LUST	Closed
Bascom Motors	550 Bascom Ave San Jose, CA 95120	CA_LUST	Closed
Berger Property	716 Stockton Ave San Jose, CA 95126	CA_LUST	Closed
Cambrian Nursery	3175 S Bascom Ave San Jose, CA 95101	CA_LUST	Closed
Griffin Property	724 S First St San Jose, CA 95113	CA_LUST	Closed
Kelly Park (Jenicke Farms)	1300 Senter Rd San Jose, CA 95112	CA_LUST	Closed
PRIVATE RESIDENCE	PRIVATE RESIDENCE San Jose, CA 95125	CA_LUST	Closed
PRIVATE RESIDENCE	PRIVATE RESIDENCE San Jose, CA 95125	CA_LUST	Closed
ROTTEN ROBBIE #11	2305 STORY SAN JOSE, CA 95122	CA_LUST	Open
S & W Land Company	454 W Santa Clara St San Jose, CA 95128	CA_LUST	Closed
Shell	1645 Foxworthy Ave San Jose, CA 95118	CA_LUST	Closed
Shell	610 Bascom Ave San Jose, CA 95118	CA_LUST	Closed
SHELL - 910 BASCOM	910 N. BASCOM AVE. SAN JOSE, CA 95128	CA_LUST	Closed
Sun Garden Packing Company	1582 Monterey Rd San Jose, CA 95112	CA_LUST	Closed
Texaco	3303 San Felipe Rd San Jose, CA 95135	CA_LUST	Closed
TEXACO (CVX #21-1340)	2695 STORY ROAD SAN JOSE, CA 95122	CA_LUST	Closed
UNOCAL #4921	1605 BRANHAM LANE SAN JOSE, CA 95118	CA_LUST	Closed
Beck's Property and Tree Service	1055 Cimmerical Court, Lot E San Jose, CA	CA_SWIS	Closed
BFI's Recyclery	1601 Dixon Landing Road San Jose, CA	CA_SWIS	Open
Hellyer Park Landfill	Palisade Dr. (between Hellyer and Faris) San Jose, CA	CA_SWIS	Closed
Martin Park Landfill	Forestdale Avenue San Jose, CA	CA_SWIS	Closed



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Sitename	Address	Database	Status
Newby Island Compost Facility	1601 Dixon Landing Road San Jose, CA	CA_SWIS	Open
Roberts Avenue Landfill	Roberts Avenue San Jose, CA	CA_SWIS	Closed
Story Road Landfill	Remillard Court San Jose, CA	CA_SWIS	Closed
Valley Recycling	1615 B South Seventh Street San Jose, CA	CA_SWIS	Open
169 E BROKAW RD	169 E BROKAW RD SAN JOSE, CA	CA_SLIC	Closed
Art Cleaners	400 East Santa Clara Street San Jose, CA 95113	CA_SLIC	Open
Avis Budget	2255 && 2253 Airport Boulevard San Jose, CA 95110	CA_SLIC	Closed
BLOCK 2 CITY OF SAN JOSE PARKING LOT	8 EAST SAN FERNANADO STREET SAN JOSE, CA 95113	CA_SLIC	Closed
BRANDENBURG-BUTTERS	153 WEST JULIAN ST SAN JOSE, CA 95110	CA_SLIC	Closed
CINNABAR COMMONS	421, 425 && 435 STOCKTON ST SAN JOSE, CA	CA_SLIC	Closed
CIVIC CENTER PARKING GARAGE	EAST SANTA CLARA STREET SAN JOSE, CA	CA_SLIC	Closed
CLASSIC PRUNERIDGE CENTER	CLEANERS SHOPPING 220 SARATOGA AVE SAN JOSE, CA	CA_SLIC	Open
COAST OIL STATION ROBBIE	ROTTEN 2035 STORY RD SAN JOSE, CA 95122	CA_SLIC	Open
DELUXE CLEANERS	224 SANTA CLARA E SAN JOSE, CA 95116	CA_SLIC	Open
DR EU BUILDING	35 && 43 SANTA CLARA ST E SAN JOSE, CA	CA_SLIC	Open
FMC 333 West Brokaw Road	333 WEST BROKAW ROAD SAN JOSE, CA	CA_SLIC	Open
FMC CORPORATION BASEMENT [NPDES]	CPA 1125 COLEMAN SAN JOSE, CA	CA_SLIC	Open
FMC CORPORATION NORTHERN BOUNDARY [NPDES]	CPA 1125 COLEMAN SAN JOSE, CA	CA_SLIC	Open
FMC CORPORATION NORTHERN BOUNDARY [NPDES]	TTA 1125 COLEMAN SAN JOSE, CA	CA_SLIC	Open
FORMER ALL STICK AND GEARS	1697 Pomona Avenue SAN JOSE, CA 95110	CA_SLIC	Open
GE San Jose facility (former)	2153 Monterey Highway SAN JOSE, CA	CA_SLIC	Open
HYUNDAI PROPERTY	NW CORNER N 1ST STREET && MONTAGUE EXPWY SAN JOSE, CA	CA_SLIC	Open
LAS PLUMAS WAREHOUSE	1608 PLUMAS AVE SAN JOSE, CA 95121	CA_SLIC	Closed





