



Property I.D.<sup>®</sup>

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## Environmental Hazards Report

**SAMPLE**

**PROUDLY MADE IN THE USA**

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**SUBJECT PROPERTY:**

SAMPLE ADDRESS  
SAMPLE CITY, CA XXXXX  
APN 264-46-172  
SANTA CLARA COUNTY

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PROPERTY I.D. PLAZA, 1001 WILSHIRE BL., LOS ANGELES, CA 90017

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*When Printed by Property I.D. Corporation, three original copies of the report are issued for distribution to the parties involved in the transaction.*

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**ORDER ID #:** 3180793

**ORDER DATE:** 02/07/2017

**RESEARCH DATE:** 04/19/2018

**ESCROW/TITLE FILE #:** 123456789

**ESCROW/TITLE AGENT:**

BOB LOBLAW

EZ-ESCROW

12345 BROADWAY

LOS ANGELES, CA 98765

**SUBJECT PROPERTY:**

SAMPLE ADDRESS

SAMPLE CITY, CA XXXXX

SANTA CLARA COUNTY

APN: 264-46-172

**REPORT ORDERED BY:**

SAM PULLE

FAUXFAKE REAL ESTATE

1000 ERSATZ ST

SOMETON, CA 90123

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**Buyer(s) and Seller(s) represent that they have read and understand this report.**

Signature(s) of Buyer(s)

\_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_ Date \_\_\_\_\_

Signature(s) of Seller(s)

\_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_ Date \_\_\_\_\_

Safety Guides are included at the end of the Buyer's Copy of reports printed by Property I.D. Links to download the guides are included when reports are delivered electronically. Safety Guides included: "Residential Environmental Hazards", "Homeowner's Guide To Earthquake Safety", including the "Residential Earthquake Hazards Report Form", "Protect Your Family From Lead In Your Home", "Mold in My Home: What Do I Do?", and "What Is Your Home Energy Rating?"

**NOTICE TO BUYER:**

This report applies to the property described by the street address and/or county assessor's parcel number as shown above. Please verify this information for accuracy. If this report has been issued in connection with an identified escrow and your escrow transaction number fails to match the escrow number enumerated in this report, then this report is invalid and must be reordered.

This report is issued as of the date shown above and is based upon an examination of maps as published by government agencies. This report does not constitute an opinion as to the advisability of completing the transaction.



# ENVIRONMENTAL HAZARDS REPORT

For  
SAMPLE ADDRESS, SAMPLE CITY, CA XXXXX  
APN 264-46-172

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This Environmental Hazards Report provides information on known, existing and historic hazardous substance contaminated sites that may be on or near the Subject Property, as listed by the Environmental Protection Agency and/or other specified regulatory bodies.

## RECORDS SUMMARY

Mapped Sites			
Type	Description	Regulatory Info	# Sites
NPL/CERCLIS	National Priorities List / Comprehensive Environmental Response, Compensation, and Liability Information System	EPA	1
RCRA	Resource Conservation and Recovery Act	EPA	2
ENVIROSTOR	Hazardous Substance Contamination Sites, Site Mitigation & Brownfield Reuse Program Sites	CA Department of Toxic Substances Control	1
SWIS	Solid Waste Information System	CalRecycle	0
GEOTRACKER	Underground Storage Tanks, Department of Defense Site Cleanup Program, Land Disposal Sites	CA Water Resources Control Board	10

Unmapped Sites			
Type	Description	Regulatory Info	# Sites
NPL/CERCLIS - Unmapped	National Priorities List / Comprehensive Environmental Response, Compensation, and Liability Information System	EPA	1
RCRA - Unmapped	Resource Conservation and Recovery Act	EPA	6
ENVIROSTOR - Unmapped	Hazardous Substance Contamination Sites, Site Mitigation & Brownfield Reuse Program Sites	CA Department of Toxic Substances Control	0
SWIS - Unmapped	Solid Waste Information System	CalRecycle	0
GEOTRACKER - Unmapped	Underground Storage Tanks, Department of Defense Site Cleanup Program, Land Disposal Sites	CA Water Resources Control Board	0

## NPL/CERCLIS Site Details

The CERCLIS database is the Comprehensive Environmental Response, Compensation and Liability Information System that contains information on hazardous waste sites, potentially hazardous waste sites and remedial activities across the nation. CERCLIS is based on the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), commonly known as Superfund, enacted by Congress on December 11, 1980. The database includes sites that are on the National Priorities List (NPL) or being considered for the NPL. The NPL is the Environmental Protection Agency's (EPA) database of uncontrolled or abandoned hazardous waste sites identified for remedial actions under the Superfund program. A site must meet or surpass a predetermined hazard ranking system score, be chosen as a state's top priority site, or meet three specific criteria set jointly by the US Department of Health and Human Services and the US EPA in order to become an NPL site. More information can be obtained from <http://www.epa.gov/superfund/policy/index.htm> website.

