

Residential Earthquake Hazards Report (2005 Edition)

Lisa Da Silva

TOWN 5635 Blossom Park Ln	ZIP CODE 95118
COUNTY AND CITY San Jose CA 95118	

Answer these questions to the best of your knowledge. If you do not have actual knowledge as to whether the weakness exists, answer "Don't Know." If your house does not have the feature, answer "Doesn't Apply." The page numbers in the right-hand column indicate where in this guide you can find information on each of these features.

	Yes	No	Doesn't Apply	Don't Know	See Page
1. Is the water heater braced, strapped, or anchored to resist falling during an earthquake?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	12
2. Is the house anchored or bolted to the foundation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	14
3. If the house has cripple walls: <ul style="list-style-type: none"> • Are the exterior cripple walls braced? • If the exterior foundation consists of unconnected concrete piers and posts, have they been strengthened? 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	16
4. If the exterior foundation, or part of it, is made of unreinforced masonry, has it been strengthened?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	20
5. If the house is built on a hillside: <ul style="list-style-type: none"> • Are the exterior tall foundation walls braced? • Were the tall posts or columns either built to resist earthquakes or have they been strengthened? 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	22
6. If the exterior walls of the house, or part of them, are made of unreinforced masonry, have they been strengthened?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	24
7. If the house has a living area over the garage, was the wall around the garage door opening either built to resist earthquakes or has it been strengthened?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	26
8. Is the house outside an Alquist-Prado Earthquake Fault Zone (zones immediately surrounding known earthquake faults)?					36
9. Is the house outside a Seismic Hazard Zone (zone identified as susceptible to liquefaction or landsliding)?					36

To be reported on the Natural Hazards Disclosure Report

Keep your copy of this form for future reference

If any of the questions are answered "No," the house is likely to have an earthquake weakness. Questions answered "Don't Know" may indicate a need for further evaluation. If you corrected one or more of these weaknesses, describe the work on a separate page.

As seller of the property described herein, I have answered the questions above to the best of my knowledge in an effort to disclose fully any potential earthquake weaknesses it may have.

EXECUTED BY

Lisa Da Silva
(Seller)

(Seller)

12-4-05
Date

I acknowledge receipt of this form, completed and signed by the seller. I understand that if the seller has answered "No" to one or more questions, or if seller has indicated a lack of knowledge, there may be one or more earthquake weaknesses in this house.

(Buyer)

(Buyer)

Date

This earthquake disclosure is made in addition to the standard real estate transfer disclosure statement also required by law.

READ, UNDERSTOOD & APPROVED

REPORT #: PID 1450483
APN#: 567-70-010

**ESCROW/FILE
NUMBER:**

ESCROW AGENT:

SUBJECT PROPERTY:
5635 BLOSSOM PARK LANE
SAN JOSE, CA 95118
SANTA CLARA

DATE: 11/21/2005

CA

EPID 1450483

READ, UNDERSTOOD & APPROVED

ORDERED BY:
WILLIAM CURRY
ACCESS FINANCIAL & REAL ESTATE SERVICES
1321 LAUREL STREET
SAN CARLOS, CA 94070
APID 1450483

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**Provided in buyer's copy only*

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 the applicable government agencies. This report does not constitute an opinion as to the advisability of completing the transaction.

Property I.D. Corporation will issue four original copies of this report for distribution to the parties involved in the transaction.

NATURAL HAZARD DISCLOSURE STATEMENT AND DISCLOSURE REPORT RECEIPT

This statement applies to the following property: 5635 BLOSSOM PARK LANE SAN JOSE CA 95118

Date: 11/21/2005 1:01:00 PM

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 subject property.

- 1. A SPECIAL FLOOD HAZARD AREA (Any type Zone "A" or "V") designated by the Federal Emergency Management Agency. Refer to Report. Yes ___ No [X] Pending ___ Do not know and information not available from local jurisdiction ___
2. AN AREA OF POTENTIAL FLOODING shown on a dam failure inundation map pursuant to Section 8589.5 of the Government Code. Refer to Report. Yes ___ No [X] Do not know and information not available from local jurisdiction ___
3. 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. Refer to Report. Yes ___ No [X]
4. A WILDLAND AREA THAT MAY CONTAIN SUBSTANTIAL FOREST FIRE RISKS 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. Refer to Report. Yes ___ No [X]
5. AN EARTHQUAKE FAULT ZONE pursuant to Section 2622 of the Public Resources Code. Refer to Report. Yes ___ No [X]
6. A SEISMIC HAZARD ZONE pursuant to Section 2896 of the Public Resources Code. Refer to Report. Yes (Landslide Zone) ___ Yes (Liquefaction Zone) ___ No [X] Map not yet released by state ___

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

Signature of Transferor(s) _____ Date _____
Signature of Transferor(s) _____ Date _____
Agent(s) [Signature] _____ Date 12-04-05
Agent(s) _____ Date _____

Check only one of the following:

- [] 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).
[X] 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) _____ Property I.D. _____ Date 11/21/2005 1:01:00 PM

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

Items 7-17 below indicate additional statutory disclosures and legal information provided in the report.

- 7. ENVIRONMENTAL RISK REPORT (Enclosed if ordered and automatically enclosed for Santa Clara and San Mateo Counties.)
8. INDUSTRIAL USE ZONE DETERMINATION (where available) pursuant to Section 1102.17 of the California Civil Code. Refer to Report.
9. FLOOD HAZARD DETERMINATION pursuant to 42 U.S.C. Section 4001 et seq. Refer to Report.
10. LOCAL JURISDICTION HAZARDS (May include but will not be limited to one or more of the following: Fault Activity, Methane Gas, Landslide Inventory Reports, Liquefaction Susceptibility, Fire, Ultramafic Rock, Airport Noise Impact Zone, Airport Vicinity, Radon, Williamson Act, Right to Farm, Groundwater Deficiency, Flood and Inundation Hazards, Critical Habitats, and Underground Reservoirs) Refer to Report.
11. MELLO-ROOS & SPECIAL ASSESSMENTS pursuant to Section 53311-53365.7 / 53754 of the California Government Code. Refer to Report.
12. MILITARY ORDNNANCE FACILITIES pursuant to California Civil Code Sections 1102.15 and 1940.7. Refer to Report.
13. ENVIRONMENTAL HAZARDS: "A Guide for Homeowners, Buyers, Landlords and Tenants" pursuant to California Health and Safety Code Section 25100 et seq., 25417, and 26100, Business and Professions Code Section 10084, and Civil Code Section 2079.7. Refer to Report.
14. EARTHQUAKE SAFETY: "The Homeowner's Guide To Earthquake Safety" and "Residential Earthquake Hazards Report" form pursuant to California Business and Professions Code Section 10149, and Government Code Sections 8897.1, 8897.2, and 8897.5. Refer to Report.
15. RESIDENTIAL EARTHQUAKE HAZARDS REPORT FORM pursuant to California Business and Professions Code Section 10149, and California Government Code Sections 8897.1, 8897.2, and 8897.5. Refer to enclosed "The Homeowner's Guide to Earthquake Safety".
16. LEAD-BASED PAINT: "Protect Your Family From Lead In Your Home" pursuant to HUD Mortgage Letter 92-94, Title X of Housing and Com. D.V. Act of 1992. Refer to Report.
17. MOLD: Chapter VI re mold, pursuant to Health and Safety Code Section 25100 et seq., 25417, and 26100, Business and Professions Code Section 10084, and Civil Code Section 2079.7. Refer to Report.

Signature of Transferee(s) [Signature] _____ Date 12-4-05
Signature of Transferee(s) _____ Date _____

READ, UNDERSTOOD & APPROVED

BUYER'S COPY

**EARTHQUAKE FAULT ZONE DETERMINATION
FOR
5635 BLOSSOM PARK LANE, SAN JOSE, CALIFORNIA 95118**

Based on PROPERTY I.D.'s research of the current official Earthquake Fault Zone Map(s) issued by the State of California, the following determination is made:

**THE SUBJECT PROPERTY IS NOT LOCATED IN AN OFFICIAL
EARTHQUAKE FAULT ZONE***

**PID has obtained the information in this report from the above-referenced governmental agency. The term "zone" or the term "area" or the term "mapped" are words strictly defined as a specific boundary within which the specific hazards are contained and is a designation identified in the legends of the maps prepared by the above-referenced agency.*

DISCUSSION:

If the subject property is partially or wholly within an OFFICIAL EARTHQUAKE FAULT ZONE, it may be subject to (city, county, or state) requirements necessitating geologic study prior to any new or additional construction. When a property is located in this zone, it may not mean that a fault line exists on the property. In certain areas, the zones are more than one-quarter of a mile wide.

