



JCP-LGS Property Disclosure Reports
The EnviroCheck Report™
FOR SANTA CLARA COUNTY

Property Address: 5039 YORKTON WAY,
SAN JOSE, SANTA CLARA County, CA
("Residential Property")

APN: 403-35-070
Report Date: 03/11/2008
Report Number: 244048

PART 2: SUMMARY OF DATABASE INFORMATION: SCHEDULES A AND B

SCHEDULE A: DETERMINATION SUMMARY:

The Site disclosed on this Report have been identified from certain government lists and are within one-half (1/2) mile of the Residential Property. Please refer to the remaining Parts of this Report for individual site summaries and additional information. The Methods and Limitations Section (Part 4) is located at the end of this Report.

The Residential Property:

IS [] IS NOT [X] within 1/4 mile of 0 known leaking underground fuel tank Site(s).

IS [] IS NOT [X] within 1/2 mile of Site(s) other than a leaking underground fuel tank that are listed in the databases specified in Part 3.

Some official lists may include Sites that have been closed or otherwise cleaned up, or are simply being monitored or regulated with no known contamination.

The hazard 'Sites' included in this Report are 'POINT' SOURCES ONLY, such as a leaking underground tank on a specific property. This Report does NOT address 'AREAS' of potential environmental hazard, such as a contamination Study Area or a groundwater plume. In addition, any point source that lies beyond the standard 1/4 and 1/2-mile radius distances considered here will not be reflected in this Report—even if it is known to be the origin of a larger contaminated area. Point sources are included in this Report as of the time they are identified in the government lists consulted by JCP-LGS.

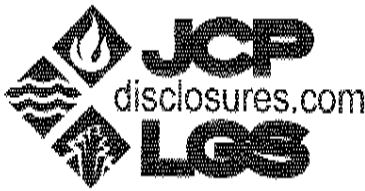
JCP-LGS prepared this Report. The Parties are protected by JCP-LGS's Professional Liability Insurance Policy for damages to the extent they are caused by JCP-LGS's negligent acts, errors or omissions in the performance of our services and subject to the limitations of this report.

Determined by First American Natural Hazard Disclosure, LLC (FANHD)

Scott Roeklein, Executive Vice President
First American Natural Hazard Disclosures LLC

I have read this EnviroCheck Report prior to signing and have received a copy of this report.

Signature of Transferor (Seller) [Signature] Date 3/20/2008
Signature of Transferor (Seller) _____ Date _____
Signature of Transferee (Buyer) _____ Date _____
Signature of Transferee (Buyer) _____ Date _____



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Statutory Natural Hazard Disclosure Statement

The transferor and his or her agent(s) disclose the following information with the knowledge that even though this is not a warranty, prospective transferees may rely on this information in deciding whether and on what terms to purchase the Property.

The following are representations made by the transferor and his or her agent(s) based on their knowledge and maps drawn by the State. THIS REAL PROPERTY LIES WITHIN THE FOLLOWING HAZARDOUS AREA(S):

A SPECIAL FLOOD HAZARD AREA (Any type Zone "A" or "V") designated by the Federal Emergency Management Agency.
Yes ___ No [X] Do not know and information not available from local jurisdiction ___

AN AREA OF POTENTIAL FLOODING shown on a dam failure inundation map pursuant to Section 8589.5 of the Government Code.
Yes ___ No [X] Do not know and information not available from local jurisdiction ___

A VERY HIGH FIRE HAZARD SEVERITY ZONE pursuant to Section 51178 or 51179 of the Government Code. The owner of this Property is subject to the maintenance requirements of Section 51182 of the Government Code.
Yes ___ No [X]

A WILDLAND AREA THAT MAY CONTAIN SUBSTANTIAL FOREST FIRE RISK AND HAZARDS pursuant to Section 4125 of the Public Resources Code. The owner of this Property is subject to the maintenance requirements of Section 4291 of the Public Resources Code.
Yes ___ No [X]

AN EARTHQUAKE FAULT ZONE pursuant to Section 2622 of the Public Resources Code.
Yes ___ No [X]

A SEISMIC HAZARD ZONE pursuant to Section 2696 of the Public Resources Code.
Yes (Landslide Zone) ___ Yes (Liquefaction Zone) ___
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 (Seller) [Signature] Date 3/26/2008
Signature of Transferor (Seller) ___ Date ___
Signature of Agent ___ Date ___
Signature of Agent ___ Date ___

Check only one of the following:

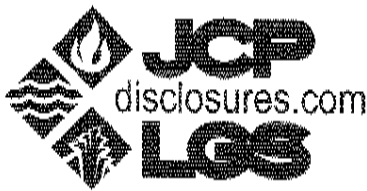
- [] Transferor(s) and their agent(s) represent that the information herein is true and correct to the best of their knowledge as of the date signed by the transferor(s) and agent(s).
[X] Transferor(s) and their agent(s) acknowledge that they have exercised good faith in the selection of a third-party 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) [Signature] Date 03/11/2008 Rept. No. 244048
Scott Roeklein, Executive Vice President
JCP-LGS Disclosure Reports

Transferee represents that he/she has read and understands this document. I (We) also have read and understand the added local hazard, airport, military ordnance, commercial zoning, BCDC disclosure, energy efficiency disclosure, Megan's Law disclosures, as well as the mold, radon, meth lab, and endangered species advisories and the map cover page contained in this Report. 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.

Signature of Transferee(s) ___ Date ___
Signature of Transferee(s) ___ Date ___

ADDITIONAL SIGNATURES REQUIRED - Tax Disclosure Report and EnviroCheck™ Disclosure Report



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CITY OF SAN JOSE STREET TREE DISCLOSURE FORM

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 maintenance 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 future sellers or transferors.

To the best of my/our knowledge but without any investigation, I/WE, _____ disclose that the street tree(s) on the Property to be sold or transferred and located at _____ San Jose, CA _____ 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 street 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.

Property Address: _____ San Jose, Santa Clara County, CA _____

Seller Signature(s) _____ Print name(s) _____ Date 3/26/2008

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

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



ACKNOWLEDGEMENT OF RECEIPT

Property: 5039 YORKTON WAY , SAN JOSE, SANTA CLARA County, CA
403-35-070

APN:

I hereby acknowledge the receipt of the following Disclosures and Advisories:

Natural Hazard Report Disclosures and Advisories


- State Level Natural Hazard Disclosures (Statutory Form)
- Local City and County Level Natural Hazard Disclosures (where applicable)
- Commercial/Industrial Disclosure
- Military Ordnance Disclosure
- Airport Influence Area / Airport Noise Disclosure
- Database Disclosure (Megan's Law)
- San Francisco Bay Conservation and Development Commission Disclosure (where applicable)
- California Energy Efficiency Disclosure
- Methamphetamine Contaminated Property Disclosure Advisory
- Mold Advisory
- Radon Advisory
- Endangered Species Act Advisory

California Property Tax Report Disclosures and Advisories

- Notice of Special Tax and Assessment (Mello-Roos and 1915 Bond Act)
- Notice of Supplemental Property Tax Bill
- Private Transfer Fee Disclosure Advisory

Environmental Report

- Notification of known contaminated sites in proximity to the property

<u></u>	<u>3/26/2008</u>	_____	_____
Transferor (Seller)	Date	Transferor (Seller)	Date
_____	_____	_____	_____
Transferee (Buyer)	Date	Transferee (Buyer)	Date
_____	_____	_____	_____
Seller's Agent	Date	Buyer's Agent	Date