

The JCP EnviroCheck™ Disclosure Report

Property Address: 1623 Bonita Av, Mountain View, Santa Clara County, CA APN: 193 16 061

Report Number: 2005032300243

Date: 3/23/2005

Determination Summary:

The sites disclosed on this report have been identified from certain government lists and are within one-half mile of the subject property. Please refer to the remaining sections of this report for individual site summaries and additional information. Methods and limitations are at the end of the report.

The subject property:

IS IS NOT within 1/4 mile of a known leaking underground fuel tank site(s).

IS IS NOT within 1/2 mile of a site(s) other than a leaking underground fuel tank.


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 Geologists.

JCP Geologists prepared this report. Real estate brokers, agents and contractual parties ordering this report are covered by our Professional Liability Insurance Policy for damages to the extent they are caused by our negligent acts, errors or omissions in the performance of our services and subject to the limitations of this report.

Determined by

JCP Geologists



Greg Rufe
President



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

Signature of Transferor (Seller) _____ Date _____

Signature of Transferor (Seller) _____ Date _____

Signature of Transferee (Buyer) _____ Date _____

Signature of Transferee (Buyer) _____ Date _____

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HOW THIS REPORT IS ORGANIZED

This report identifies sites in the vicinity of the subject property that have been identified to have contamination associated with them either now or in the past as well as sites that are simply being regulated by a government agency.

The sites are identified by address. The "name" is generally the original place of business responsible for contamination, or the place of the business that is currently being monitored for regulatory compliance. Most of the sites remain in use and may have already been re-developed. Today, the site may be vacant or accommodate a different business. The types and amount of information can vary on the lists, therefore, the summaries may have varying levels of detail. The report is divided into two parts:

- Sites within 1/4 mile with a known leaking underground fuel tank.
- Sites within 1/2 mile other than a leaking underground fuel tank.

WANT MORE INFORMATION?

There is no single government agency that handles information for all contaminated sites. Multiple agencies are responsible for organizing clean-up efforts at different types of sites. Each generally maintains files on the sites they oversee with information on the type and extent of contamination, clean-up efforts etc. There is also the possibility that the file may have no additional information. For general information, refer to the discussions in this report. If your question isn't answered there, call us here at JCP. We will try and answer them for you.

In each site summary, there is the name and telephone number of the agency overseeing that site. Agencies are limited to answering general questions. **NOTE!** Additional information on a site may be limited and the government agency you contact will not venture opinions.

1. National Priorities Sites (NPL sites - commonly called "Superfund" or "CERCLIS" Sites) -

Contact the Environmental Protection Agency Superfund Hotline at (800) 424-9346 to speak with a Superfund consultant to request information from the individual Site Fact Sheet. This help-line can also provide you with the phone number of the local Community Relations Coordinator for the site in question and the location of the local information repository for that site. Information is available on line at: www.epa.gov/superfund/sites/npl/ca.htm.

2. Leaking Underground Fuel Tank Sites (LUFT) -

Leaking underground fuel tanks are the most widespread source of contamination. Information on individual sites may be available on line at www.geotracker.waterboards.ca.gov or contact the State Water Resources Control Board Geotracker Help Desk at (800) 480-1028.

3. California Integrated Waste Management Board's SWIS List -

The "Solid Waste Information System" is a list of landfills, composting, transformation, disposal and waste tire site facilities in California. These sites are simply regulated facilities and are not classified as being "contaminated" by the California Integrated Waste Management Board. Contact the California Integrated Waste Management Board's "Solid Waste Information Center" at (916) 341-6320 and ask for the Associate Waste Management Specialist. They should be able to answer some limited general questions. Further information is available on line at www.ciwmb.CA.Gov/Swis/search.asp#DOWNLOAD.

4. Spills, Leaks, Investigations and Cleanup list (SLIC) -

The SLIC Program oversees soil and water investigations, corrective actions, and assessments at sites with current or historic unauthorized discharges and covers all types of pollutants (such as solvents, petroleum fuels, heavy metals, pesticides, etc.) As of January 1, 2005, all SLIC data is required to be submitted to the State Water Resources Control Board's Geotracker database. Information on individual sites may be available online at www.geotracker.waterboards.ca.gov or by calling the Geotracker Help Desk at (800) 480-1028. Please note that according to the SWRCB, "data is undergoing data cleanup and may contain errors".

5. California Active Annual Workplan list (AWP) -

Contact the State Environmental Protection Agency Department of Toxic Substances Control at: (800) 728-6942

How to Obtain Generalized Environmental Information

Brochures published by the Environmental Protection Agency (EPA) are a good source of general information. County health departments may have a health and safety officer or a "haz-mat" (hazardous materials) specialist that can answer general questions also. The telephone number for your local Department of Health should be listed in the telephone book.