Earthquake Fault Zones are delineated and adopted by the State of California as part of the Alquist-Priolo Special Studies Zone Act of 1972 to assure that homes, offices, hospitals, public buildings, and other structures for human occupancy are not built on active faults. Earthquake Fault Zones are areas on both sides of known or suspected active earthquake faults. The State Mining and Geology Board has adopted policies and criteria for the implementing of these zones.

No visual examination of the subject site was performed. This report is not a substitute for a visual examination and/or inspection of the subject property. If detailed on-site information regarding geologic, environmental, engineering or other professional studies is desired, Property I.D. recommends that an appropriate professional consultant be retained.

NOTE: Disclosure of the above information constitutes a material fact. In accordance with Section 2621.9 of the California Resources Code this information must be disclosed to the buyer by the agent for the seller or the seller of the subject property.

**FAULT ACTIVITY
FOR
5635 BLOSSOM PARK LANE, SAN JOSE, CALIFORNIA 95118**

Based on PROPERTY I.D.'s research of the current maps contained in the San Jose Safety Element* and the maps adopted by the Santa Clara County Planning Department**, the following determination is made:

**SUBJECT PROPERTY IS NOT LOCATED WITHIN 1/4 MILE OF A MAPPED
FAULT ***

DISCUSSION:

As a part of long-term planning, localities are required to include mapping of known seismic or other geologic hazards on a local level. Information may vary between jurisdictions, and may include information about all locally-known seismic hazard zones, including an area's susceptibility to strong ground shaking, liquefaction, landslides or other ground failure. The absence of earthquake activity at a particular location does not necessarily mean that earthquakes will not occur there in the future. Moderate to large earthquakes have often been preceded by or followed by long periods of quiescence. The apparent correlation between seismic activity and mapped faults should confine the areas of higher probability or earthquake occurrence to somewhat restricted areas.

**SUBJECT PROPERTY IS NOT LOCATED IN AN OFFICIALLY DESIGNATED
FAULT RUPTURE HAZARD ZONE ****

Fault rupture can occur during moderate to large earthquakes and is a function of magnitude and the total length of the fault. Fault rupture accounts for only a small percentage of earthquake damage and may be rapid and sudden, as with a major earthquake, or can occur over an extended period of time.

PID has obtained the information in this report from the above-referenced governmental agency. The terms "area" and "zone" are strictly defined as a specific boundary within which the specific hazards are contained and is a designation identified in the legends of the maps prepared by the above-referenced agency. No visual examination of the subject site was performed. This report is not a substitute for a visual examination and/or inspection of the subject property. If detailed on-site information regarding geologic, environmental, engineering or other professional studies is desired, Property I.D. recommends that an appropriate professional consultant be retained.

The fact that the subject property is not located totally or partially in a fault rupture zone does not constitute a guarantee or warranty that the subject property is not or will not be subject to other impediments.

**FLOOD HAZARD ZONE DETERMINATION
FOR
5635 BLOSSOM PARK LANE, SAN JOSE, CALIFORNIA 95118**

Based on PROPERTY I.D.'s research of the current Flood Insurance Rate Maps issued by the Federal Emergency Management Agency, the following determination is made:

THE SUBJECT PROPERTY IS LOCATED IN ZONE D*

**PID has obtained the information in this report from the above-referenced governmental agency. The term "zone" is strictly defined as a specific boundary within which the specific hazards are contained and is a designation identified in the legends of the maps prepared by the above-referenced agency.*

Areas of Special Flood Hazard (100-year flood) include Zones A, AE, AH, AO, AR, A1-A30, A99, V, V1-30 and VE.

EXPLANATION OF ZONE DESIGNATIONS

A	AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED.
AE	BASE FLOOD ELEVATIONS DETERMINED.
AH	AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE (1) AND THREE (3) FEET; BASE FLOOD ELEVATIONS ARE SHOWN, BUT NO FLOOD HAZARD FACTORS ARE DETERMINED.
AO	AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE (1) AND THREE (3) FEET; AVERAGE DEPTHS OF INUNDATION ARE SHOWN, BUT NO FLOOD HAZARD FACTORS ARE DETERMINED.
AR	AREAS OF 100-YEAR FLOOD, WHERE RESTORATION OF LEVEE SYSTEM TO LEVEL OF BASE FLOOD IS UNDERWAY (TEMPORARY UNTIL FLOOD PROTECTION SYSTEM IS RESTORED)
A1-A30	AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED.
A99	AREAS OF 100-YEAR TO BE PROTECTED BY FLOOD PROTECTION SYSTEM UNDER CONSTRUCTIONBASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED.
B	AREAS BETWEEN THE LIMITS OF THE 100-YEAR FLOOD AND THE 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
C	AREAS OF MINIMAL FLOODING.
D	AREAS OF UNDETERMINED, BUT POSSIBLE, FLOOD HAZARDS.
V	AREAS OF 100-YEAR COASTAL FLOOD WITH VELOCITY (WAVE ACTION); BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED.
V1-V30	AREAS OF 100-YEAR COASTAL FLOOD WITH VELOCITY (WAVE ACTION); BASE FLOOD ELEVATION AND FLOOD HAZARD FACTORS DETERMINED.
VE	COASTAL FLOOD WITH VELOCITY HAZARD (WAVE ACTION); BASE FLOOD ELEVATIONS DETERMINED.
X	AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.
X-SHADOW	AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

No visual examination of the subject site was performed. This report is not a substitute for a visual examination and/or inspection of the subject property. If detailed on-site information regarding geologic, environmental, engineering or other professional studies is desired, Property I.D. recommends that an appropriate professional consultant be retained.

NOTE: The above information constitutes a material fact and will assist the agent in fulfilling State and Federal requirements for determining eligibility for Flood Insurance. In accordance with real estate disclosure laws, this information should be disclosed to the buyer by the agent for the seller of the subject property.

**WILDLAND FIRE AREA (STATE FIRE RESPONSIBILITY AREA)
AND VERY HIGH FIRE HAZARD SEVERITY ZONE DETERMINATION
FOR
5635 BLOSSOM PARK LANE, SAN JOSE, CALIFORNIA 95118**

Based on Property I.D.'s research of the current maps issued by the California Department of Forestry and Fire Protection, the following determination is made:

SUBJECT PROPERTY IS NOT LOCATED IN AN OFFICIALLY DESIGNATED STATE FIRE RESPONSIBILITY AREA*

** PID has obtained the information in this report from the above-referenced governmental agency. The term "area" is strictly defined as a specific boundary within which the specific hazards are contained and is a designation identified in the legends of the maps prepared by the above-referenced agency.*

DISCUSSION:

A State Fire Responsibility Area is defined as "lands exclusive of cities and federal lands regardless of ownership, classified by the State Board of Forestry as areas in which the primary financial responsibility for preventing and suppressing fire is that of the State. These are lands covered wholly or in part by timber, brush, undergrowth or grass, whether of commercial value or not, which protect the soil from erosion, retard runoff of water or accelerated percolation, and lands used principally for range or forage purposes." State Fire Responsibility Areas are generally wildland areas, and may require state-imposed additional duties, such as maintaining fire breaks.

NOTE: If the property is located in a State Fire Responsibility area, Seller shall, within the time specified disclose this fact in writing to Buyer (Public Resources Code §§4136). Disclosure may be made in the Real Estate Transfer Disclosure Statement (CAR Form TDS-14). Government regulations may impose building restrictions and requirements that may substantially impact and limit construction and remodeling of improvement. Disclosure of these areas is required only if the Seller has actual knowledge that the Property is located in such an area or maps of such areas have been provided to the county assessor's office.

Based on Property I.D.'s research of the current maps issued by the California Department of Forestry and Fire Protection*, the following determination is made:

SUBJECT PROPERTY IS NOT LOCATED IN A VERY HIGH FIRE HAZARD SEVERITY ZONE*

DISCUSSION:

Lands in the state of California are classified in accordance with their propensity for very high fire hazard, where public officials are able to identify measures to retard the rate of spread of fires, and reduce the potential intensity of uncontrolled fires that threaten to destroy resources, life, or property. These areas are classified as such based upon fuel loading, slope, fire weather, and other relevant factors. For an area designated as a very high fire hazard severity zone, vegetation removal or management must be undertaken for fire prevention or suppression purposes. Other measures such as the maintenance of fire breaks around the property, clearance of brush and other flammable substances, provide and the provision and maintenance of a screen near the outlet of chimneys and stovepipes, and the requirement of a proscribed fire retardant roof.