This report lists CERCLA sites identified as being within 1 mile of Subject Property.

CERCLIS SITE ID: 0902501	
Lew Smith 1545 Almaden San Jose, CA, 95113	Distance: 1.0 mi Direction: E
<b>NPL Status:</b> Not on the NPL, Other Cleanup Activity: State-Lead Cleanup 09/23/2005	<b>Federal Oversight:</b> Not a Federal Facility
<b>Superfund ID:</b> CAD981677222	<b>Site Type:</b>
<b>EPA Region:</b> 09	<b>Category:</b>
<b>Contaminants:</b>	
<b>Latest Action:</b> SITE REASSESSMENT 09/20/2005	

## RCRA Site Details

RCRA is the Resource Conservation and Recovery Act, which was enacted by Congress in 1976. RCRA's primary goals are to protect human health and the environment from the potential hazards of waste disposal, to conserve energy and natural resources, to reduce the amount of waste generated, and to ensure that wastes are managed in an environmentally sound manner. Specifically, RCRA regulates the management of hazardous wastes from the point of origin to the point of final disposal. Additional information is available on [www.epa.gov/epawaste/index.htm](http://www.epa.gov/epawaste/index.htm) website.

This report lists RCRA sites identified as being within 1/2 mile of Subject Property.

## RCRA Site Details (continued)

RCRA SITE ID: CA0000492603	
Dependable Autoworks 456 Willow St Bldg A San Jose, CA, 95110	Distance: 0.3 mi Direction: E Lat, Lon: 37.3148, -121.8893
<b>Land Type:</b> Private	<b>Owner Type:</b> Private
<b>Owner/Operator:</b> The Nguyen	<b>Operator Type:</b>
<b>Generator Status:</b> Small quantity generator	<b>Environmental Controls:</b> Environmental controls not in place
<b>Institutional Controls:</b> Institutional controls not in place	<b>Human Exposure Controls:</b> Insufficient information to determine if human exposure under control
<b>Ground Water Controls:</b> Insufficient information to determine if groundwater controls in place	
<b>Industrial Activity Classification:</b>	
<b>Hazardous Waste Type:</b>	
<b>Used Oil Type:</b>	
<b>Misc Site Activities:</b>	
<b>Active Site Activities:</b> Handler activities	

RCRA SITE ID: CAR000042531	
Walgreens #2265 1130 Bird Ave San Jose, CA, 95125	Distance: 0.3 mi Direction: S Lat, Lon: 37.3105, -121.8950
<b>Land Type:</b> Private	<b>Owner Type:</b> Private
<b>Owner/Operator:</b> Mistry Investment Co Inc	<b>Operator Type:</b>
<b>Generator Status:</b> Conditionally exempt small quantity generator	<b>Environmental Controls:</b> Environmental controls not in place
<b>Institutional Controls:</b> Institutional controls not in place	<b>Human Exposure Controls:</b> Insufficient information to determine if human exposure under control
<b>Ground Water Controls:</b> Insufficient information to determine if groundwater controls in place	
<b>Industrial Activity Classification:</b> Pharmacies and drug stores	
<b>Hazardous Waste Type:</b>	
<b>Used Oil Type:</b>	
<b>Misc Site Activities:</b>	
<b>Active Site Activities:</b> Handler activities	

## EnviroStor Site Details

The California Department of Toxic Substances Control (DTSC) has developed the EnviroStor database system with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems, including but not limited to, sites or facilities where DTSC is involved with site investigation or cleanup that fit the broad federal definition of brownfields. Brownfields are properties that are contaminated, or thought to be contaminated, and are underutilized due to perceived remediation costs and/or liability concerns. The EnviroStor database is used by the Site Mitigation and Brownfield Reuse Program's staff as a tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances.

Further information can be found at the following locations:

<http://www.envirostor.dtsc.ca.gov/public/EnviroStor%20FAQ.pdf>

<http://www.dtsc.ca.gov/SiteCleanup/Brownfields/index.cfm>

This report lists EnviroStor sites identified as being within 1/2 mile of Subject Property.