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PORTOLA CLEANERS	130 VIRGINIA ST W SAN JOSE, CA 95112	CA_SLIC	Open
SAN FELIPE PLAZA	3305-3331 SAN FELIPE ROAD SAN JOSE, CA 95135	CA_SLIC	Open
SAN JOSE ARENA	UNKNOWN UNKNOWN SAN JOSE, CA 95113	CA_SLIC	Closed
Shell (Equilon) San Jose Terminal	2165 O'Toole Ave San Jose, CA 95131	CA_SLIC	Open
SJ AIRPORT TERMINAL A	UNKNOWN UNKNOWN SAN JOSE, CA 95113	CA_SLIC	Closed
SKYPORT AND NORTH FIRST STREET	1717 N. FIRST STREET SAN JOSE, CA 95112	CA_SLIC	Closed
Sun Garden	1420 - 1600 Monterey Road San Jose, CA 95112	CA_SLIC	Open
TOWER II PHASE II ADOBE SYSTEMS INC. [NPDES]	151 ALMADEN BLVD. SAN JOSE, CA	CA_SLIC	Open
UNION PACIFIC--FORMER WILLIAM STREET YARD	WILLIAM ST SAN JOSE, CA	CA_SLIC	Closed
VILLA TORINO	CROSS BASSETT & MARKET STREET SAN JOSE, CA	CA_SLIC	Closed
WESTERN PACIFIC RAILROAD	900 EAST WILLIAMS SAN JOSE, CA	CA_SLIC	Open
AMERICAN CAN COMPANY	1598 SOUTH FIRST ST SAN JOSE, CA 951100000	CA_ENVIROSTOR_C ORRACT	N/P
HITACHI GLOBAL STORAGE TECHNOLOGIES, INC	5601 GREAT OAKS PARKWAY SAN JOSE, CA 951930001	CA_ENVIROSTOR_C ORRACT	N/P
IBM CORPORATION	5601 GREAT OAKS PKWY SAN JOSE, CA 951191003	CA_ENVIROSTOR_C ORRACT	N/P
Almaden Air Force Station (J09CA0999)	Almaden Quicksilver Co. Park, Alamos & Hicks Road San Jose, CA 95110	CA_ENVIROSTOR_C LEANUP	Open
ALMADEN PROPERTY	1545 ALMADEN ROAD SAN JOSE, CA 95125	CA_ENVIROSTOR_C LEANUP	Open
AMERICAN CAN COMPANY #2	1598 SOUTH 1ST ST SAN JOSE, CA 95110	CA_ENVIROSTOR_C LEANUP	Closed
ASML/Track Systems	541 E. Trimble Road San Jose, CA 95131	CA_ENVIROSTOR_C LEANUP	Open
Brokaw Road Site	1040, 1060, && 1080 East Brokaw Road San Jose, CA 95131	CA_ENVIROSTOR_C LEANUP	Open
Cerprobe Corp.	30 W. Montague Exprwy San Jose, CA 95134	CA_ENVIROSTOR_C LEANUP	Open
Chestnut Street	Chestnut && Taylor Streets San Jose, CA 95110	CA_ENVIROSTOR_C LEANUP	Open
CISCO SYSTEMS SITE 6	NORTH FIRST STREET && SYNTAX COURT SAN JOSE, CA 95002	CA_ENVIROSTOR_C LEANUP	Open
COYOTE CREEK GOLF COURSE	TUERS ROAD SAN JOSE, CA 95121	CA_ENVIROSTOR_C LEANUP	Open
EASTSIDE HIGH SCHOOL	Quimby Road/Ruby Avenue San Jose, CA 95148	CA_ENVIROSTOR_C LEANUP	Closed



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## FANHD Commercial Property Disclosure Reports

### Environmental Screening Report

### For SANTA CLARA County

**Property Address:** 1070 TOPAZ AVE  
SAN JOSE, SANTA CLARA COUNTY, CA 95117  
("Property")

**APN:** 299-18-093  
**Report Date:** 06/12/2015  
**Report Number:** 1740275

Sitename	Address	Database	Status
EVERGREEN ELEMENTARY NO. 17	Rue Mirassou/Rigor Drive San Jose, CA 95148	CA_ENVIROSTOR_C LEANUP	Closed
FMC Corporation (J09CA1123)	San Jose, CA	CA_ENVIROSTOR_C LEANUP	Closed
HGST, INC	5601 Great Oaks Parkway SAN JOSE, CA 95119	CA_ENVIROSTOR_C LEANUP	Open
Integrated Device Technology, Inc.	2670 Seeley Avenue San Jose, CA 95134	CA_ENVIROSTOR_C LEANUP	Open
Moyer chemical	1300,1310, 1336 Old Bayshore Hwy San Jose, CA 95112	CA_ENVIROSTOR_C LEANUP	Open
Orvieto Family Apartments	80 Montecito Vista Drive San Jose, CA 95111	CA_ENVIROSTOR_C LEANUP	Open
PEPPER LANE	1931 MONTEREY HWY SAN JOSE, CA 95112	CA_ENVIROSTOR_C LEANUP	Closed
Phillips Semiconductors	1101 && 1109 Mckay Drive San Jose, CA 95131	CA_ENVIROSTOR_C LEANUP	Open
Proposed Communication Hill K-8 School	Highway 87 San Jose, CA 95112	CA_ENVIROSTOR_C LEANUP	Open
Quality Plating Co.	1680 Almaden Expressway/H && I San Jose, CA 95125	CA_ENVIROSTOR_C LEANUP	Open
SAN ANTONIO PLAZA BLOCK 4 NORTH	WEST SAN FERNANDO ST && 4TH STREET SAN JOSE, CA 95113	CA_ENVIROSTOR_C LEANUP	Closed
Sanmina Corp. - Plant #1	2101 O'toole Avenue San Jose, CA 95131	CA_ENVIROSTOR_C LEANUP	Open
SANMINA CORPORATION	2101 O'TOOLE SAN JOSE, CA 95131	CA_ENVIROSTOR_C LEANUP	Closed
Santa Fe Pacific Pipeline LP	2150 Kruse Drive/San Jose Term San Jose, CA 95131	CA_ENVIROSTOR_C LEANUP	Open
Shell Oil Co. - San Jose Plant	2165 O'toole Avenue San Jose, CA 95131	CA_ENVIROSTOR_C LEANUP	Open
SOUTH BAY ASBESTOS AREA	FT OF LIBERTY ST GUADALUPE RIV SAN JOSE, CA 95002	CA_ENVIROSTOR_C LEANUP	Open
TOWN & COUNTRY VILLAGE SHOPPING CENTER	2980 && 3030 STEVENS CREEK BOULEVARD SAN JOSE, CA 95113	CA_ENVIROSTOR_C LEANUP	Open
UNITED TECHNOLOGIES CORP, CHEM SYSTEMS	MIXER RD, OFF METCALF && SAN FELIPE RDS SAN JOSE, CA 95138	CA_ENVIROSTOR_C LEANUP	Open
Variety Metal Finishing, Inc.	1166 Cambell Avenue San Jose, CA 95126	CA_ENVIROSTOR_C LEANUP	Open
WILLOW GLEN RIGHT OF WAY	LONUS STREET SAN JOSE, CA 95126	CA_ENVIROSTOR_C LEANUP	Closed
BROKAW ROAD SITE	1040, 1060, && 1080 EAST BROKAW ROAD SAN JOSE, CA 95131	CA_DTSC_DEED	Open
BROKAW ROAD SITE	1040, 1060, && 1080 EAST BROKAW ROAD SAN JOSE, CA 95131	CA_DTSC_DEED	Open
CISCO SYSTEMS SITE 6	NORTH FIRST STREET && SYNTAX COURT SAN JOSE, CA 95002	CA_DTSC_DEED	Open
COYOTE CREEK GOLF COURSE	TUERS ROAD SAN JOSE, CA 95121	CA_DTSC_DEED	Open