No visual examination of the subject site was performed. This report is not a substitute for a visual examination and/or inspection of the subject property. If detailed on-site information regarding geologic, environmental, engineering or other professional studies is desired, Property I.D. recommends that an appropriate professional consultant be retained.

NOTE: Under Government Code Section 51182, a person who owns or occupies a structure within a very high fire severity zone is required at all times to maintain and provide measures intended to retard or prevent fires. Government regulations may impose building restrictions, which may impact and limit construction and remodeling improvement.

**LANDSLIDE INVENTORY REPORT
FOR
5635 BLOSSOM PARK LANE, SAN JOSE, CALIFORNIA 95118**

Based on PROPERTY I.D.'s research of the current maps issued by the California Geological Survey* and the current maps adopted by the Santa Clara County Planning Department**, the following determinations are made::

**SUBJECT PROPERTY IS NOT LOCATED IN AN OFFICIALLY DESIGNATED
EARTHQUAKE-INDUCED LANDSLIDE HAZARD ZONE***

**SUBJECT PROPERTY IS NOT LOCATED IN AN OFFICIAL LANDSLIDE
HAZARD ZONE****

DISCUSSION:

The California Geological Survey map explanation defines earthquake-induced landslides as areas where previous occurrences of landslide movement, or local topographic, geological, geotechnical and subsurface water conditions indicate a potential for permanent ground displacement such that mitigation as defined in the Public Resources code Section 2693 (c) would be required. Section 2693 (c) defines "mitigation" to mean those measures that are consistent with established practice and that will reduce seismic risk to acceptable levels.

Important Note: The map upon which this determination is based may not show all areas that have the potential for landsliding or other earthquake and geologic hazards. Also, a single earthquake capable of triggering landslide failure will not uniformly affect the entire area zoned.

**SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL GEOLOGIC
HAZARD STUDY AREA AS DESIGNATED BY THE CITY OF SAN JOSE***

A Special Geologic Hazard Zone has been defined as an area with a very high landslide susceptibility, high or moderate/high landslide susceptibility and may include, but is not limited to, fault ruptures, mudslides and rock falls, ground failure due to earthquake shaking and creeping soil.

**PID has obtained the information in this report from the above-referenced governmental agency. The term "zone" or "area" is strictly defined as a specific boundary within which the specific hazards are contained and is a designation identified in the legends of the maps prepared by the above-referenced agency. No visual examination of the subject site was performed. This report is not a substitute for a visual examination and/or inspection of the subject property. If detailed on-site information regarding geologic, environmental, engineering or other professional studies is desired, Property I.D. recommends that an appropriate professional consultant be retained.*

**LIQUEFACTION SUSCEPTIBILITY DETERMINATION
FOR
5635 BLOSSOM PARK LANE, SAN JOSE, CALIFORNIA 95118**

Based on PROPERTY I.D.'s research of the current maps issued by the California Geological Survey* and the current maps adopted by the Santa Clara County Planning Department**, the following determinations are made:

SUBJECT PROPERTY IS LOCATED WITHIN 1/4 MILE OF AN OFFICIALLY DESIGNATED LIQUEFACTION HAZARD ZONE*

SUBJECT PROPERTY IS LOCATED WITHIN 1/4 MILE OF AN OFFICIAL LIQUEFACTION HAZARD ZONE**

DEFINITIONS: Liquefaction is the sudden loss of strength of water-saturated sandy soils resulting from shaking during an earthquake. Ground areas most susceptible to liquefaction are those that are underlain at shallow depth -- usually less than 30 feet -- by layers of water-saturated fine sand.

DISCUSSION: The map explanation defines liquefaction as areas where historic occurrence of liquefaction, or local geological, geotechnical and groundwater conditions indicate a potential for permanent ground displacement such that mitigation as defined in Public Resources Code Section 2693 (c) would be required. Section 2693 (c) defines "mitigation" to mean those measures that are consistent with established practice and that will reduce seismic risk to acceptable levels.

Important Note: The map upon which this determination is based may not show all areas that have the potential for liquefaction or other earthquake and geologic hazards. Also, a single earthquake capable of causing liquefaction will uniformly affect the entire area zoned. Liquefaction zones may also contain areas susceptible to the effects of earthquake induced landslides. This situation typically exists at or near the toe of existing landslides, down slope from rock fall or debris flow source areas, or adjacent to steep stream banks.

SUBJECT PROPERTY IS NOT LOCATED IN AN OFFICIALLY DESIGNATED AREA OF HIGH POTENTIAL FOR COMPRESSIBLE SOILS AND DIFFERENTIAL SETTLEMENT

Compressible soils are low density, silty to very fine-grained, predominantly granular soils that when wet, lose their cementation, resulting in settling and rapid subsidence under low loads. Compressible soils are often found in arid and semi-arid environments and have not had time to be adequately compacted.*

PID has obtained the information in this report from the above-referenced governmental agency. The term "zone" or "area" is strictly defined as a specific boundary within which the specific hazards are contained and is a designation identified in the legends of the maps prepared by the above-referenced agency. No visual examination of the subject site was performed. This report is not a substitute for a visual examination and/or inspection of the subject property. If detailed on-site information regarding geologic, environmental, engineering or other professional studies is desired, Property I.D. recommends that an appropriate professional consultant be retained.



**FLOOD AND INUNDATION HAZARD DETERMINATION
FOR
5635 BLOSSOM PARK LANE, SAN JOSE, CALIFORNIA 95118**

Based on PROPERTY I.D.'s research of the current maps issued by the Office of Emergency Services* and/or the maps currently adopted by the Santa Clara Planning Department**, the following determinations are made:

SUBJECT PROPERTY IS LOCATED WITHIN 1/4 MILE OF AN OFFICIALLY DESIGNATED DAM INUNDATION AREA*

SUBJECT PROPERTY IS NOT LOCATED IN AN OFFICIALLY DESIGNATED AREA OF HIGH POTENTIAL FOR SALT WATER FLOODING FROM FAILURE OF DIKES**

**"Local Agency": A city, county, city and county, or district

PID has obtained the information in this report from the above-referenced governmental agency. The term "area" is strictly defined as a specific boundary within which the specific hazards are contained and is a designation identified in the legends of the maps prepared by the above-referenced agency.

DAM INUNDATION AREA: The overtopping of dams caused by waves created by sudden landslides into reservoirs and also possible dam failure caused by earthquake.

No visual examination of the subject site was performed. This report is not a substitute for a visual examination and/or inspection of the subject property. If detailed on-site information regarding geologic, environmental, engineering or other professional studies is desired, Property I.D. recommends that an appropriate professional consultant be retained.

NOTE: If the property is located in a Seismic Hazard Zone (Public Resources Code §§2690-2699.6) or in a locally designated geological, seismic, or other hazard zone(s) or area(s) where disclosure is required by law, Seller shall disclose in writing to Buyer this fact(s) and any other information required by law. Construction or development of any structure may be restricted. The above information constitutes a material fact and in accordance with real estate disclosure laws, this information should be disclosed to the buyer by the agent for the seller of the subject property.

**MELLO-ROOS COMMUNITY FACILITIES DISTRICT DETERMINATION
FOR
5635 BLOSSOM PARK LANE, SAN JOSE, CALIFORNIA 95118**

Based on PROPERTY I.D.'s research of available tax records for the Property County, the following determination is made:

SUBJECT PROPERTY IS NOT LOCATED IN A MELLO-ROOS COMMUNITY FACILITIES DISTRICT AS OF THE DATE OF THIS REPORT.

Name	Start	End	Purpose	% Increase	Annual Fee

DISCUSSION: This is a notification to you prior to your purchasing this property. This property is subject to a special tax, which is in addition to the regular property taxes and any other charges and benefit assessments on the parcel. This special tax may not be imposed on all parcels within the city or county where the property is located. If you fail to pay this tax when due each year, the property may be foreclosed upon and sold. The tax is used to provide public facilities or services that are likely to particularly benefit the property. You should take this tax and the benefits from the public facilities and services for which it pays into account in deciding whether to buy this property. These facilities may not yet have all been constructed or acquired and it is possible that some may never be constructed or acquired. You may obtain a copy of the resolution of formation which authorized creation of the community facilities district, and which specifies more precisely how the special tax is apportioned and how the proceeds of the tax will be used, from the local tax authority. There may be a charge for this document not to exceed the estimated reasonable cost of providing the document. You may terminate the contract to purchase or deposit receipt after receiving this notice from the owner or agent selling the property within three days if the notice was received in person or within five days after it was deposited in the mail by giving written notice of that termination to the owner or agent selling the property.