EnviroStor ID: 43400003	
Willow Glen Right Of Way Lonus Street San Jose, CA 95126	Distance: 0.3 mi Direction: SW Lat, Lon: 37.3114, -121.8979
<b>NPL Status:</b> No	<b>Site Type:</b> Voluntary Cleanup
<b>Regulatory Agency:</b> Smbrrp	<b>Site Status:</b> Certified
<b>Lead Agency:</b> Smbrrp	<b>Status Date:</b>
<b>Special Program:</b> Voluntary Cleanup Program	<b>Site Management:</b>
<b>Funding:</b> Responsible Party	<b>Restricted Use:</b> No
<b>Potential Media Affected:</b> Soil	
<b>Past Uses:</b> Railroad Right Of Way	
<b>Potential Contaminants:</b> Polynuclear Aromatic Hydrocarbons (Pahs), Arsenic, Lead	
<b>Confirmed Contaminants:</b> Polynuclear Aromatic Hydrocarbons (Pahs), Arsenic, Lead	

## SWIS Site Details

The Solid Waste Information System (SWIS) database is provided by the California Department of Resources and Recycling and Recovery (CalRecycle). The SWIS database contains information on solid waste facilities, operations, and disposal sites throughout the State of California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites. For more information contact CalRecycle at: Tel: (916) 322-4027, email: [Cody.Oquendo@CalRecycle.ca.gov](mailto:Cody.Oquendo@CalRecycle.ca.gov), and URL: <http://www.calrecycle.ca.gov/SWFacilities/Directory>.

This report lists SWIS sites identified as being within 1/2 mile of Subject Property.

**NO MAPPED SWIS SITES WERE FOUND IN PROXIMITY OF THE SUBJECT PROPERTY**

## GeoTracker Site Details

The GeoTracker is the State Water Board's system for managing sites that impact groundwater, especially those that require groundwater cleanup such as Leaking Underground Storage Tanks (LUST), Site Cleanup Program Sites, and Military Cleanup Sites. The GeoTracker system is also used to manage permitted facilities like land disposal sites. The sites monitored by the State Water Board through the GeoTracker system may currently have, or have had in the past, unauthorized releases (leaks) that can pose a danger to public health and the environment. Cleanup of soil and groundwater contamination is overseen by the State Water Board based on application of existing laws, regulations, plans, and policies.. Additional information is available on the State Water Board's GeoTracker website at <http://geotracker.waterboards.ca.gov/>.

This report lists GeoTracker sites identified as being within 1/2 mile of Subject Property.

GLOBAL ID: T0608501948	
R & D Liquors 656 Willow St San Jose, CA 95125	Distance: 0.2 mi Direction: SE
<b>Case Type:</b> LUST Cleanup Site	<b>Case Open Date:</b> 1996-05-08 00:00:00
<b>Recent Activity:</b> Completed - Case Closed	<b>Recent Activity Date:</b> 1996-05-30 00:00:00
<b>Regional Board:</b> SAN FRANCISCO BAY RWQCB (REGION 2)	<b>Regional Case No.:</b>
<b>Local Agency:</b> SANTA CLARA COUNTY LOP	<b>Local Case No.:</b>
<b>Lead Agency:</b> SANTA CLARA COUNTY LOP	
<b>Potential Media Affected:</b> Soil	
<b>Potential Contaminants:</b> Gasoline	
<b>Site History:</b>	

GLOBAL ID: T10000006243	
PRIVATE RESIDENCE PRIVATE RESIDENCE San Jose, CA 95125	Distance: 0.2 mi Direction: NE
<b>Case Type:</b> Cleanup Program Site	<b>Case Open Date:</b> 2014-04-01 00:00:00
<b>Recent Activity:</b> Completed - Case Closed	<b>Recent Activity Date:</b> 2015-05-13 00:00:00
<b>Regional Board:</b>	<b>Regional Case No.:</b>
<b>Local Agency:</b>	<b>Local Case No.:</b> 07S1E17N01s
<b>Lead Agency:</b> SANTA CLARA COUNTY LOP	
<b>Potential Media Affected:</b> Soil	
<b>Potential Contaminants:</b> Chlordane, Other Insecticides / Pesticide / Fumigants / Herbicides, Toxaphene, Arsenic, Lead	
<b>Site History:</b> This vacant property was purchased by Habitat for Humanity. They did soil testing and found elevated concentrations of chlordane, dieldrin, toxaphene, arsenic and lead. Source of contamination is unknown, but appears to be limited to fill material overlying native soil. The property is bounded by a railroad line. Soil to be excavated and removed prior to redevelopment of the property with single family residence.	