Environmental Protection Agency Drinking Water Hotline: (800) 426-4791

Federal Environmental Protection Agency Environmental Information Center: (866) 372-9378

California Environmental Protection Agency: (916) 445-3846

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METHODS AND LIMITATIONS

As in all studies and reports, there are limitations. This section details the limitations of the data and methods that JCP is aware of at this time. Note that the level of information will vary between contaminated sites and certain information may not be available for all sites. Additional information probably exists that is not included in the sources used to create this report. Research into other sources beyond those identified in this section is beyond the scope of this report. Interested parties are directed to investigate other sources if additional information is desired.

JCP Geologists, Inc. uses certain publicly available and official lists that inventory contaminated and regulated sites to prepare this report. The lists used in this report include the National Priorities List (NPL), the California Active Annual Work Plan list (AWP), the Leaking Underground Fuel Tank list (LUFT), the Spills, Leaks, Investigations and Cleanup list (SLIC), and the Solid Waste Information System (SWIS). The site lists used may contain errors or omissions made by the official agencies responsible for maintaining these lists. JCP Geologists, Inc. will not be liable for any such errors. The lists used in this report are up-dated at various intervals with some being up-dated on an irregular basis. Update schedules are determined by the agency responsible for maintaining the list and are subject to change without notice. JCP Geologists maintains an up-date schedule and will make every reasonable effort to use up-dated information. The complexities of obtaining and adapting the data into a usable format for writing this report necessitates a lag time. All parties should be aware that the lists are subject to change at any time. Therefore, the sites identified for a property can change as the lists do. JCP is not responsible for advising parties of any changes that may occur after the date of this report. This report is for use in the single transaction process for which it was issued. Due to changing information, laws and contractual parties, this report cannot be relied upon for other properties or future transactions of the subject property. JCP shall not be liable to anyone who may claim any right through his relationship with the agent except when acts or omissions are due to willful misconduct or negligence by JCP.

We locate the subject property as well as listed sites using a geographic information system. Locations cannot be field checked. The accuracy of geographic locations will reflect any errors in the address provided and JCP will not be liable for such errors. Some sites from the lists could not be located by the methods used in preparing this report. In these cases, the sites could not be included as being "within" or "not within" the search radius around the subject property.

JCP Geologists Inc. does not make any representations as to the accuracy, validity or completeness of any of these lists nor to the significance or extent of the contamination on any of the sites identified on the lists. We do not make any representations as to the health hazards to humans or animals that may be associated with any of the substances that may exist at the sites disclosed in this report or how they may or may not affect the subject property. Any discussions on environmental issues are general in nature and for background information only. This report does not address the drinking water sources for the subject property.

JCP Geologists did not perform a visual examination of the subject property or any of the sites identified in this report. This report does not address hazardous substances, if any, that may exist on the subject property unless the property is on one of the lists used. This report is not a substitute for an on-site environmental assessment.

NOTE: This is a limited scope report designed for residential property transactions. Additional contaminated sites may exist that are not listed on the sources used in this report. If any party to this transaction has any actual knowledge of contamination at the subject property, that information must be disclosed in addition to this report. We recommend that if any party to this transaction has concerns, they contact the agency noted for additional information and appropriate experts as necessary.

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SITES LISTED ON A LEAKING UNDERGROUND FUEL TANK LIST

All of the sites in this section are listed in the State's Geotracker database as Leaking Underground Fuel Tank (LUFT) sites and have been identified to have had a leaking storage tank. Many of these sites have been cleaned up, and this is noted below if it is the case. Leaking underground fuel tanks are the most common type of contamination. Fuel tank leaks are often less extensive than other types of contamination releases and usually do not extend beyond the property on which the tank is located. **NOTE!** The LUFT list identifies the type of resource (soil, groundwater, aquifer, etc.) that is or was affected by the contamination. For some listed sites, the resource description may appear to contradict information cited for "cleanup activity status". Please contact the State Water Resources Control Board for an explanation of any such discrepancy.

No listed leaking underground fuel tank sites were found within one quarter mile of the property.

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SITES WITHIN ½ MILE OF THE SUBJECT PROPERTY OTHER THAN A LEAKING UNDERGROUND FUEL TANK

The following sites are regulated by an agency or have been listed by a state or federal agency as being contaminated either currently or in the past. Many of these sites have been cleaned-up; and this will be noted if it is the case. NOTE: sites listed on SWIS are not considered contaminated; they are simply monitored for compliance with regulatory procedures.

No other types of hazardous substance contaminated sites were found within one-half mile of the property on the lists used to prepare this report.

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Sites Missing Key Location Information

N/P = Not Provided on list used.

N/A = Not Applicable - Sites listed as containing, using or storing hazardous substances, no cleanup status provided.

Active = Site undergoing clean-up or investigation.

Closed = Clean-up completed.

A limited number of listed sites contain address information that is inaccurate, incorrect, or is missing key information necessary to locate the site with confidence using the geocoding methods used in this report. These sites are reported in the generalized list below for your review based on their possible existence in proximity to the subject site. Sites in this section are not necessarily within a one mile search radius of the subject property. We are providing this list for general information only.

Site Name	Address	Status	Database
GOODSELL AND VOCKE INC	1401 Stierlin Rd, Mountain View	Active	LUSTIS