Note: The applicable county tax assessor/collector and Property I.D. update their Mello-Roos Community Facilities District information yearly or quarterly. Only Mello-Roos Community Facilities Districts that were levying taxes against properties at the time Property I.D. obtained the tax records are disclosed. This information is subject to change by the tax authority and Property I.D. is not responsible for any changes that may occur. Only information that was provided to Property I.D. by the tax authority at the time Property I.D. obtained the record is reported. The above explanation of Mello-Roos Community Facilities Districts is intended to be general in nature and is not a substitute for a title report or title insurance. Detailed information may be available by contacting the local tax authority or agency that administers the Mello-Roos Community Facilities District Bond. If detailed information is desired, Property I.D. recommends that an appropriate professional consultant be retained.



**MILITARY ORDNANCE
FOR
5635 BLOSSOM PARK LANE, SAN JOSE, CALIFORNIA 95118**

Based on Property I.D.'s research of the information issued by the U.S. Army Corps of Engineers, in conjunction with the Department of Defense, of former Federal and State Defense Sites for the State of California, the following determination is made:

SUBJECT PROPERTY IS NOT LOCATED WITHIN 1 MILE OF A FORMERLY KNOWN MILITARY ORDNANCE SITE*

** The above mentioned determination is made from a list of known Formerly Used Defense Sites in the state of California that are listed in the official government databases. There is a possibility that the database utilized does not include some of the most recently modified RAC scores, recently discovered sites and/or information exempt from release.*

Each site's evaluation is contained within an Inventory Project Report (**INPR**), which indicates a Risk Assessment Code (**RAC**) for each site. The **RAC** score is used to prioritize the remedial action at the site. A one (1) **RAC** score indicates a high likelihood of hazard severity and is the most dangerous. The five (5) **RAC** score indicates the least hazardous category.

RISK ASSESSMENT CODE:

RAC 1 Imminent Hazard

RAC 2 High Priority

RAC 3 Recommend further action to determine presence of ordnance

RAC 4 Recommend further action to determine presence of ordnance

RAC 5 Recommend no further action

DISCUSSION:

The sites are former locations used by various United States armed forces during the Second World War, and they have been reported and identified as contaminated with ordnance or other chemical warfare material. Some confirmed sites have different kinds of contaminants - not all are artillery/ordnance contaminants.

Many sites are known by the federal and state government as former defense sites, whereupon there is potential for ordnance and similar explosive type contaminants, however this potential may not be confirmed.

Due to national security concerns, the US Army Corps of Engineers has not provided public updates on Formerly Used Defense Sites (FUDS) since January 2003.

** PID has obtained the information in this report from the above-referenced governmental agency. The terms "mapped" and "area" are strictly defined as a specific boundary within which the specific hazards are contained and is a designation identified in the legends of the maps prepared by the above-referenced agency.*

No visual examination of the subject site was performed. This report is not a substitute for a visual examination and/or inspection of the subject property. If detailed on-site information regarding geologic, environmental, engineering or other professional studies is desired, Property I.D. recommends that an appropriate professional consultant be retained.

NOTE: Civil Code 1102.15 and 1940.7 provide the disclosure of former federal or state ordnance locations that may contain potentially explosive munitions.

**LAND CONSERVATION DETERMINATION
FOR
5635 BLOSSOM PARK LANE, SAN JOSE, CA 95118**

Based on Property I.D.'s research of the current maps issued by the California Department of Conservation, Division of Land Resource Protection and in conjunction with local county agencies, the following determination is made:

**SUBJECT PROPERTY IS NOT LOCATED IN LANDS UNDER CONTRACT
PURSUANT TO THE CALIFORNIA LAND CONSERVATION (WILLIAMSON)
ACT***

** PID has obtained the information in this report from the above-referenced governmental agency.*

DEFINITION: The Williamson Act was passed by the California Legislature in 1965 to preserve agricultural and open space lands in Agricultural Preserves by discouraging premature and unnecessary conversion to urban uses. The term "Agricultural Preserve" is defined as the boundary of an area, which shall consist of no less than 100 acres, within which a city or county will enter into contracts with landowners to devote land to agricultural or open-space uses, pursuant to the California Land Conservation (Williamson) Act. The boundary is designated by resolution of the board of supervisors or city council having jurisdiction. Only land which is located within an Agricultural Preserve is eligible for a Williamson Act contract. Preserves are regulated by rules and restrictions designated in the resolution to ensure that the land within the Preserve is maintained for agricultural or open space use.

DISCUSSION: The Williamson Act authorizes local governments and property owners to (voluntarily) enter into 10-year rolling term contracts to commit land to specified uses. In return, restricted parcels are assessed for property tax purposes at a rate consistent with their actual use, rather than potential market value. A Williamson Act contract runs with the land and is binding on all successors in interest of the landowner. A landowner's failure to meet the conditions of the contract may be considered a breach of the contract, which will allow the local government to sue the landowner and/or not renew the contract.

Additionally, if the Subject Property is located at or near Agricultural Preserves, inconvenience or discomfort may arise from the use of the land for agricultural activity or processing activity in a manner consistent with proper and accepted customs and standards. Agricultural activity, operation, or facility, or appurtenances thereof shall include, but not be limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing, and harvesting of any agricultural commodity including timber, viticulture, apiculture, or horticulture, the raising of livestock, fur bearing animals, fish, or poultry, and any practices performed by a farmer or on a farm as incident to or in conjunction with those farming operations, including preparation for market, delivery to storage or to market, or delivery to carriers for transportation to market. Agricultural processing activity, operation, facility, or appurtenances thereof includes, but is not limited to, the canning or freezing of agricultural products, the processing of dairy products, the production and bottling of beer and wine, the processing of meat and egg products, the drying of fruits and grains, the packaging and cooling of fruits and vegetables, and the storage or warehousing of any agricultural products, and includes processing for wholesale or retail markets of agricultural products.

No visual examination of the subject site was performed. This report is not a substitute for a visual examination and/or inspection of the property. If detailed on-site information regarding geologic, environmental, engineering or other professional studies is desired, Property I.D. recommends that an appropriate professional consultant be retained. The fact that the subject property is not located totally or partially in a Williamson Act Zone does not constitute a guarantee or warranty that the subject property is not or will not be subject to other impediments.

**INDUSTRIAL USE ZONE
FOR
5635 BLOSSOM PARK LANE, SAN JOSE, CALIFORNIA 95118**

Based on PROPERTY I.D.'s research of the current maps issued by the local jurisdiction, the following determination is made:

**SUBJECT PROPERTY IS NOT LOCATED IN AN OFFICIALLY DESIGNATED
INDUSTRIAL USE ZONE ***

DISCUSSION:

These zones or districts may be established by any city, city and county, or county under authority of law wherein certain manufacturing, commercial or airport uses are expressly permitted.

Pursuant to Section 1102.17 of the Civil Code, the seller of residential real property subject to this article who has actual knowledge that the property is affected by, or zoned to allow, an industrial use described in Section 731a of the Code of Civil Procedure, which allows manufacturing, commercial or airport uses in zones that have been established under authority of law for those uses, shall give written notice of that knowledge as soon as practicable before transfer of title.

The existence of various conditions such as traffic, noise, odors, pollution, obstructed views, and other such conditions that are reasonable and necessary in Industrial Use Zones, cannot be enjoined or restrained, nor shall such use be deemed a nuisance as outlined in Section 731a of the Code of Civil Procedure.

No visual examination of the subject site was performed. This report is not a substitute for a visual examination and/or inspection of the subject property. If detailed on-site information regarding geologic, environmental, engineering or other professional studies is desired, Property I.D. recommends that an appropriate professional consultant be retained.

The fact that the subject property is not located totally or partially in an Industrial Use Zone does not constitute a guarantee or warranty that the subject property is not or will not be subject to other impediments.