## GeoTracker Site Details

(continued)

GLOBAL ID: T0608501845	
Yellow Cab Company 615 Bird Ave San Jose, CA 95125	Distance: 0.3 mi Direction: N
<b>Case Type:</b> LUST Cleanup Site	<b>Case Open Date:</b> 1994-06-22 00:00:00
<b>Recent Activity:</b> Completed - Case Closed	<b>Recent Activity Date:</b> 2000-08-04 00:00:00
<b>Regional Board:</b> SAN FRANCISCO BAY RWQCB (REGION 2)	<b>Regional Case No.:</b>
<b>Local Agency:</b> SANTA CLARA COUNTY LOP	<b>Local Case No.:</b>
<b>Lead Agency:</b> SANTA CLARA COUNTY LOP	
<b>Potential Media Affected:</b> Other Groundwater (uses other than drinking water)	
<b>Potential Contaminants:</b> Waste Oil / Motor / Hydraulic / Lubricating	
<b>Site History:</b>	

GLOBAL ID: T1000003264	
Guadalupe River Project - GUADALUPE RIVER PROJECT WILLOW STREET AND LELONG AVENUE SAN JOSE, CA 95110	Distance: 0.3 mi Direction: E
<b>Case Type:</b> Cleanup Program Site	<b>Case Open Date:</b> 2003-08-04 00:00:00
<b>Recent Activity:</b> Completed - Case Closed	<b>Recent Activity Date:</b> 2014-10-13 00:00:00
<b>Regional Board:</b> SAN FRANCISCO BAY RWQCB (REGION 2)	<b>Regional Case No.:</b>
<b>Local Agency:</b> SANTA CLARA COUNTY LOP	<b>Local Case No.:</b> 07S1E20C02s
<b>Lead Agency:</b> SANTA CLARA COUNTY LOP	
<b>Potential Media Affected:</b> Other Groundwater (uses other than drinking water), Soil, Surface water	
<b>Potential Contaminants:</b> Benzene, DDD / DDE / DDT, Gasoline	
<p><b>Site History:</b> Based on the April 2012 COPC concentration results, the groundwater cleanup goals have been reached at the Site, and no additional analysis is needed to estimate the time for these goals to be reached by natural attenuation. Groundwater quality beneath the Site meets the cleanup goals for COPCs. The cleanup goals for the Site are the State and federal MCLs for BTEX and MTBE, and the RWQCB ESL for TPHg. Groundwater monitoring results from samples collected during April 2012 show reductions in COPC concentrations in monitoring wells MW-1 and MW-9 compared to the previous sampling events in those wells. COPCs were not detected in groundwater from well MW-1, and only two of the COPCs were detected at the cleanup goal in groundwater from well MW-9. The decrease in concentrations over time confirms that the COPCs are naturally attenuating. In addition, the dissolved oxygen levels and general chemistry parameters demonstrate that the groundwater is aerobic and supportive of aerobic degradation of the petroleum constituents in groundwater. The remaining wells that were sampled (MW-3, MW-4, and MW-8) did not contain COPCs above their detection limits. These results are consistent with historical trends and confirm the absence of COPCs in these wells. Based on the analysis of the April 2012 groundwater monitoring event, the Site is currently meeting its groundwater quality objectives. It is recommended that the SCCDEH issue a No Further Action determination for groundwater monitoring and remediation at the Site. It is also recommended that destruction of the monitoring wells be completed as part of the future soil remediation work, as described in the project Draft Remedial Action Plan (Northgate, 2011), currently under review by the SCCDEH.</p>	



## GeoTracker Site Details (continued)

GLOBAL ID: T1000008323	
Willows Laundry and Cleaners 800 Willow Street San Jose, CA	Distance: 0.3 mi Direction: S
<b>Case Type:</b> Non-Case Information	<b>Case Open Date:</b> 2016-01-15 00:00:00
<b>Recent Activity:</b> Informational Item	<b>Recent Activity Date:</b> 2016-01-15 00:00:00
<b>Regional Board:</b> SAN FRANCISCO BAY RWQCB (REGION 2)	<b>Regional Case No.:</b>
<b>Local Agency:</b>	<b>Local Case No.:</b>
<b>Lead Agency:</b> SAN FRANCISCO BAY RWQCB (REGION 2)	
<b>Potential Media Affected:</b> Indoor Air, Other Groundwater (uses other than drinking water), Soil, Soil Vapor	
<b>Potential Contaminants:</b> Tetrachloroethylene (PCE)	
<b>Site History:</b>	