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ORVIETO FAMILY APARTMENTS	80 MONTECITO VISTA DRIVE SAN JOSE, CA 95111	CA_DTSC_DEED	Open
SOUTH BAY ASBESTOS AREA	FT OF LIBERTY ST GUADALUPE RIV SAN JOSE, CA 95002	CA_DTSC_DEED	Open
SOUTH BAY ASBESTOS AREA	FT OF LIBERTY ST GUADALUPE RIV SAN JOSE, CA 95002	CA_DTSC_DEED	Open
TOWN & COUNTRY SHOPPING CENTER VILLAGE	2980 && 3030 STEVENS CREEK BOULEVARD SAN JOSE, CA 95113	CA_DTSC_DEED	Open
TOWN & COUNTRY SHOPPING CENTER VILLAGE	2980 && 3030 STEVENS CREEK BOULEVARD SAN JOSE, CA 95113	CA_DTSC_DEED	Open
TOWN & COUNTRY SHOPPING CENTER VILLAGE	2980 && 3030 STEVENS CREEK BOULEVARD SAN JOSE, CA 95113	CA_DTSC_DEED	Open
TOWN & COUNTRY SHOPPING CENTER VILLAGE	2980 && 3030 STEVENS CREEK BOULEVARD SAN JOSE, CA 95113	CA_DTSC_DEED	Open
TOWN & COUNTRY SHOPPING CENTER VILLAGE	2980 && 3030 STEVENS CREEK BOULEVARD SAN JOSE, CA 95113	CA_DTSC_DEED	Open
TOWN & COUNTRY SHOPPING CENTER VILLAGE	2980 && 3030 STEVENS CREEK BOULEVARD SAN JOSE, CA 95113	CA_DTSC_DEED	Open
TOWN & COUNTRY SHOPPING CENTER VILLAGE	2980 && 3030 STEVENS CREEK BOULEVARD SAN JOSE, CA 95113	CA_DTSC_DEED	Open
TOWN & COUNTRY SHOPPING CENTER VILLAGE	2980 && 3030 STEVENS CREEK BOULEVARD SAN JOSE, CA 95113	CA_DTSC_DEED	Open
TOWN & COUNTRY SHOPPING CENTER VILLAGE	2980 && 3030 STEVENS CREEK BOULEVARD SAN JOSE, CA 95113	CA_DTSC_DEED	Open
TOWN & COUNTRY SHOPPING CENTER VILLAGE	2980 && 3030 STEVENS CREEK BOULEVARD SAN JOSE, CA 95113	CA_DTSC_DEED	Open
TOWN & COUNTRY SHOPPING CENTER VILLAGE	2980 && 3030 STEVENS CREEK BOULEVARD SAN JOSE, CA 95113	CA_DTSC_DEED	Open
TOWN & COUNTRY SHOPPING CENTER VILLAGE	2980 && 3030 STEVENS CREEK BOULEVARD SAN JOSE, CA 95113	CA_DTSC_DEED	Open
TOWN & COUNTRY SHOPPING CENTER VILLAGE	2980 && 3030 STEVENS CREEK BOULEVARD SAN JOSE, CA 95113	CA_DTSC_DEED	Open
TOWN & COUNTRY SHOPPING CENTER VILLAGE	2980 && 3030 STEVENS CREEK BOULEVARD SAN JOSE, CA 95113	CA_DTSC_DEED	Open
WATSON PARK	JACKSON STREET SAN JOSE, CA 95112	CA_DTSC_DEED	Open
WATSON PARK	JACKSON STREET SAN JOSE, CA 95112	CA_DTSC_DEED	Open
WATSON PARK	JACKSON STREET SAN JOSE, CA 95112	CA_DTSC_DEED	Open
WATSON PARK	JACKSON STREET SAN JOSE, CA 95112	CA_DTSC_DEED	Open
WATSON PARK	JACKSON STREET SAN JOSE, CA 95112	CA_DTSC_DEED	Open
WATSON PARK	JACKSON STREET SAN JOSE, CA 95112	CA_DTSC_DEED	Open
WATSON PARK	JACKSON STREET SAN JOSE, CA 95112	CA_DTSC_DEED	Open



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WATSON PARK	JACKSON STREET SAN JOSE, CA 95112	CA_DTSC_DEED	Open
WATSON PARK	JACKSON STREET SAN JOSE, CA 95112	CA_DTSC_DEED	Open
UNITED TECHNOLOGIES	STN 635 & STN 706, SAN JOSE 95138	FED_CERCLIS_NPL	Open
ALMADEN QUICKSILVER PARK	ALMADEN & MINE HILL RDS, SAN JOSE 95112	FED_CERCLIS_ACTI VE	Open
BRANDENBERG, STAEDLER & MOORE	153 W JULIAN ST, SAN JOSE 95110	FED_CERCLIS_ACTI VE	Open
LEW SMITH	1545 ALMADEN, SAN JOSE 95113	FED_CERCLIS_ACTI VE	Open
RIVER PARK DEVELOPMENT-LINCOLN PROPS	PROVOST ST & PARK AVE, SAN JOSE 95110	FED_CERCLIS_ACTI VE	Open
STAUFFER CHEMICAL CO.	1931 SO. 1ST STREET, AKA 1931 MONTEREY HWY. SAN JOSE 95112	FED_CERCLIS_ACTI VE	Open
AMERICAN CAN CO	1598 S FIRST ST SAN JOSE, CA 95110	FED_CERCLIS_ARC HIVED	Open
GUADALUPE RUBBISH DSPL	159999 GUADALUPE MNS RD SAN JOSE, CA 95120	FED_CERCLIS_ARC HIVED	Open
HELLYER PARK	HELLYER AVE. && HWY 101 SAN JOSE, CA 95111	FED_CERCLIS_ARC HIVED	Open
KING ROAD POND	KING && MAYBURRY RD SAN JOSE, CA 95133	FED_CERCLIS_ARC HIVED	Open
LORENTZ & SONS	201 W JULIAN ST SAN JOSE, CA 95110	FED_CERCLIS_ARC HIVED	Open
MONTAGUE CENTER	RINCON CIRCLE && O'TOOLE SAN JOSE, CA 95131	FED_CERCLIS_ARC HIVED	Open
OWENS CORNING FIBERGLAS CORP	LOS ESTERRAS SAN JOSE, CA 95050	FED_CERCLIS_ARC HIVED	Open
PACIFIC AIRMOTIVE	SAN JOSE ARPT SAN JOSE, CA 95110	FED_CERCLIS_ARC HIVED	Open
PG&E GAS PLANT SAN JOSE 408 5	SW COR SAN AUGUSTINE && MONTG-Y SAN JOSE, CA 95110	FED_CERCLIS_ARC HIVED	Open
PG&E GAS PLANT SAN JOSE 408 5A	4TH/SAN FERNANDO/SE PARCEL SAN JOSE, CA 95113	FED_CERCLIS_ARC HIVED	Open
SANMINA CORPORATION I	2101 O'TOOLE SAN JOSE, CA 95131	FED_CERCLIS_ARC HIVED	Open
SHELL OIL CO (SAN JOSE PLANT)	2165 O'TOOLE AVE SAN JOSE, CA 95131	FED_CERCLIS_ARC HIVED	Open
SILVERADO CONDOMINIUMS	TOWNSEND AVE SAN JOSE, CA 95131	FED_CERCLIS_ARC HIVED	Open
SINGLETON RD MUNI DSPL GRDS	885 SINGLETON RD SAN JOSE, CA 95112	FED_CERCLIS_ARC HIVED	Open
STAUFFER CHEM CO RAISCH QUARRY	S OF 1ST ST SAN JOSE, CA 95112	FED_CERCLIS_ARC HIVED	Open
TRUCK EXPRESS HAZ WASTE TRANS	2016 O'TOOLE SAN JOSE, CA 95131	FED_CERCLIS_ARC HIVED	Open