**NOTICE OF SAN FRANCISCO BAY CONSERVATION AND DEVELOPMENT
COMMISSION JURISDICTION DETERMINATION
FOR
5635 BLOSSOM PARK LANE, SAN JOSE, CA 95118**

Based on PROPERTY I.D.'s research of the current maps issued by the San Francisco Bay Conservation and Development Commission, the following determination is made:

**SUBJECT PROPERTY IS NOT LOCATED IN THE SAN FRANCISCO BAY
CONSERVATION AND DEVELOPMENT COMMISSION JURISDICTION
AREA***

DISCUSSION: If the Subject Property is located in the San Francisco Bay Conservation and Development Commission Jurisdiction, use and development of property within the commission's jurisdiction may be subject to special regulations, restrictions and permit requirements. You may wish to investigate and determine whether they are acceptable to you and your intended use of the property before you complete your transaction.

No visual examination of the subject site was performed. This report is not a substitute for a visual examination and/or inspection of the subject property. If detailed on-site information regarding geologic, environmental, engineering or other professional studies is desired, Property I.D. recommends that an appropriate professional consultant be retained.

PID has obtained the information in this report from the above-referenced governmental agency. The term "zone" or "area" is strictly defined as a specific boundary within which the specific hazards are contained and is a designation identified in the legends of the maps prepared by the above-referenced agency. The fact that the subject property is not located totally or partially in a regulated area does not constitute a guarantee or warranty that the subject property is not or will not be subject to other impediments.

**DATABASE DISCLOSURE
FOR
5635 BLOSSOM PARK LANE, SAN JOSE, CA 95118**

The California Legislature has created a statewide website to enable the public to secure information regarding the location of registered sex offenders. Anyone who is interested in this information should go on-line at <http://meganslaw.ca.gov> prior to removing their inspection contingency. Brokers and Property I.D. cannot and will not verify the information provided by the Government. Neither Brokers nor Property I.D. make any representations or guarantees as to the timeliness or accuracy of the information supplied at this website.

In addition, the California Department of Justice, sheriff's departments, police departments serving jurisdictions of 200,000 or more and many other local law enforcement authorities maintain a Database for public access of the locations of persons required to register pursuant to paragraph (1) of subdivision (a) of Section 290.4 of the Penal Code. The Database is updated on a quarterly basis and is a source of information about the presence of these individuals in any neighborhood. A Sex Offender Identification Line is also maintained by the Department of Justice through which inquiries about individuals may be made. This is a "900" telephone service. Callers must have specific information about individuals they are checking. Information regarding neighborhoods is not available through the "900" telephone service.

PID has obtained the information in this report from the above-referenced governmental agency. No visual examination of the subject site was performed. This report is not a substitute for a visual examination and/or inspection of the subject property. If detailed on-site information regarding geologic, environmental, engineering or other professional studies is desired, Property I.D. recommends that an appropriate professional consultant be retained.

The fact that the subject property is not located totally or partially in the above-referenced area does not constitute a guarantee or warranty that the subject property is not or will not be subject to other impediments.

**PERCHLORATE DETERMINATION
FOR
5635 BLOSSOM PARK LANE, SAN JOSE, CA 95118**

Based on PROPERTY I.D.'s research of the current maps issued by the Santa Clara County Water District, the following determination is made:

SUBJECT PROPERTY IS NOT LOCATED IN A PERCHLORATE STUDY AREA

DISCUSSION:

Perchlorate is both a natural and man-made salt that is used as an oxidizer and used in the production of highway flares, rocket fuel, air bag inflators, matches, fireworks, dyes, lubricating oils, electroplating and medical specialty tests.

The extent of the contamination and the potential hazards to the health of residents in the perchlorate study area is the subject of ongoing investigation, but it is considered to have adverse health effects and water suspected to contain perchlorate should be avoided for drinking and cooking. Conventional water treatment methods, such as carbon filters, air stripping, household water filters, chlorination, aeration and boiling are not effective in removing perchlorate. However, reverse osmosis, distillation and specialized ion exchange resins can be successful in removing perchlorate.

The investigation area is bounded approximately by Tennant Avenue on the north, Masten Avenue on the south, Center Avenue on the east and Monterey Highway on the west. You should consider using bottled water if you obtain your drinking water from a well in the investigation area until the investigation is complete. The water district has an unlimited supply of bottled water for residents in the investigation area who have contacted the Perchlorate Hotline at 408-265-2607 Ext. 2649 to schedule a well test. For further information go to www.valleywater.org, or call the Perchlorate Hotline.

PID has obtained the information in this report from the above-referenced governmental agency. No visual examination of the subject site was performed. This report is not a substitute for a visual examination and/or inspection of the subject property. If detailed on-site information regarding geologic, environmental, engineering or other professional studies is desired, Property I.D. recommends that an appropriate professional consultant be retained.

The fact that the subject property is not located totally or partially in the above-referenced area does not constitute a guarantee or warranty that the subject property is not or will not be subject to other impediments.

**CITY OF SAN JOSE TREE DISCLOSURE
FOR
5635 BLOSSOM PARK LANE, SAN JOSE, SANTA CLARA COUNTY, CA**

The City of San Jose ("City") requires the seller or transferor of residential real property ("Property") in the City to disclose to the acquirer of the Property whether the Property fully complies with the City's requirements to have, maintain and if necessary, replace street trees pursuant to the San Jose Municipal Code ("SJMC").

13.28.195 Disclosure Obligations Upon Sale or Transfer of a Residential Real Property

- A. Not less than seven (7) business days before the sale or other transfer of residential real property concludes a selling or transferring property owner must disclose to the acquiring property owner, on a disclosure form provided by the City, whether the residential real property to be sold or transferred fully complies with the City's street tree and replacement requirements of Sections 13.28.130.B and 13.28.190.
- B. If the selling or transferring property owner cannot determine whether street trees located on the residential property are substantially in compliance with the approved development permits for the property, or the property's approved development permits are inconclusive as to the requirements for the presence and location of street trees on the property, then the following requirements for the planting and presence of street trees shall apply:
 - 1. The property must have one (1) street tree for any adjacent street if it is an interior lot and at least three (3) street trees if it is a corner lot, unless otherwise modified by the Director in the interest of public safety.
 - 2. If the current General Plan requirements for street trees on the property differ from the requirements specified in Subsection B.1, then the current General Plan requirements shall govern the number and location of street trees required on the property at the time of sale or transfer. If the property meets the General Plan requirement, then the selling property owner must indicate such compliance with the General Plan on the disclosure to the acquiring property owner.
 - 3. All street trees shall be planted in accordance with the requirements of Section 13.28.070.
- C. Upon a written request, the Director may grant the selling or transferring property owner an exemption in writing from the requirements of this Section if the Director determines in the interest of public safety that planting and maintaining street trees on the residential property at the time of sale or transfer is not appropriate. Such an exemption does not run with the land and shall not allow any deviations from the disclosure requirements upon residential real property sales or transfers for the future sellers or transferors.

To the best of my/our knowledge but without any investigation, I/WE, Lisa Da Silva disclose that the street tree(s) on the Property to be sold or transferred and located at 5635 Blossom Park Lane, San Jose, California 95118, are in the following condition:

- 1. The Property fully complies with the street tree requirements outlined in the SJMC.
- 2. The Property does not have the required number of trees as required by the SJMC
- 3. The Property has the required number of street trees but the street trees have not been maintained as required by the SJMC
- 4. Seller/Transferor is unaware if the requirements to have and maintain street trees on the Property have been met

Seller X Lisa A. da Silva Lisa A. da Silva 12-4-05
Signature(s) Print name(s) Date

The undersigned hereby acknowledges receipt of a copy of this document.

Buyer _____
Signature(s) Print name(s) Date



**ULTRAMAFIC ROCK ZONE DETERMINATION
FOR
5635 BLOSSOM PARK LANE, SAN JOSE, CALIFORNIA 95118**

Based on PROPERTY I.D.'s research of the current maps issued by the Division of Mines and Geology, the following determination is made:

**SUBJECT PROPERTY IS NOT LOCATED IN A POTENTIAL
ULTRAMAFIC ROCK ZONE***

** PID has obtained the information in this report from the above-referenced governmental agency.*

DISCUSSION:

An ultramafic rock zone is an area more likely to contain natural occurrences of asbestos. Natural asbestos commonly occurs in association with altered ultramafic rocks, including serpentinite or serpentine - the California state rock, especially near faults. Serpentine rock is typically grayish-green or bluish-black in color, and may have a shiny appearance. It is abundant in the Sierra foothills, the Klamath Mountains and the Coast Ranges. While geologic conditions are more likely for asbestos formation in or near these ultramafic rock areas, geologic conditions can only indicate where naturally occurring asbestos is more likely to be found.