GLOBAL ID: T0608500242	
BHL Property 850 Willow St San Jose, CA 95125	Distance: 0.3 mi Direction: S
<b>Case Type:</b> LUST Cleanup Site	<b>Case Open Date:</b> 1995-11-29 00:00:00
<b>Recent Activity:</b> Completed - Case Closed	<b>Recent Activity Date:</b> 1995-12-29 00:00:00
<b>Regional Board:</b> SAN FRANCISCO BAY RWQCB (REGION 2)	<b>Regional Case No.:</b>
<b>Local Agency:</b> SANTA CLARA COUNTY LOP	<b>Local Case No.:</b>
<b>Lead Agency:</b> SANTA CLARA COUNTY LOP	
<b>Potential Media Affected:</b> Soil	
<b>Potential Contaminants:</b> Gasoline	
<b>Site History:</b>	

GLOBAL ID: T0608501594	
Willow Retail Center 800 Willow St San Jose, CA 95125	Distance: 0.3 mi Direction: S
<b>Case Type:</b> LUST Cleanup Site	<b>Case Open Date:</b> 1989-01-01 00:00:00
<b>Recent Activity:</b> Completed - Case Closed	<b>Recent Activity Date:</b> 1995-10-16 00:00:00
<b>Regional Board:</b> SAN FRANCISCO BAY RWQCB (REGION 2)	<b>Regional Case No.:</b>
<b>Local Agency:</b> SANTA CLARA COUNTY LOP	<b>Local Case No.:</b>
<b>Lead Agency:</b> SANTA CLARA COUNTY LOP	
<b>Potential Media Affected:</b> Soil	
<b>Potential Contaminants:</b> Diesel	

## GeoTracker Site Details (continued)

<b>Site History:</b>
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GLOBAL ID: T0608523726	
Guadalupe River Project - Bruzzone Property 458 Willow St San Jose, CA 95110	Distance: 0.3 mi Direction: E
<b>Case Type:</b> Cleanup Program Site	<b>Case Open Date:</b> 1994-07-18 00:00:00
<b>Recent Activity:</b> Completed - Case Closed	<b>Recent Activity Date:</b> 2014-10-13 00:00:00
<b>Regional Board:</b> SAN FRANCISCO BAY RWQCB (REGION 2)	<b>Regional Case No.:</b>
<b>Local Agency:</b> SANTA CLARA COUNTY LOP	<b>Local Case No.:</b>
<b>Lead Agency:</b> SANTA CLARA COUNTY LOP	
<b>Potential Media Affected:</b> Other Groundwater (uses other than drinking water)	
<b>Potential Contaminants:</b> Chlordane, Other Insecticides / Pesticide / Fumigants / Herbicides, Gasoline	
<b>Site History:</b> Will be handled as part of the Guadalupe Project.	

GLOBAL ID: T0608502016	
Fahrner Property 495 Minnesota Ave San Jose, CA 95125	Distance: 0.4 mi Direction: E
<b>Case Type:</b> LUST Cleanup Site	<b>Case Open Date:</b> 1996-08-02 00:00:00
<b>Recent Activity:</b> Completed - Case Closed	<b>Recent Activity Date:</b> 1998-09-21 00:00:00
<b>Regional Board:</b> SAN FRANCISCO BAY RWQCB (REGION 2)	<b>Regional Case No.:</b>
<b>Local Agency:</b> SANTA CLARA COUNTY LOP	<b>Local Case No.:</b>
<b>Lead Agency:</b> SANTA CLARA COUNTY LOP	
<b>Potential Media Affected:</b> Soil	
<b>Potential Contaminants:</b> Gasoline	
<b>Site History:</b>	

GLOBAL ID: T0608500418	
SAN JOSE CITY OF 320 HARRON ST SAN JOSE, CA 95126	Distance: 0.5 mi Direction: NW
<b>Case Type:</b> LUST Cleanup Site	<b>Case Open Date:</b> 1987-10-06 00:00:00
<b>Recent Activity:</b> Completed - Case Closed	<b>Recent Activity Date:</b> 1997-04-10 00:00:00
<b>Regional Board:</b> SAN FRANCISCO BAY RWQCB (REGION 2)	<b>Regional Case No.:</b> 43-0364
<b>Local Agency:</b> SANTA CLARA COUNTY LOP	<b>Local Case No.:</b>
<b>Lead Agency:</b> SAN FRANCISCO BAY RWQCB (REGION 2)	
<b>Potential Media Affected:</b> Other Groundwater (uses other than drinking water)	