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US CELLULOSE	520 PARROT ST SAN JOSE, CA 95112	FED_CERCLIS_ARC HIVED	Open
ALMADEN BLVD SS REHAB	N ALMADEN BLVD AND CARLYSLE SAN JOSE, CA95110	FED_RCRA_GEN	Active
AMERICAN SMELTING & METALS	761 MABURY RD UNIT #17 SAN JOSE, CA95133	FED_RCRA_GEN	Active
ART CLEANERS	400 E SANTA CLARAAA ST SAN JOSE, CA95113	FED_RCRA_GEN	Active
CALIF STEAM CLEANERS	560 W JULION ST SAN JOSE, CA95110	FED_RCRA_GEN	Active
CENTURY BUMPER CORP	42 BERNARD AVE SAN JOSE, CA95112	FED_RCRA_GEN	Active
COLLEGE PARK PAINT CO INC	707 W HEDDING ST SAN JOSE, CA95110	FED_RCRA_GEN	Active
COLONIAL WROUGHT IRON WORKS INC	701-80 F KINGS ROW SAN JOSE, CA95112	FED_RCRA_GEN	Active
COOPERAGE DEVELOPMENT CO	761 MABURY RD NO 3 STE 6A AND 6B SAN JOSE, CA95133	FED_RCRA_GEN	Active
EXXON RAS NO 73664	1898 N CAPITAL REMEDIATION SYSTEM ONLY SAN JOSE, CA95132	FED_RCRA_GEN	Active
FORBERG ENGINE & PARTS	716 STOCKTON AVE SAN JOSE, CA95126	FED_RCRA_GEN	Active
GAS RECOVERY SYSTEMS, NEWBY ISLAND	1804 DIXON LANDING ROAD SAN JOSE, CA95002	FED_RCRA_GEN	Active
GENERAL ELECTRIC CO-SAN JOSE MOTOR PLANT	2155 S FIRST ST SAN JOSE, CA95112	FED_RCRA_GEN	Active
JENNINGS TECHNOLOGY LLC	970 MCLAUGHIN AVE. SAN JOSE, CA95122	FED_RCRA_GEN	Active
MOYER CHEM CO INC	1310 BAYSHORE HWY SAN JOSE, CA95108	FED_RCRA_GEN	Active
ORCHARD PRINTING INC	279 E BROKAW RD SAN JOSE, CA95112	FED_RCRA_GEN	Active
PACIFIC BELL	2 NORTH 2ND ST RM 535 SAN JOSE, CA95113	FED_RCRA_GEN	Active
PHOTOTRON CORPORATION	524 E BROWKAW RD SAN JOSE, CA95112	FED_RCRA_GEN	Active
POWER BRAKE EXCHANGE DBA BRAKE SUPPLY	1775 SO FIRST ST SAN JOSE, CA95112	FED_RCRA_GEN	Active
SANMINA-SCI PLANT #1	2101 O'TOOLE AVE. SAN JOSE, CA95131	FED_RCRA_GEN	Active
SHAMROCK TRUCK LINES	2233 SO 7TH ST SAN JOSE, CA95150	FED_RCRA_GEN	Active
STAUFFER CHEM CO	1931 S FIRST ST SAN JOSE, CA95112	FED_RCRA_GEN	Active
TESSERA TECHNOLOGIES INC	3309 ORCHARD DR SAN JOSE, CA951342005	FED_RCRA_GEN	Active
TIERNAN BODY SHOP INC	60 N AUTUMN SAN JOSE, CA95110	FED_RCRA_GEN	Active





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TOSCO NORTHWEST CO NO 11211	590 SARATOGA AVE SAN JOSE, CA95129	FED_RCRA_GEN	Active
TOSCO NORTHWEST CO NO 11235	1271 N 1ST ST SAN JOSE, CA95112	FED_RCRA_GEN	Active
TRACTOR EQUIPMENT SALES	705 TULLY RD SAN JOSE, CA95111	FED_RCRA_GEN	Active
VALET TERMITE & PEST CONTROL	94 UNBAGER ROAD SAN JOSE, CA95111	FED_RCRA_GEN	Active
HGST INC	5601 GREAT OAKS PARKWAY SAN JOSE, CA95119 1003	FED_RCRA_TSD	Active
AMERICAN CAN PACKAGING INC	1598 S FIRST ST SAN JOSE, CA95110	FED_RCRA_COR	Active
HGST INC	5601 GREAT OAKS PARKWAY SAN JOSE, CA95119 1003	FED_RCRA_COR	Active
JENNINGS TECHNOLOGY LLC	970 MCLAUGHIN AVE. SAN JOSE, CA95122	FED_RCRA_COR	Active
	2150 KRUSE DR. SAN JOSE, CA 95131	FED_ERNS	N/P
	308 SPOCKTON AVE SAN JOSE, CA	FED_ERNS	Closed
	144 SIERRA MESA DRIVE SAN JOSE, CA	FED_ERNS	N/P
	2063 FORREST AVE SAN JOSE, CA	FED_ERNS	N/P
	SAN JOSE, CA	FED_ERNS	N/P
	SAN JOSE, CA	FED_ERNS	N/P
	1446 HECKMAN WAY SAN JOSE, CA	FED_ERNS	Closed
	2165 O'TOOLE AVE SAN JOSE, CA 95131	FED_ERNS	N/P
	2165 O'TOOLE AVE SAN JOSE, CA 95131	FED_ERNS	N/P
	SAN JOSE, CA	FED_ERNS	Closed
	2000 CONCOURSE DRIVE SAN JOSE, CA 95131	FED_ERNS	Closed
	1020 BERRYESSA RD SAN JOSE, CA 95133	FED_ERNS	Closed
	2256 JUNCTION AVE. SAN JOSE, CA	FED_ERNS	Closed
	2500 SEABOARD AVE. SAN JOSE, CA	FED_ERNS	Closed
	COYOTE RD AND SNOW DRIVE SAN JOSE, CA	FED_ERNS	Closed
	HICKS ROAD SAN JOSE, CA	FED_ERNS	Closed