State and federal officials consider all types of asbestos to be hazardous because asbestos is a known carcinogen. Wind and water can carry asbestos fibers, and certain human activities such as mining, grading, quarrying operations, construction or driving over unpaved roads or driving on a road paved in part with asbestos-bearing rock, can release dust containing asbestos fibers.

Control measures can reduce asbestos from being released into the air. Individuals can reduce exposure first by identifying the location of serpentine rock on or near the property, then by minimizing dust generation in and around the home. If you are concerned about asbestos in your home, it is recommended that you retain the services of a qualified expert, such as a certified asbestos consultant and/or a certified analytical laboratory to have your home tested. For further information contact the Air Resources Board at 916-322-8285, <http://arbis.arb.ca.gov/homepage.htm>, or the local Air Pollution Control District Offices.

**PID has obtained the information in this report from the above-referenced governmental agency. The term "zone" or "area" is strictly defined as a specific boundary within which the specific hazards are contained and is a designation identified in the legends of the maps prepared by the above-referenced agency. No visual examination of the subject site was performed. This report is not a substitute for a visual examination and/or inspection of the subject property. If detailed on-site information regarding geologic, environmental, engineering or other professional studies is desired, Property I.D. recommends that an appropriate professional consultant be retained.*

The fact that the subject property is not located totally or partially in a potential Ultramafic Rock Zone does not constitute a guarantee or warranty that the subject property is not or will not be subject to other impediments.

**AIRPORT VICINITY DETERMINATION
FOR
5635 BLOSSOM PARK LANE, SAN JOSE, California 95118**

Based on PROPERTY I.D.'s research of the current maps / lists issued by the Federal Aviation Administration (FAA), the Department of Transportation, Division of Aeronautics and the local land use commission, the following determinations are made:

**SUBJECT PROPERTY IS NOT LOCATED WITHIN 2 MILES OF AN FAA
APPROVED LANDING FACILITY ***

DISCUSSION: Pursuant to Section 1103.4 of the Civil Code, if the above-referenced property is located within two statute miles of an FAA Approved Landing Facility, within what is known as an Airport Influence Area, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.

Note: In some instances, a facility's property line was not surveyed, rather an FAA-designated central point of the facility was used as a reference for the two mile proximity determination.

**SUBJECT PROPERTY IS NOT LOCATED IN AN AIRPORT NOISE IMPACT
AREA ***

DISCUSSION: Citizens residing in the vicinity of airports are exposed to the noise of aircraft operations. However, a Noise Problem Airport has been specifically designated as such by the respective County Board of Supervisors in accordance with Section 5020 of Title 21 of the California Code of Regulations, pursuant to Section 21669 of the Public Utilities Code. According to Section 5020, any county that has a noise problem airport must adopt a resolution declaring that a specific airport within its boundaries has a noise problem. An acceptable level of aircraft noise to a reasonable person residing in the vicinity of an airport is 65 decibels (dB). Therefore, pursuant to Section 21669 of the Public Utilities Code, the Department of Transportation, Division of Aeronautics has set the standard for the acceptable level of aircraft noise in the vicinity of airports as a Community Noise Equivalent Level (CNEL) value of 65 dB. Section 5012 of Title 21 of the California Code of Regulations.

PID has obtained the information in this report from the above-referenced governmental agency. No visual examination of the subject site was performed. This report is not a substitute for a visual examination and/or inspection of the subject property. If detailed on-site information regarding geologic, environmental, engineering or other professional studies is desired, Property I.D. recommends that an appropriate professional consultant be retained. The fact that the subject property is not located totally or partially in a designated airport noise zone does not constitute a guarantee or warranty that the subject property is not or will not be subject to other impediments.

**RED-LEGGED FROG CRITICAL HABITAT DETERMINATION
FOR
5635 BLOSSOM PARK LANE, SAN JOSE, CALIFORNIA 95118**

Based on PROPERTY I.D.'s research of the current maps issued by the U.S. Fish and Wildlife Service, the following determination is made:

**SUBJECT PROPERTY IS NOT LOCATED IN A CRITICAL HABITAT FOR
THE CALIFORNIA RED-LEGGED FROG**

DISCUSSION:

Pursuant to the Endangered Species Act of 1973, the habitat for the California Red-Legged Frog, (*Rana aurora draytonii*), has been designated by the U.S. Fish and Wildlife Service as critical habitat. Under the Endangered Species Act, critical habitat refers to specific geographic areas that are essential for the conservation of a threatened or endangered species and would require special management considerations including, but not limited to, habitat restoration, removal of nonnative species (such as predators), reestablishment of the California Red-Legged Frog populations, and restrictions on development.

The California Red-Legged Frog, the largest native frog in the western United States, was designated as a Threatened Species on May 23, 1996. The frogs breed in aquatic habitats such as streams, ponds, marshes and stock ponds, however, the frogs may move through upland habitats during wet weather. Any project that would adversely modify or destroy critical habitat would also jeopardize the continued existence of the species, and that reasonable and prudent alternatives to avoid jeopardizing the species would also avoid adverse modification of critical habitat. In order to preserve this critical habitat, certain activities that may need Federal authorization or funding will be affected. These activities are those that require a Federal action (permitting, authorization, or funding) and may remove or destroy California Red-Legged Frog habitat by mechanical, chemical, or other means (e.g. grading, overgrazing, timber harvesting within riparian areas, construction, road building, herbicide application, recreation use) or appreciably decrease habitat value or quality through indirect effects (e.g., edge effects invasion of exotic plants or animals, fragmentation of habitat). Additionally, activities initiated by a Federal agency will potentially be affected. These activities include grazing permits, commercial or silvicultural logging prescriptions, Flood Control projects, Federal Emergency Management Act (FEMA) activities, Federal Highway Administration actions, Federal Housing Act actions. 66 FR 14625-14674, March 13, 2001.

A listing on the Endangered Species Act provides strict protection for a species. Developers and local governments can have their development projects prohibited or curtailed around protected critical habitats.

No visual examination of the subject site was performed. This report is not a substitute for a visual examination and/or inspection of the subject property. If detailed on-site information regarding geologic, environmental, engineering or other professional studies is desired, Property I.D. recommends that an appropriate professional consultant be retained.

** PID has obtained the information in this report from the above-referenced governmental agency. The term "zone" or "area" is strictly defined as a specific boundary within which the specific hazards are contained and is a designation identified in the legends of the maps prepared by the above-referenced agency. The fact that the subject property is not located totally or partially in a Critical Habitat area does not constitute a guarantee or warranty that the subject property is not or will not be subject to other impediments.*

**RADON GAS DETERMINATION
FOR
5635 BLOSSOM PARK LANE, SAN JOSE, CALIFORNIA, 95118**

Based on PROPERTY I.D.'s research of the current maps issued by the U.S. Environmental Protection Agency, the following determination is made:

**THE COUNTY IN WHICH THE SUBJECT PROPERTY IS LOCATED IS
DESIGNATED AS A ZONE 2 FOR RADON GAS POTENTIAL**

DEFINITIONS

Zone 1 – Highest Potential (greater than 4pCi/L) (picocuries per liter)

Zone 2 – Moderate Potential (from 2 to 4 pCi/L) (picocuries per liter)

Zone 3 – Low Potential (less than 2 pCi/L) (picocuries per liter)

DISCUSSION:

Radon is a naturally occurring colorless, odorless radioactive gas formed by the natural disintegration of uranium in soil, rock and ground water as it radioactively transmutes to form stable lead. After prolonged exposure, radon gas emanating from rocks and soil can cause lung cancer, especially among smokers.

Radon gas forms from the decay of radioactive elements at depth. Air pressure inside a building is usually lower than pressure in the soil around the building's foundation. Because of this difference in pressure, buildings act like a vacuum, drawing radon in through foundation cracks and other openings. As cracks develop in rocks, radon gas rises into the local ground water and may also be present in well water and can be released into the air in buildings when water is used for showering and other household uses. In most cases, radon entering a building through water is a small risk compared with radon entering a building from the soil. In a small number of homes, the building materials can give off radon, although building materials alone rarely cause radon problems.

The Environmental Protection Agency estimates that between 5,000 and 20,000 people die every year of lung cancer because they have inhaled radon and its decay products. The Surgeon General has warned that radon is the second leading cause of lung cancer in the United States. Only smoking causes more lung cancer deaths. Smokers that live in homes with high radon levels, are at an especially high risk for developing lung cancer.