# GeoTracker Site Details (continued)

<b>Potential Contaminants:</b> Stoddard solvent / Mineral Spruits / Distillates
<b>Site History:</b>

## UNMAPPED SITES

Although the Environmental Site records are official, some of the records may contain missing, non-specific, or incorrect information regarding the names, addresses or other attributes, due to errors and omissions prior to their submission to the governing regulatory body. This factor prevents some sites from being precisely located. It is for this reason that a site may be listed in this "unmapped sites" section of the report.

The information in the environmental report comes directly from the official hazardous substance site lists, which include sites with incomplete information as well. Accordingly, Property I.D. includes those unmapped sites that might be within one half-mile of the Subject Property based upon the available information provided by the EPA and/or other regulatory bodies.

### NPL/CERCLIS - Unmapped Site Details

CERCLIS SITE ID: 0902496	
River Park Development-Lincoln Props Provost St & Park Ave San Jose, CA, 95110	Distance: (exact location not mapped) Direction: (exact location not mapped)
<b>NPL Status:</b> Not on the NPL, Other Cleanup Activity: State-Lead Cleanup 11/22/2000	<b>Federal Oversight:</b> Not a Federal Facility
<b>Superfund ID:</b> CAD981676430	<b>Site Type:</b>
<b>EPA Region:</b> 09	<b>Category:</b>
<b>Contaminants:</b>	
<b>Latest Action:</b> SITE INSPECTION 08/17/1989	

## RCRA - Unmapped Site Details

RCRA SITE ID: CAR000178954 Santa Clara Cnty Hwy 280 Resurfacing Pro Rte 280 Pm 2.2 To 5.1 San Jose, CA, 95110		Distance: (exact location not mapped) Direction: (exact location not mapped)
<b>Land Type:</b> State	<b>Owner Type:</b>	
<b>Owner/Operator:</b> Caltrans	<b>Operator Type:</b>	
<b>Generator Status:</b> Small quantity generator	<b>Environmental Controls:</b> Environmental controls not in place	
<b>Institutional Controls:</b> Institutional controls not in place	<b>Human Exposure Controls:</b> Insufficient information to determine if human exposure under control	
<b>Ground Water Controls:</b> Insufficient information to determine if groundwater controls in place		
<b>Industrial Activity Classification:</b> Highway and street construction		
<b>Hazardous Waste Type:</b>		
<b>Used Oil Type:</b>		
<b>Misc Site Activities:</b>		
<b>Active Site Activities:</b> Handler activities		

RCRA SITE ID: CAD982011082 Delta Air Lines San Jose San Jose Municipal Airport San Jose, CA, 95110		Distance: (exact location not mapped) Direction: (exact location not mapped)
<b>Land Type:</b> Other land type	<b>Owner Type:</b>	
<b>Owner/Operator:</b> San Jose City Of	<b>Operator Type:</b>	
<b>Generator Status:</b> Not a generator	<b>Environmental Controls:</b> Environmental controls not in place	
<b>Institutional Controls:</b> Institutional controls not in place	<b>Human Exposure Controls:</b> Insufficient information to determine if human exposure under control	
<b>Ground Water Controls:</b> Insufficient information to determine if groundwater controls in place		
<b>Industrial Activity Classification:</b>		
<b>Hazardous Waste Type:</b>		
<b>Used Oil Type:</b>		
<b>Misc Site Activities:</b>		
<b>Active Site Activities:</b>		

## RCRA - Unmapped Site Details

(continued)

RCRA SITE ID: CAT000615039 Chevron Usa Inc San Jose Ca Arpt Arpt Blvd San Jose, CA, 95110		Distance: (exact location not mapped) Direction: (exact location not mapped)
<b>Land Type:</b> Not provided, though not located on indian land	<b>Owner Type:</b> Not provided	
<b>Owner/Operator:</b> Not Required	<b>Operator Type:</b> Not provided	
<b>Generator Status:</b> Small quantity generator	<b>Environmental Controls:</b> Environmental controls not in place	
<b>Institutional Controls:</b> Institutional controls not in place	<b>Human Exposure Controls:</b> Insufficient information to determine if human exposure under control	
<b>Ground Water Controls:</b> Insufficient information to determine if groundwater controls in place		
<b>Industrial Activity Classification:</b>		
<b>Hazardous Waste Type:</b>		
<b>Used Oil Type:</b>		
<b>Misc Site Activities:</b>		
<b>Active Site Activities:</b> Handler activities		