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	1143 NORTH CAPITAL AVE SAN JOSE, CA 95132	FED_ERNS	Closed
	660 LENSEST ROAD SAN JOSE, CA	FED_ERNS	Closed
	3495 MCABEE RD SAN JOSE, CA	FED_ERNS	N/P
	3300 NARVAEC AVE. SAN JOSE, CA 95136	FED_ERNS	N/P
	555 MCLAUGHLIN AVE. SAN JOSE, CA 95116	FED_ERNS	N/P
	955 VILLA TORRE SOUTH 6TH STEET SAN JOSE, CA	FED_ERNS	N/P
	SAN JOSE, CA	FED_ERNS	Closed
90038	6096 COTTLE RD SAN JOSE, CA95123	CA_HIST_UST	N/P
90906	1090 SUNNYVALE SARATO SAN JOSE, CA95129	CA_HIST_UST	N/P
91574	2605 ALLM ROCK RD SAN JOSE, CA95116	CA_HIST_UST	N/P
93523	1636 MC KEE RD SAN JOSE, CA95116	CA_HIST_UST	N/P
94259	147 E SANTA CLARA SAN JOSE, CA95113	CA_HIST_UST	N/P
94655	1648 TULLY ROAD SAN JOSE, CA95122	CA_HIST_UST	N/P
95482	1747 NORTH FIRST ST SAN JOSE, CA95112	CA_HIST_UST	N/P
96139	2252 LIONCOLN AVE SAN JOSE, CA95125	CA_HIST_UST	N/P
96668	NONE 1736 BAYSHORE HWY SAN JOSE, CA95112	CA_HIST_UST	N/P
97289	2701 MCKEE RD SAN JOSE, CA95127	CA_HIST_UST	N/P
A1 RENTS	1145 STOREY RD SAN JOSE, CA95122	CA_HIST_UST	N/P
A1 RENTS	NONE 2860 MONTEREY HWY SAN JOSE, CA95111	CA_HIST_UST	N/P
AA ENGINE CO	710 W-JULIAN ST SAN JOSE, CA95126	CA_HIST_UST	N/P
ALFRED P PREGLIASCO	1540 MC COY AVE SAN JOSE, CA95130	CA_HIST_UST	N/P
ALMA GOLF COURSE	455 W ALMA AVE SAN JOSE, CA95125	CA_HIST_UST	N/P
ALMADEN QUICKSILVER PARK	NULL ALMADEN ROAD SAN JOSE, CA95030	CA_HIST_UST	N/P
ALVISO PUMP STATION	3519 GOLD STREET SAN JOSE, CA95002	CA_HIST_UST	N/P



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ARMAND CONSTRUCTION CO INC	3466A DOVE HILL ROAD SAN JOSE, CA95121	CA_HIST_UST	N/P
BACAR INC	1855 BOBBIN DRIVE SAN JOSE, CA95133	CA_HIST_UST	N/P
BIRD STREET PUMP STATION	3068 BIRD AVENUE SAN JOSE, CA95126	CA_HIST_UST	N/P
BOESCH RANCH	NONE SUMMIT OF QUIMMLY RD SAN JOSE, CA95132	CA_HIST_UST	N/P
BUDGET RENT A CAR-SAN JOSE AIR	NONE SAN JOSE MUNICIPAL AIRPORT SAN JOSE, CA95110	CA_HIST_UST	N/P
C AND C DECORATING CENTER	1025 SO BOSCOM AVE SAN JOSE, CA95128	CA_HIST_UST	N/P
CAL TRANS	15025 CARTER SAN JOSE, CA95118	CA_HIST_UST	N/P
CAL-AIR INC	1775 S FIRST STREET BUILDING SAN JOSE, CA95112	CA_HIST_UST	N/P
CHUNG NGUYEN	1455 ALAMEDA SAN JOSE, CA95126	CA_HIST_UST	N/P
CILKER ORCHARD 2	5255 PEARL AVE SAN JOSE, CA95125	CA_HIST_UST	N/P
CIRCLE 7 RANCH	NONE PO BOX 20212 SAN JOSE, CA95160	CA_HIST_UST	N/P
CONEXCO	12 NSUNSET AVENUE SAN JOSE, CA95116	CA_HIST_UST	N/P
CORPORATION YARD	NONE VILLA VISTA ROAD SAN JOSE, CA95135	CA_HIST_UST	N/P
ADRIANA D'ELIA	1136 BRACE AVE APTS 8, 9 & 10 SAN JOSE, CA 95125	CA_HWIS	N/P
ARCHSTONE WEST REGION	700 SARATOGA AVE # 102 SAN JOSE, CA 951292405	CA_HWIS	N/P
AT & T	1655 BERRYESSA RD SAN JOSE, CA 951331082	CA_HWIS	N/P
AT&T	LONG -121.86506 LAT 37.31421 SAN JOSE, CA 95112	CA_HWIS	N/P
CLIMAX LABORATORIES, INC.	1939 MONTEREY HWY STE 10 SAN JOSE, CA 951126151	CA_HWIS	N/P
DEPT OF GENERAL SERVICES - AGNEWS DEVELOPMENT CENTER	6500 ZANKER RD SAN JOSE, CA 95134	CA_HWIS	N/P
EORM	4 N 2ND ST STE 1270 SAN JOSE, CA 951131329	CA_HWIS	N/P
FORMER UNOCAL 351573	1152 TULLY RD SAN JOSE, CA 951223050	CA_HWIS	N/P
GAMBARIN, IGOR	1059 PHYLLIS AVENUE SAN JOSE, CA 95129	CA_HWIS	N/P
GAS RECOVERY SYSTEMS LLC	1804 DIXON LANDING RD SAN JOSE, CA 950020000	CA_HWIS	N/P