According to the U.S. Environmental Protection Agency, the determination above is consistent with the potential for radon throughout the county. The only way to detect radon is by testing. For further information about radon testing and mitigation, contact the California Department of Health Services, The National Environmental Health Association (NEHA), the National Environmental Radon Safety Board (NRSB). These agencies may be contacted via the internet at: <http://www.dhs.ca.gov> , <http://www.neha.org>, <http://www.nrsb.org>

No visual examination of the subject site was performed. PID has obtained the information in this report from the above-referenced governmental agency. The term "Zone" or "area" is strictly defined as a specific boundary within which the area is drawn, and is a designation identified in the legends of the maps prepared by the above-referenced agency. This report is not a substitute for a visual examination and/or inspection of the subject property. If detailed on-site information regarding geologic, environmental, engineering or other professional studies is desired, Property I.D. recommends that an appropriate professional consultant be retained.

The fact that the subject property is not located totally or partially in the above-referenced hazard zone does not constitute a guarantee or warranty that the subject property is not or will not be subject to other construction type impediments that may place a constraint for development.

**NOTICE OF SPECIAL ASSESSMENT
FOR
5635 BLOSSOM PARK LANE, SAN JOSE, California 95118
APN# 567-70-010**

Based on PROPERTY I.D.'s research of current and available tax records for the Property County, the following determination is made:

SUBJECT PROPERTY IS LOCATED IN A SPECIAL TAX ASSESSMENT DISTRICT

Name	Contact	Annual Fee
MOSQUITO ASSESSMENT #2	COUNTY OF SANTA CLARA (408) 880-8790	5.02
OPEN SPACE DISTRICT	SANTA CLARA OPEN SPACE AUTHORITY (408) 224-7476	29.56
SAN JOSE LIBRARY	SAN JOSE PUBLIC LIBRARY (408) 277-4896	25.00
SEWER AND STORM DRAIN CHARGE	CITY OF SAN JOSE (408) 277-4424	296.28
VECTOR CONTROL DISTRICT FUND	COUNTY OF SANTA CLARA (408) 880-8790	5.08
FLOOD ASSESSMENT (CENTRAL)	SANTA CLARA VALLEY WATER DISTRICT (408) 265-2600	29.80
CUHSD PARCEL TAX	CAMPBELL UNION HIGH SCHOOL DISTRICT (408) 371-0960	85.00
CLEAN SAFE CREEKS BENEFIT ASSESSMENT	SANTA CLARA VALLEY WATER DISTRICT (408) 265-2600	21.36

Discussion: This is a notification to you prior to your purchasing this property. This property is within the above-named assessment district(s). The assessment district(s) issued bonds to finance the acquisition or construction of certain public improvements that are of direct and special benefit to property within the assessment district. The bonds will be repaid from annual assessment installments on property within the assessment districts. This property is subject to annual assessment installments of the assessment districts that will appear on the property tax bills, but which are in addition to the regular property taxes and any other charges and levies that will be listed on the property tax bill. If you fail to pay assessment installments when due each year, the property may be foreclosed upon and sold. Assessment installments will be collected each year until the assessment bonds are repaid. These facilities may not yet have all been constructed or acquired and it is possible that some may never be constructed or acquired. This assessment and the benefits from the public facilities for which it pays should be taken into account in deciding whether to buy this property. You may terminate the contract to purchase or deposit receipt after receiving this notice from the owner or agent selling the property within three days if the notice was received in person or within five days after it was deposited in the mail by giving written notice of the termination to the owner or agent selling the property. **This disclosure notice is made pursuant to Government Code Section 53754 and Civil Code Section 1102.6b and satisfies the 1915 Bond and Special Assessment disclosure requirements.**

Note: The applicable county tax assessor/collector and Property I.D. update their Tax Assessment information yearly or quarterly. Only Assessments that were levying taxes against properties at the time Property I.D. obtained the tax records are disclosed. This information is subject to change and Property I.D. is not responsible for any changes that may occur. No study of the public records was made by Property I.D. to determine the presence of any other tax or assessment. The above explanation of Special Assessments is intended to be general in nature and is not a substitute for a tax bill, title report or title insurance. Detailed information may be available by contacting the agency that administers the Special Assessment. If detailed information is desired, Property I.D. recommends that an appropriate professional consultant be retained.

**NOTICE OF YOUR SUPPLEMENTAL PROPERTY TAX BILL
FOR
5635 BLOSSOM PARK LANE, SAN JOSE, California 95118**

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 Collector's Office.

Note: This is a notice to you that the County Assessor will revalue the property and you will be responsible for paying the taxes due according to the reassessed value. It is not a disclosure of actual supplemental property taxes. This notice is general in nature and is not a substitute for the actual supplemental tax bill you will receive from the County Tax Collector. Detailed information may be available by contacting the local tax authority in your county. No visual examination of the subject site was performed. This report is not a substitute for a visual examination and/or inspection of the subject property.

ENVIROMENTAL HAZARDS REPORT

(A sitemap is available upon request)

PROPERTY INFORMATION
5635 BLOSSOM PARK LANE SAN JOSE CA 95118

RECORD SUMMARY	# Sites
<i>Databases Searched for Subject Property:</i>	
STATE/REG LUST Leaking Underground Storage Tanks	6
STATE/REG SLIC Spills, Leaks, Investigation and Cleanup	0
STATE/REG SWLF Solid Waste Landfills, Incinerators, or Transfer Stations	0
US EPA NPL National Priority List	0
US EPA CERCLIS Sites under review by US EPA	0
Notes: <hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/> <hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/> <hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/> <hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/> <hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/> <hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/>	

*Any date listed as "1/1/1900" indicates "Date Not Available"

Site No. 1	LUST SITE: 43-0114	Distance: 0.3 Direction: SW
Site Address	Lead Agency: Local Agency	
ARCO	Abatement Method: San Fransisco Bay Region	
5755 CAMDEN AVE	Regional Board: San Fransisco Bay Region	
SAN JOSE, CA 95124	Abatement Method:	
Leak Confirmation: 1/1/1900	Case Type: Other	
Leak Report Date: 7/30/1986	Status: Remediation Plan	
Site Closure Date: 1/1/1900	Substance: Gasoline	

Site No. 2	LUST SITE: 43-1540	Distance: 0.4 Direction: W
Site Address	Lead Agency: Local Agency	
UNOCAL	Abatement Method: San Fransisco Bay Region	
1761 BLOSSOM HILL RD	Regional Board: San Fransisco Bay Region	
SAN JOSE, CA 95124	Abatement Method:	
Leak Confirmation: 1/1/1900	Case Type: Aquifer Affected	
Leak Report Date: 4/9/1985	Status: Pollution Characterization	
Site Closure Date: 1/1/1900	Substance: Gasoline	

Site No. 3	LUST SITE: 43-1322	Distance: 0.1 Direction: NW
Site Address	Lead Agency: Regional Board	
SHELL	Abatement Method: San Fransisco Bay Region	
5422 CAMDEN AVE	Regional Board: San Fransisco Bay Region	
SAN JOSE, CA 95124	Abatement Method: Excavate and Dispose	
Leak Confirmation: 1/1/1900	Case Type: Soil Only	
Leak Report Date: 7/20/1989	Status: Case Closed	
Site Closure Date: 1/31/1991	Substance: Gasoline	

Site No. 4	LUST SITE: 43-0332	Distance: 0.3 Direction: NW
Site Address	Lead Agency: Local Agency	
CHEVRON	Abatement Method: San Fransisco Bay Region	
5251 CAMDEN AVE	Regional Board: San Fransisco Bay Region	
SAN JOSE, CA 95124	Abatement Method: Excavate and Dispose	
Leak Confirmation: 1/1/1900	Case Type: Soil Only	
Leak Report Date: 9/14/1988	Status: Case Closed	
Site Closure Date: 12/28/1992	Substance: Waste Oil	

Site No. 5	LUST SITE: 43-0462	Distance: 0.5 Direction: W
Site Address	Lead Agency: Local Agency	
DESERT PETROLEUM	Abatement Method: San Fransisco Bay Region	
1777 BLOSSOM HILL RD	Regional Board: San Fransisco Bay Region	
SAN JOSE, CA 95214	Abatement Method: Excavate and Dispose	
Leak Confirmation: 1/1/1900	Case Type: Soil Only	
Leak Report Date: 4/9/1991	Status: Case Closed	
Site Closure Date: 8/16/1993	Substance: Waste Oil	

Site No. 6	LUST SITE: 43-0057	Distance: 0.1 Direction: NE
Site Address	Lead Agency: Local Agency	
ALMADEN VINEYARDS	Abatement Method: San Fransisco Bay Region	
1530 BLOSSOM HILL RD	Regional Board: San Fransisco Bay Region	
SAN JOSE, CA 95118	Abatement Method: Excavate and Dispose	
Leak Confirmation: 1/1/1900	Case Type: Aquifer Affected	
Leak Report Date: 9/2/1986	Status: Case Closed	
Site Closure Date: 2/2/1994	Substance: Gasoline	

Unmapped Sites: No records found

DESCRIPTION OF ENVIRONMENTAL DATABASES

NPL

The agency release date for the National Priority List ("NPL") was January, 1999. The NPL is the EPA's database of uncontrolled or abandoned hazardous waste sites identified for priority 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 Dept of Health and Human Services and the US EPA in order to become an NPL site.