RCRA SITE ID: CAR000086868 V T A Vasona C355 Woz Way S J And Winchester Cam San Jose, CA, 95110		Distance: (exact location not mapped) Direction: (exact location not mapped)
<b>Land Type:</b> Municipal	<b>Owner Type:</b>	
<b>Owner/Operator:</b> Santa Clara Villy Trans Auth	<b>Operator Type:</b>	
<b>Generator Status:</b> Small quantity generator	<b>Environmental Controls:</b> Environmental controls not in place	
<b>Institutional Controls:</b> Institutional controls not in place	<b>Human Exposure Controls:</b> Insufficient information to determine if human exposure under control	
<b>Ground Water Controls:</b> Insufficient information to determine if groundwater controls in place		
<b>Industrial Activity Classification:</b>		
<b>Hazardous Waste Type:</b>		
<b>Used Oil Type:</b>		
<b>Misc Site Activities:</b>		
<b>Active Site Activities:</b> Handler activities		

## RCRA - Unmapped Site Details

(continued)

RCRA SITE ID: CAR000224717 Green Mouse Inc 529 A Race St San Jose, CA, 95126		Distance: (exact location not mapped) Direction: (exact location not mapped)
<b>Land Type:</b> Private	<b>Owner Type:</b>	
<b>Owner/Operator:</b> Swensen Development	<b>Operator Type:</b>	
<b>Generator Status:</b> Not a generator	<b>Environmental Controls:</b> Environmental controls not in place	
<b>Institutional Controls:</b> Institutional controls not in place	<b>Human Exposure Controls:</b> Insufficient information to determine if human exposure under control	
<b>Ground Water Controls:</b> Insufficient information to determine if groundwater controls in place		
<b>Industrial Activity Classification:</b> Recyclable material merchant wholesalers, waste collection		
<b>Hazardous Waste Type:</b>		
<b>Used Oil Type:</b>		
<b>Misc Site Activities:</b> On-site fed regulated universal waste, universal waste generator or receiver, on site universal waste destination		
<b>Active Site Activities:</b> Handler activities		

RCRA SITE ID: CAR000268680 Space Systems Loral, Llc---Building 60 1989 Little Orchard St San Jose, CA, 95125		Distance: (exact location not mapped) Direction: (exact location not mapped)
<b>Land Type:</b> Private	<b>Owner Type:</b>	
<b>Owner/Operator:</b> Shell Demery	<b>Operator Type:</b>	
<b>Generator Status:</b> Large quantity generator	<b>Environmental Controls:</b> Environmental controls not in place	
<b>Institutional Controls:</b> Institutional controls not in place	<b>Human Exposure Controls:</b> Insufficient information to determine if human exposure under control	
<b>Ground Water Controls:</b> Insufficient information to determine if groundwater controls in place		
<b>Industrial Activity Classification:</b> Radio and television broadcasting and wireless communications equipment manufacturing, other communications equipment manufacturing		
<b>Hazardous Waste Type:</b>		
<b>Used Oil Type:</b>		
<b>Misc Site Activities:</b>		
<b>Active Site Activities:</b> Handler activities		

## TERMS AND CONDITIONS

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

The following persons or entities are deemed "Recipients" of this Report: (1) the seller of the real property that is the subject of the specific transaction for which this Report was issued; (2) that seller's agent and broker; (3) the buyer of the real property that is the subject of the specific transaction for which this Report was issued; (4) that buyer's agent and broker; and (5) the escrow officer and escrow company handling the specific transaction for which this Report was issued. This Report is for the exclusive use of the Recipients. No person or entity, other than the Recipients, shall be entitled to use or rely on the Report. This Report may not be used, referred to, or relied upon by any person or entity other than the Recipients. No person or entity, other than the Recipients, shall be deemed, treated, or considered to be a beneficiary (intended or otherwise) of this Report. Recipients are obligated to make disclosures that are within their actual knowledge. This Report has been issued in connection with a particular transaction for the sale of the real property described in the Report. The Report may only be used in connection with that particular transaction. If an escrow number has been provided to Property I.D., then this Report may only be used in connection with that particular escrow. The Report may not be used for any other transaction or escrow.

