

REAL ESTATE DISCLOSURE - RED REPORT™

INTRODUCTION	Client/User of RED Report _____ Date of Disclosure _____ Subject Property Address 525 South Winchester Boulevard City, State, Zip San Jose CA 95128 Property Type: <input type="checkbox"/> Residential <input type="checkbox"/> Commercial (4+ Units) Basic Sources: <input type="checkbox"/> Personal Knowledge (All Conditions) <input type="checkbox"/> Agency Internet Databases (Conditions in <i>Italic</i> only) <input type="checkbox"/> City-County <input type="checkbox"/> Police-Sheriff <input type="checkbox"/> Property Profiles <input type="checkbox"/> Party(ies) To Transaction (All Conditions) Third Party: <input type="checkbox"/> Appraisal Report <input type="checkbox"/> Architectural Plans <input type="checkbox"/> Aerials Photos <input type="checkbox"/> Broker Documents <input type="checkbox"/> Contracts <input type="checkbox"/> Engineering Reports <input type="checkbox"/> Environmental Impact Report <input type="checkbox"/> Escrow-Sales Documents <input type="checkbox"/> Insurance Policies <input type="checkbox"/> Leases <input type="checkbox"/> Legal Document <input type="checkbox"/> Loan Documents <input type="checkbox"/> Phase I-II-III Reports <input type="checkbox"/> Police/Sheriff Reports <input type="checkbox"/> Property Inspection Reports <input type="checkbox"/> Site Survey <input type="checkbox"/> Soils Report <input type="checkbox"/> Special Studies <input type="checkbox"/> Termite Report <input type="checkbox"/> Title Report <input type="checkbox"/> Other
CLASS I	GENERAL CONDITIONS - <input type="checkbox"/> General Conditions as noted below <input type="checkbox"/> Refer to Appraisal Report Access _____ Owner of Title _____ Listing Status _____ Building Area _____ Market Conditions _____ Buyer Residency _____ Land Area _____ Sales History _____ Utilities _____ Occupancy _____ <input type="checkbox"/> Other
CLASS II	TRANSACTIONAL CONDITIONS - <input type="checkbox"/> No known transactional conditions noted <input type="checkbox"/> Condition as noted, see comments <input type="checkbox"/> Assemblage <input type="checkbox"/> Auction <input type="checkbox"/> Bankruptcy <input type="checkbox"/> Build to Suit <input type="checkbox"/> Double Escrow <input type="checkbox"/> Dual Agency <input type="checkbox"/> Estate Sale <input type="checkbox"/> FDIC Sale <input type="checkbox"/> Feng Shui <input type="checkbox"/> Foreclosure <input type="checkbox"/> Lease Options <input type="checkbox"/> Purchase Option <input type="checkbox"/> Probate <input type="checkbox"/> REO Sale <input type="checkbox"/> Right of Refusal <input type="checkbox"/> Sale-Leaseback <input type="checkbox"/> Short Sale <input type="checkbox"/> Special Motivation <input type="checkbox"/> Tenant Purchase <input type="checkbox"/> US Marshall Sale Financing: <input type="checkbox"/> None <input type="checkbox"/> All Cash <input type="checkbox"/> Conventional <input type="checkbox"/> Fixed <input type="checkbox"/> ARM <input type="checkbox"/> Balloon <input type="checkbox"/> Seller Carryback <input type="checkbox"/> Private Lender <input type="checkbox"/> Exchange <input type="checkbox"/> Other
CLASS III	DISTRESS CONDITIONS - <input type="checkbox"/> No known distress items of disclosure <input type="checkbox"/> Items as noted, see comments <input type="checkbox"/> Accident <input type="checkbox"/> Arson <input type="checkbox"/> Burglary <input type="checkbox"/> Citation <input type="checkbox"/> Crime Scene <input type="checkbox"/> Criminal Activity <input type="checkbox"/> Suicide <input type="checkbox"/> Drug Activity <input type="checkbox"/> Fire <input type="checkbox"/> Homicide <input type="checkbox"/> Megan's Law <input type="checkbox"/> Death on Property <input type="checkbox"/> Notice <input type="checkbox"/> Vandalism <input type="checkbox"/> Other