CERCLA

The agency release date for Comprehensive Environmental Response, Compensation and Liability Act ("CERCLA") was October, 1998. The CERCLA List contains sites which are either proposed, or are on the NPL, and sites which are in the screening and assessment phase for possible inclusion on the NPL. The information on each site includes a history of all pre-remedial, remedial, removal and community relations activities or events at the site, financial funding information for the events, and unrestricted enforcement activities.

SWLF

The agency release date for Solid Waste Land Fills ("SWLF") / Solid Waste Information System ("SWIS") was November, 1998. This database is provided by the Integrated Waste Management Board. The agency may be contacted at: 916-255-4021. The California Solid Waste Information System (SWIS) database consists of both open as well as closed and inactive solid waste disposal facilities and transfer stations pursuant to the Solid Waste Management and Resource Recovery Act of 1972, Government Code Section 2.66790(b). Generally, the California Integrated Waste Management Board learns of locations of disposal facilities through permit applications and from local enforcement agencies.

LUST

The Leaking Underground Storage Tank database ("LUST") identifies underground tanks that are currently or in the past been used for the storage of hazardous substances and wastes that are potential sources of contamination of the ground and underlying aquifers, and may pose other dangers to public health and the environment. The site is maintained by the State Water Resources Control Board. Each case history, from the date of initial investigation, to remedial action and current regulatory status are provided by this agency.

SLIC

The Spills, Leaks, Investigation and Clean-up Program ("SLIC") is designed to protect and restore water quality from spills, leaks, and similar discharges. Cleanup levels for groundwaters and surface waters are determined based on application of existing laws, regulations, plans, and policies. The site is maintained by the State Water Resources Control Board. Each case history, from the date of initial investigation, to remedial action and current regulatory status are provided by this agency.

UNMAPPED SITES

The Environmental Report provides information on all known officially listed hazardous substance contaminated sites within a ½ mile of the subject property.

The sites are officially listed as contaminated by various federal, state, and municipal agencies, who gather information regarding the sites from the owner/operators of the properties. The information regarding each site is then merged and placed into the databases of the California Environmental Protection Agency.

Please note that even though the records are official and correct, some of the records may contain missing information regarding the names, addresses or other information due to the errors and omissions of the information on the properties prior to their submission of the site information to the California EPA. This factor prevents the site from being precisely located. It is for this reason that a site may be listed in the “unmapped sites” section of the report.

The information in the environmental report comes directly from the official hazardous substance site lists of the California Environmental Protection Agency, which includes sites with incomplete information as well. Accordingly, Property I.D. Corporation must include those unmapped sites which might be within a one half-mile of the subject property based upon the information provided by the California EPA.

Property I.D. Corporation is constantly striving to precisely locate those records which currently appear as unmapped sites. It is expected that virtually all sites will be mapped over the next few years.

TERMS AND CONDITIONS

This Report is a \$20,000,000 Insured Product. Any firm or individual that uses Property I.D.'s disclosure reports and/or forms is automatically covered under the \$20,000,000 policy for ANY legal expenses in defense AND awards by a court as a direct result of their use of Property I.D. disclosure reports and/or forms.

All parties to the transaction for which this REPORT was issued, including, but not limited to, Buyer, Seller, Sales Associates, Brokers and escrow officers, are all deemed Recipients of this REPORT. This REPORT is for the exclusive reliance of the recipient of the REPORT to whom it is issued ("Recipient"). The liability of Property I.D. Corporation ("Company"), its directors, officers, shareholders and employees is limited to the Recipient. Further, there is no accountability, obligation or liability to any third party. This REPORT may not be referred to or relied upon by any party other than Recipient without the written consent of Company.

This REPORT pertains to the land described in this REPORT and the improvements affixed thereto which by law constitute real property ("Subject Property") provided, however, the term "Subject Property" does not include any property beyond the lines of the area described or referred to in this REPORT, nor any real property described as an easement in the REPORT, nor any right, title, interest, estate or easement in abutting streets, roads, alleys, lanes, ways or waterways.

In preparing this REPORT, we have only reviewed those maps and records specifically referred to in the REPORT which are readily available for public inspection (the "government Records") to determine if and to what extent they are applicable to the Subject Property.

We have relied upon information in the Government Records without further investigation and without any analysis of underlying data supporting the information contained in the Government Records. We have assumed, without independent investigation, that the Government Records are accurate and complete. No responsibility is assumed for the accuracy of information furnished by the Recipient, third parties, or Government Records.

No opinion is rendered as to the title to the Subject Property, nor whether the subject property is comprised of legal lots in conformance with the California Subdivision Map Act and local ordinances enacted pursuant thereto. The legal description of the Subject Property (IF ANY PROVIDED) in this REPORT was furnished to company by RECIPIENT and is assumed to be correct without independent verification by Company.

No responsibility is assumed for matters which are architectural, structural, mechanical, engineering or legal in character or nature. No opinion is given regarding mechanical equipment or structural integrity or adequacy, nor soils and potential for settlement, drainage, subsidence, or other occurrences or problems arising from silt conditions; nor marketability of the Subject Property. Company is in no way to be responsible for any costs incurred to correct any deficiencies of any type present in the Subject Property.

No opinion is expressed with respect to the existence of hazardous or toxic materials or substances or any other defects on or within the Subject Property, unless specifically addressed herein. No visual examination or inspection of the Subject Property has been performed by Company. This REPORT is not a substitute for a visual examination or inspection of the Subject Property. Company assumes no responsibility for any costs or consequences arising due to the need, or the lack of need, for earthquake insurance or flood hazard insurance. An agent for the Federal Flood Insurance Program should be contacted to determine the actual need for flood hazard insurance.

This REPORT is intended to include only those items affirmatively addressed in the text hereof. This REPORT does not purport, either explicitly or by implication to include or provide information regarding any other matters not specifically addressed herein.

This REPORT is issued as of the date specified herein. Company has no obligation to advise Recipient or any other person of any relevant fact, circumstance or change that occurs after such date which pertains to the Subject Property or which modified or otherwise affects the information provided in this REPORT. Company will give expert testimony in court or any hearing because of having issued this REPORT and engage in consultation with Recipient or third parties after the issuance of this REPORT without any additional fee.

Any controversy or claim arising out of or relating to this REPORT shall be settled by arbitration in Los Angeles, California, in accordance with the rules of the American Arbitration Association. The arbitrator's decision shall be final and binding and judgment may be entered thereon. In the event a party fails to proceed with arbitration, unsuccessfully challenges the arbitrator's award, or fails to comply with arbitrator's award, the other party is entitled of costs of suit including a reasonable attorney's fee for having to compel arbitration or defend or enforce the award.

This REPORT shall be governed by and construed in accordance with the laws of the State of California. ACCEPTANCE OF, AND/OR USE OF THIS REPORT BY RECIPIENT OR ANY THIRD PARTY CONSTITUTES ACCEPTANCE OF THE ABOVE CONDITIONS. COMPANY LIABILITY EXTENDS ONLY TO STATED RECIPIENT, NOT TO OTHER PARTIES OR USERS. COMPANY SHALL HAVE NO LIABILITY UNLESS AND UNTIL ITS FEE FOR THIS REPORT IS PAID. IN NO EVENT SHALL COMPANY BE LIABLE FOR ANY SPECIAL, INDIRECT OR CONSEQUENTIAL DAMAGES IN CONNECTION WITH OR ARISING OUT OF THE PREPARATION, ISSUANCE OR USE OF THIS REPORT.