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

No determination is made and no opinion is expressed, or intended, by this Report concerning the right, entitlement, or ability to develop or improve the Subject Property. Property I.D. has no information concerning whether the Subject Property can be developed or improved. Property I.D. expresses no opinion or view, and assumes no responsibility, with respect to the development or improvement of the Subject Property.

No determination is made and no opinion is expressed, or intended, by this Report as to title to the Subject Property. No determination is made and no opinion is expressed, or intended, by this Report concerning whether the Subject Property is comprised of legal lots in conformance with the California Subdivision Map Act or local ordinances.

No determination is made and no opinion is expressed, or intended, by this Report concerning architectural, structural, mechanical, engineering, or legal matters. No determination is made and no opinion is expressed, or intended, by this Report concerning structures or soils on or outside of the Subject Property, including, without limitation, habitability of structures or the Subject Property, suitability of the Subject Property for construction or improvement, potential for soil settlement, drainage, soil subsidence, or other soil or site conditions. No determination is made and no opinion is expressed, or intended, by this Report concerning the marketability or value of the Subject Property. Property I.D. has not conducted any testing of the Subject Property. Property I.D. has not conducted any physical or visual examination or inspection of the Subject Property. This Report is not a substitute for a physical or visual examination or inspection of the Subject Property. If detailed on-site information regarding geologic, environmental, engineering, planning, or other professional studies is desired, Property I.D. recommends that an appropriate qualified professional consultant be retained.

No determination is made and no opinion is expressed, or intended, by this Report concerning the existence of hazardous or toxic materials or substances, or any other defects, on or under the Subject Property, unless specifically described in the Report.

No determination is made and no opinion is expressed, or intended, by this Report concerning any condition of the Subject Property, unless that condition is specifically described in the Report. The Report is intended to address only those matters expressly described in the text of the Report. The Report is not intended to address any matter (either expressly or impliedly) not specifically described in the text of the Report.

This Report is issued as of the date identified in the Report. Property I.D. shall have no obligation to advise any Recipient of any information learned or obtained after the date of the Report even if such information would modify or otherwise affect the Report. Subsequent to Property I.D.'s acquisition of Government Records, changes may be made to said Government Records and Property I.D. is not responsible for advising the Recipients of any changes. Property I.D. 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, Property I.D. is not liable for any impact on the Subject Property that any change to the Government Records may have.

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 Subject Property. In preparing the Report, Property I.D. has accurately reported on information contained in Government Records. Property I.D. has reviewed and relied upon those Government Records specifically identified and described in the Report. Property I.D. has not reviewed or relied upon any Government Records that are not specifically identified in the Report. Property I.D. also has not reviewed any parcel maps, 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 Property I.D. If any Recipient has a question concerning the specific Government Records reviewed (or not reviewed) by Property I.D., then the Recipients should contact Property I.D.'s Customer Service Department at (800) 920-5603.

Mapped hazard zones may represent generalized hazard information. If the questionable edge of a hazard zone impacts any portion of the Property, the report will reflect that the Property is "IN" the zone. If the Subject Property shares a common area with other properties (examples include condominiums, planned developments, town homes, and mobile homes) and any portion of the common area of the complex in which the Subject Property is located is situated in the specified hazard zone, due to the quality and availability of the parcel boundary information supplied by the county, "IN" may be reported even if the property/unit/lot that is the subject of this report is itself not in the specified hazard zone. If the county's parcel boundaries include only the individual unit's boundaries and do not include common areas for which property owners may also be responsible, hazards that exist only in the common areas may not be reported as "IN". When found in the hazard determination the terms "zone", "area", or "mapped" are words strictly defined as geographic locations delineated by specific boundaries identified in the maps and/or data prepared by the applicable governmental agency.

Property I.D. has relied upon the Government Records specifically identified in the Report without conducting an independent investigation of their accuracy. Property I.D. assumes no responsibility for the accuracy of the Government Records identified in the Report.

To the extent that any Recipient has provided information to Property I.D. (including, without limitation, a legal description of the Subject Property), Property I.D. has relied upon that information in preparing this Report. Property I.D. has not conducted an independent investigation of the accuracy of the information provided by the Recipient. Property I.D. assumes no responsibility for the accuracy of information provided by the Recipient. Property I.D. 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.

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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. Any dispute, controversy, or claim arising out of, or relating in any way, to the Report, shall be resolved by arbitration in Los Angeles, California, in accordance with the arbitration rules of the Judicial Arbitration and Mediation Service ("JAMS"). The prevailing party in the arbitration shall be entitled to its attorneys' fees and costs, including, without limitation, the fees of the arbitrator.