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LA TERRAZA APARTMENTS	470 SARATOGA AVE SAN JOSE, CA 951291327	CA_HWIS	N/P
LA TERRAZA APARTMENTS	470 SARATOGA AVE SAN JOSE, CA 951291327	CA_HWIS	N/P
LEO GUVANEN	3250 SYDNEY DRIVE SAN JOSE, CA 95132	CA_HWIS	N/P
LIZ ODELL	1841 WILLOW ST. SAN JOSE, CA 95125	CA_HWIS	N/P
LOIS AND DAVE KRUEGER	15280 PENITENCIA CREEK RD SAN JOSE, CA 951323147	CA_HWIS	N/P
MARCH, ROSE	848 MIST FLOWER DRIVE SAN JOSE, CA 95122	CA_HWIS	N/P
MELO, LEO	1221 SHORTBRIDGE AVENUE SAN JOSE, CA 95116	CA_HWIS	N/P
PACIFIC BELL	205 BAILEY AVE SAN JOSE, CA 951410000	CA_HWIS	N/P
PG&E - EDENVALE SUBSTATION BANK 1 REPLACEMENT	PERIMETER ROAD SAN JOSE, CA 95113	CA_HWIS	N/P
PG&E - FMC OIL DRAIN	NEWHALL ST AT STOCKTON ST SAN JOSE, CA 95110	CA_HWIS	N/P
PG&E- SAN JOSE 111 ALMADEN OFFICE RENOVATION	111 ALMADEN BLVD SAN JOSE, CA 95113	CA_HWIS	N/P
ROCHA TRUCKING	LAWRENCE EXPRESSWAY AND SB 101 SAN JOSE, CA 95136	CA_HWIS	N/P
ROMAN CATHOLIC BISHOP OF SAN JOSE, A CORPORATION SOLE	389 E SANTA CLARA ST SAN JOSE, CA 951131912	CA_HWIS	N/P
SALZADUEL KHAN	333 RAYOS DEL SOL DR SAN JOSE, CA 951162894	CA_HWIS	N/P
SANTA CLARA VALLEY TRANSPORTATION AUTHORITY	1655 BERRYESSA ROAD TO MARBURG WAY SAN JOSE, CA 95133	CA_HWIS	N/P
SANTA CLARA VALLEY TRANSPORTATION AUTHORITY	NORTH OF SIERRA/LUNDY AVE INTERSECT SAN JOSE, CA 95131	CA_HWIS	N/P
SHAMES CONSTRUCTION	4055 EVERGREEN SQUARE SUITE 140 SAN JOSE, CA 95135	CA_HWIS	N/P
SUN GARDEN PACKING COMPANY	1582 MONTEREY HWY SAN JOSE, CA 951103619	CA_HWIS	N/P
US FOOD SERVICE INC	81 CURTNER AVE SAN JOSE, CA 95125	CA_HWIS	N/P
VTA SANTA THERESA TRANSIT CENTER	SANTA THERESA BLVD & COTTLE RD CRNR SAN JOSE, CA 95134	CA_HWIS	N/P
AMERICANA SHELL #1	790 E EL CAMINO REAL MOUNTAIN VIEW, CA 94040	CA_GEO_UST	N/P
CHEVRON	7000 Monterey Rd. Gilroy, CA 95020	CA_GEO_UST	N/P
DEFENSE FUEL SUPPORT POINT MOFFETT FIELD	BUILDING 545 MOFFETT FIELD, CA 94035	CA_GEO_UST	N/P



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**Property Address:** 1070 TOPAZ AVE  
SAN JOSE, SANTA CLARA COUNTY, CA 95117  
("Property")

**APN:** 299-18-093  
**Report Date:** 06/12/2015  
**Report Number:** 1740275

Sitename	Address	Database	Status
DEFENSE FUEL SUPPORT POINT MOFFETT FIELD	BUILDING 686 MOFFETT FIELD, CA 94035	CA_GEO_UST	N/P
Facility 43-002-990986	7251 Camino Arroyo Gilroy, CA 95020	CA_GEO_UST	N/P
Facility 43-007-431212	SUNNYVALE, CA	CA_GEO_UST	N/P
Facility 43-007-431559	660 EL CAMINO RL, STE B SUNNYVALE, CA 94086	CA_GEO_UST	N/P
Facility 43-007-432010	810 EVELYN AV SUNNYVALE, CA 94086	CA_GEO_UST	N/P
Facility 43-007-436963	848 EVELYN AV SUNNYVALE, CA 94086	CA_GEO_UST	N/P
Facility 43-007-602892	SUNNYVALE, CA	CA_GEO_UST	N/P
Facility 43-007-606498	SUNNYVALE, CA	CA_GEO_UST	N/P
GATEWAY GAS CORP.á	6991 Monterey St. Gilroy, CA 95020	CA_GEO_UST	N/P
HENGEHOLD MOTOR CO. INC.	762 SAN ANTONIO RD PALO ALTO, CA 94303	CA_GEO_UST	N/P
JAPANESE BEETLE	928 EL CAMINO RL SUNNYVALE, CA 94086	CA_GEO_UST	N/P
MILPITAS - PENNITENCIA PUMP	782 LA HONDA Milpitas, CA 95035	CA_GEO_UST	N/P
NASA AMES RESEARCH CENTER	BUILDING 161 MOFFETT FIELD, CA 94035	CA_GEO_UST	N/P
NASA AMES RESEARCH CENTER	BUILDING 251 MOFFETT FIELD, CA 94035	CA_GEO_UST	N/P
PALO ALTO UNIFIED SCHOOL DISTRICT TRANSPORT YARD	85 CHURCHILL AVE PALO ALTO, CA 94306	CA_GEO_UST	N/P
PINE CONE LUMBER	895 EVELYN AV SUNNYVALE, CA 94086	CA_GEO_UST	N/P
SUNNYVALE CAR WASH	905 El Camino Real SUNNYVALE, CA 94086	CA_GEO_UST	N/P
UNOCAL	697 S ABBOTT AVE MILPITAS, CA 95035	CA_GEO_UST	N/P
VA PALO ALTO HEALTH CARE SYSTEM	3801 MIRANDA AVENUE - BLDG. BUNKER PALO ALTO, CA 94304	CA_GEO_UST	N/P
City Of Gilroy (Closed Landfill)	1500 Southside Drive- POTW /Liagas Creek Gilroy, CA	CA_SWIS	Closed
City of Palo Alto Refuse Disposal Site	2830 Embarcadero Road Palo Alto, CA	CA_SWIS	Open
City of Palo Alto Refuse Disposal Site	2830 Embarcadero Road Palo Alto, CA	CA_SWIS	Open
City of Palo Alto Refuse Disposal Site	2830 Embarcadero Road Palo Alto, CA	CA_SWIS	Closed
City Of Sunnyvale Landfill	North Side Caribbean Dr Near Mathilda Av Sunnyvale, CA	CA_SWIS	Closed



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Sitename	Address	Database	Status
City Of Sunnyvale Landfill	North Side Caribbean Dr Near Mathilda Av Sunnyvale, CA	CA_SWIS	Closed
City Of Sunnyvale Landfill	North Side Caribbean Dr Near Mathilda Av Sunnyvale, CA	CA_SWIS	Open
Kirby Canyon Recycl.& Disp. Facility	910 Coyote Creek Golf Drive Coyote (In San Jose), CA	CA_SWIS	Open
Madrone Closed Landfill Site	3000 N of Burnett Ave Morgan Hill, CA	CA_SWIS	Closed
NAS Moffett Field Closed Landfills	Northern Area Of Field; Adjacent To Bay Mountain View, CA	CA_SWIS	Closed
PSSI Ag. Material Storage / Handling Op.	3185 Alpine Road Stanford, CA	CA_SWIS	Open
Sainte Claire Landfill	Gold And Moffat St Alviso (In San Jose), CA	CA_SWIS	Closed
Santos Landfill	East Gold Street North Of Hwy 237 Alviso (In San Jose), CA	CA_SWIS	Closed
Shoreline Regional View SLF	1780 Amphitheater Parkway Mountain View, CA	CA_SWIS	Closed
Shoreline Regional View SLF	1780 Amphitheater Parkway Mountain View, CA	CA_SWIS	Closed
Syntax Court D.S.	Syntax Ct, N 1st St. Alviso (In San Jose), CA	CA_SWIS	Closed
West Valley Closed Landfill/Campisi Site	901 & 910 Campesi Wy. 1845 S. Bascom Ave Campbell, CA	CA_SWIS	Closed
Z-Best Composting Facility	980 State Hwy. 25 Gilroy, CA	CA_SWIS	Open
Z-Best Composting Facility	980 State Hwy. 25 Gilroy, CA	CA_SWIS	Open
AFFYMAX INC	4001 MIRANDA AVE PALO ALTO, CA 943040000	CA_ENVIROSTOR_C ORRACT	N/P
ALVISO INDEPENDENT OIL INC	5002 ARCHER ST ALVISO, CA 950020000	CA_ENVIROSTOR_C ORRACT	N/P
AMERICAN MICRO SYSTEMS INCORPORATED	3800 HOMESTEAD ROAD SANTA CLARA, CA 950510000	CA_ENVIROSTOR_C ORRACT	N/P
CLEARWATER ENV MGMT DBA ALVISO INDEPENDENT OIL	5002 ARCHER ST ALVISO, CA 950020000	CA_ENVIROSTOR_C ORRACT	N/P
COMMUNICATIONS AND POWER IND INC	607 && 611 HANSEN WY PALO ALTO, CA 943040000	CA_ENVIROSTOR_C ORRACT	N/P
LOCKHEED MARTIN SPACE SYSTEMS CO	1111 LOCKHEED WAY SUNNYVALE, CA 940860000	CA_ENVIROSTOR_C ORRACT	N/P
PHILIPS SEMICONDUCTORS	730 EVELYN SUNNYVALE, CA 940860000	CA_ENVIROSTOR_C ORRACT	N/P
STANFORD UNIVERSITY	OAK ROAD && STOCKFORM ROADS STANFORD, CA 943050000	CA_ENVIROSTOR_C ORRACT	N/P
CTS PRINTEX, INC.	PLYMOUTH & COLONY STS, MOUNTAIN VIEW 94043	FED_CERCLIS_NPL	Open
INTERSIL COMPONENTS	INC./SIEMENS 10900 N TANTAU AVE/19000 HOMESTEAD RD, CUPERTINO 95014	FED_CERCLIS_NPL	Open





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Sitename	Address	Database	Status
MOFFETT NAVAL AIR STATION	MOFFETT FIELD NAS, MOFFETT FIELD 94035	FED_CERCLIS_NPL	Open
NASA AMES RESEARCH CENTER	ENVIRONMENTAL HEALTH AND SAFETY, MOFFETT FIELD 94035	FED_CERCLIS_NPL	Open
SANTOS LANDFILL	CITY OF ALVISO LANDFILL, ALVISO 95002	FED_CERCLIS_NPL	Open
SIEMENS COMPONENT	19000 HOMSTEAD RD, CUPERTINO 95014	FED_CERCLIS_NPL	Open
SOUTH BAY ASBESTOS AREA	FT OF LIBERTY ST GUADALUPE RIV, ALVISO 95002	FED_CERCLIS_NPL	Open
HIGHWAY 101 AND MOFFETT BLVD	HIGHWAY 101/85/MOFFETT BLVD, MOUNTAIN VIEW 94043	FED_CERCLIS_ACTI VE	Open
HILLVIEW MAINTENANCE YARD	ADJ TO 97 HILLVIEW AVE, NRBY DRY CLEANER, LOS ALTOS 94022	FED_CERCLIS_ACTI VE	Open
KAISER CEMENT CORP PERMANENTE PLANT	W TERMINUS OF STEVENS CR BLVD, PERMANENTE 95014	FED_CERCLIS_ACTI VE	Open
LICK JAMES MANSION	4101 LICK MILL BLVD.(N. MONTAGUE EXPWAY), SANTA CLARA 95050	FED_CERCLIS_ACTI VE	Open
NAVAL INDUSTRIAL RESERVE ORDINANCE PLANT	111 LOCKHEED WAY, SUNNYVALE 94088	FED_CERCLIS_ACTI VE	Open
ONIZUKA AIR FORCE STATION 6594 ABS/CC	1080 LOCKHEED WY, SUNNYVALE 94089	FED_CERCLIS_ACTI VE	Open
SIERRA VISTA PROPERTIES	465 SIERRA VISTA WAY, MOUNTAIN VIEW 94035	FED_CERCLIS_ACTI VE	Open
SIGNETICS CORP	100 SAN LUCAS CT., SUNNYVALE 94086	FED_CERCLIS_ACTI VE	Open
STANFORD UNIVERSITY	800 PASTEUR DR, STANFORD 94305	FED_CERCLIS_ACTI VE	Open
UNISYS	1040 DIGIULIO AVE, SANTA CLARA 95052	FED_CERCLIS_ACTI VE	Open
129TH CAV AIR NATL GUARD	129TH HRMS MOFFETT FIELD SUNNYVALE, CA 94086	FED_CERCLIS_ARC HIVED	Open
FAIRCHILD	4001 MIRANDA AVE PALO ALTO, CA 94304	FED_CERCLIS_ARC HIVED	Open
FORD MOTOR CO	1100 S MAIN ST MILPITAS, CA 95035	FED_CERCLIS_ARC HIVED	Open
KIMBALL SMALL PROPERTY	2986 OAK MEAD VILLAGE CT SANTA CLARA, CA 95051	FED_CERCLIS_ARC HIVED	Open
MEMOREX	SAN TOMAS & CENTRAL EXPY SANTA CLARA, CA 95052	FED_CERCLIS_ARC HIVED	Open
MOUNTAIN VIEW LDFL	SHORELINE REG PK STIERLIN RD MOUNTAIN VIEW, CA 94040	FED_CERCLIS_ARC HIVED	Open
NINE PAR DUMP	LOS ESTEROS RD ALVISO, CA 95002	FED_CERCLIS_ARC HIVED	Open
OPEN FIELD	BETWEEN HWY 237 && HWY 101 SANTA CLARA, CA 95050	FED_CERCLIS_ARC HIVED	Open
OREGON EXPWY UNDERPASS	OREGON EXPWY && ALMA ST PALO ALTO, CA 94304	FED_CERCLIS_ARC HIVED	Open



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Sitename	Address	Database	Status
SAN LAZARO AREA PLUME	SAN LAZARO AVE SUNNYVALE, CA 94086	FED_CERCLIS_ARC HIVED	Open
STANFORD CLEANERS	2875 EL CAMINO PALO ALTO, CA 94306	FED_CERCLIS_ARC HIVED	Open
STANFORD UNIV-613 A1	NEAR CORNER, CAMPUS DR/PANAMA STANFORD, CA 94305	FED_CERCLIS_ARC HIVED	Open
SUNNYVALE LDFL	CARIBBEAN DR SUNNYVALE, CA 94086	FED_CERCLIS_ARC HIVED	Open
ANACOMP INC	305 SOQUEL WY AND 307 N PASTORIA AVE TSDP PT SUNNYVALE, CA94086	FED_RCRA_COR	Inactive
STANFORD UNIV-613A1	NEAR CORNER, CAMPUS DR/PANAMA STANFORD, CA94305	FED_RCRA_COR	Active
	CUPERTINO, CA	FED_ERNS	Open
	SUNNYVALE, CA	FED_ERNS	N/P
	925 MORSE AVE SUNNYVALE, CA	FED_ERNS	Closed
	1919 FRUITDALE AVE SARATOGA, CA	FED_ERNS	N/P
	301 STOWELL AVE. SUNNYVALE, CA	FED_ERNS	Closed
	CHARLESTON ROAD PALO ALTO, CA	FED_ERNS	N/P
	CAMPBELL, CA	FED_ERNS	Closed



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## Description of Databases Searched

The FANHD Commercial Environmental Screening Report is based on an electronic search of certain federal 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 (CERCLIS 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."

**Source Agency:** U.S. Environmental Protection Agency.

**Search Distance Used:** 1.0 mile

**Database last checked by FANHD:** September 2014

**WANT MORE INFORMATION?** Contact the United States Environmental Protection Agency, (800) 424-9346.

### 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 FANHD:** September 2014

**WANT MORE INFORMATION?** Contact the United States Environmental Protection Agency, (800) 424-9346.

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

The Comprehensive Environmental Response, Compensation, and Liability Act Information System (CERCLIS) is a list of sites that the Federal EPA is investigating 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 FANHD:** September 2014

**WANT MORE INFORMATION?** Contact the United States Environmental Protection Agency, (800) 424-9346.

### CERCLIS Sites That Have Been Archived (CERCLIS-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 CERCLIS database, 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.

**Source Agency:** U.S. Environmental Protection Agency.

**Search Distance Used:** 0.5 mile

**Database last checked by FANHD:** September 2014

**WANT MORE INFORMATION?** Contact the United States Environmental Protection Agency, (800) 424-9346.

### 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.



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**Database last checked by FANHD:** September 2014

**WANT MORE INFORMATION?** Contact the United States Environmental Protection Agency, (800) 424-9346.

#### **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.

**Source Agency:** U.S. Environmental Protection Agency.

**Search Distance Used:** 0.5 mile

**Database last checked by FANHD:** September 2014

**WANT MORE INFORMATION?** Contact the United States Environmental Protection Agency, (800) 424-9346.

#### **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 FANHD:** September 2014

**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 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 FANHD:** September 2014

**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).



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**Source Agency:** California Integrated Waste Management Board.

**Search Distance Used:** 0.5 mile

**Database last checked by FANHD:** September 2014

**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 FANHD:** September 2014

**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 FANHD:** September 2014

**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 FANHD:** September 2014

**WANT MORE INFORMATION?** Contact the United States Environmental Protection Agency, (800) 424-9346.

#### 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 FANHD:** September 2014

**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 FANHD:** September 2014

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





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#### **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 FANHD:** September 2014

**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 FANHD:** September 2014

**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 FANHD clients, the Commercial EnviroCheck™ 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 FANHD:** September 2014

**WANT MORE INFORMATION?** Contact the local responsible agency from the online directory at [www.calepa.ca.gov/CUPA/Directory/default.aspx](http://www.calepa.ca.gov/CUPA/Directory/default.aspx).

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





First American  
Natural Hazard Disclosures™

# FANHD Commercial Property Disclosure Reports Terms and Conditions

**Property Address:** 1070 TOPAZ AVE  
SAN JOSE, SANTA CLARA COUNTY, CA 95117  
("Property")

**APN:** 299-18-093  
**Report Date:** 06/12/2015  
**Report Number:** 1740275

## TERMS and CONDITIONS

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. **Only the Recipients May Rely 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 statutory 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. FANHD 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. FANHD 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. FANHD 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.
- E. **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, FANHD accurately reported on information contained in Government Records. FANHD reviewed and relied upon those Government Records specifically identified and described in the Report. FANHD has not reviewed or relied upon any Government Records that are not specifically identified in the Report. FANHD 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 FANHD. Local Addenda, where applicable, are included "AS IS" as an accommodation to the local real estate board that provided the content; FANHD assumes no responsibility for the accuracy of any information included in the Local Addenda.
- F. **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. FANHD assumes no liability for errors in that third-party flood determination.
- G. **Changes to Government Record after Report Date.** This Report is issued as of the Report Date identified in the Report. FANHD 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. Subsequent to FANHD acquisition of Government Records, changes may be made to said Government Records and FANHD is not responsible for advising the Recipients of any changes. FANHD 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, FANHD is not liable for any impact on the Property that any change to the Government Records may have.



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# FANHD Commercial Property Disclosure Reports Terms and Conditions

**Property Address:** 1070 TOPAZ AVE  
SAN JOSE, SANTA CLARA COUNTY, CA 95117  
("Property")

**APN:** 299-18-093  
**Report Date:** 06/12/2015  
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- H. **Government Record Sources.** FANHD relies upon the Government Records specifically identified in the Report without conducting an independent investigation of their accuracy. FANHD assumes no responsibility for the accuracy of the Government Records identified in the Report. FANHD makes no warranty or representation of any kind, express or implied, with respect to the Report. FANHD 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 FANHD Report is "AS IS".
- I. **Liability Provisions.**
- (1) Recipients are entitled to rely on the provisions of the Report as of the close of escrow for the transaction for which said Report was issued.
  - (2) Except as specifically described in the Report, FANHD's total liability and responsibility to any Recipient for any liabilities, causes of action, claim or claims, including but not limited to any claim for breach of Report or negligence, shall be for actual proven damages only and is limited to the difference in fair market value of the Property on the date payment for the Report was received by FANHD. FANHD shall have no responsibility, or liability, for any lost profits, consequential damages, special damages, indirect damages, or incidental damages allegedly suffered as a result of the use of, or reliance on, the Report. FANHD has not conducted an independent investigation of the accuracy of the information provided by the Recipient. FANHD assumes no responsibility for the accuracy of information provided by the Recipient. FANHD 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.
- J. **Governing Law.** The Report shall be governed by, and construed in accordance with, the laws of the State of California.
- K. **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. All disputes and claims arising out of or relating to the Report must be resolved by binding arbitration. This Report to arbitrate includes, but is not limited to, all disputes and claims between FANHD, 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. FANHD, 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 consider claims for injunctive or declaratory relief, or to grant relief effecting anyone other than the individual claimant.
- The arbitration is governed by the Commercial Arbitration Rules and the Supplementary Procedures for Consumer Related Disputes (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](http://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 this Report.
- L. **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.
- M. **Other Agreements.** This Report constitutes the entire, integrated agreement between FANHD and Recipients, and supersedes and replaces all prior statements, representations, negotiations, and agreements.