CLASS IV	LEGAL CONDITIONS - <input type="checkbox"/> No known legal items of disclosure <input type="checkbox"/> Items as noted, see comments <input type="checkbox"/> Assessments <input type="checkbox"/> Association Dues <input type="checkbox"/> Bonds <input type="checkbox"/> CC&Rs <input type="checkbox"/> Common Areas <input type="checkbox"/> Deed Restriction <input type="checkbox"/> Easements <input type="checkbox"/> Eminent Domain <input type="checkbox"/> Encroachment <input type="checkbox"/> Entitlements <input type="checkbox"/> Ground Lease <input checked="" type="checkbox"/> Federal Historic Site <input type="checkbox"/> Historic Site <input type="checkbox"/> Insurance Claim <input type="checkbox"/> Leases <input type="checkbox"/> Legal Action <input type="checkbox"/> Setback Issues <input type="checkbox"/> Title Issue <input type="checkbox"/> Zoning Issue <input type="checkbox"/> Other
CLASS V	EXTERNAL CONDITIONS - <input type="checkbox"/> No known external items of disclosure <input type="checkbox"/> Items as noted, see comments <input checked="" type="checkbox"/> Airport <input type="checkbox"/> Arenas <input type="checkbox"/> Cell/AM/FM Tower <input type="checkbox"/> Cemetery <input type="checkbox"/> Colleges <input type="checkbox"/> Dam <input checked="" type="checkbox"/> Daycare <input type="checkbox"/> Jail/Prison <input type="checkbox"/> Military Airport <input type="checkbox"/> National Parks <input type="checkbox"/> Non-Coforming <input type="checkbox"/> Places of Worship <input type="checkbox"/> Pipelines <input type="checkbox"/> Odors-Smoke <input type="checkbox"/> Power Lines <input type="checkbox"/> Railway <input checked="" type="checkbox"/> Schools <input type="checkbox"/> Tower Fall Zone <input type="checkbox"/> Noise <input type="checkbox"/> Traffic Issue <input type="checkbox"/> Tunneling <input type="checkbox"/> Other
CLASS VI	BUILDING CONDITIONS - <input type="checkbox"/> No known building items of disclosure <input type="checkbox"/> Items as noted, see comments <input type="checkbox"/> ADA (commercial) <input type="checkbox"/> EIFS <input type="checkbox"/> Fire Sprinklers Req <input type="checkbox"/> Infestation <input type="checkbox"/> Leakage <input type="checkbox"/> Construction Defect <input type="checkbox"/> Molds-Rot <input type="checkbox"/> Non-Permit Issues <input type="checkbox"/> Repairs Needed <input type="checkbox"/> Termites <input type="checkbox"/> Legal Non-conforming Repairs Required <input type="checkbox"/> Roof <input type="checkbox"/> Attic <input type="checkbox"/> Walls-Structure <input type="checkbox"/> Floors <input type="checkbox"/> Heating-AC <input type="checkbox"/> Electrical <input type="checkbox"/> Plumbing <input type="checkbox"/> Mechanical <input type="checkbox"/> Appliances <input type="checkbox"/> Foundation <input type="checkbox"/> Crawl Space <input type="checkbox"/> Site Improvements <input type="checkbox"/> Other
CLASS VII	SOIL CONDITIONS - <input type="checkbox"/> No known soil or geotechnical construction conditions <input type="checkbox"/> Condition as noted, see comments <input type="checkbox"/> Basin <input type="checkbox"/> Cracking <input type="checkbox"/> Drainage Issues <input type="checkbox"/> Expansion <input type="checkbox"/> Fill Soil <input type="checkbox"/> Liquefaction <input type="checkbox"/> Movement <input type="checkbox"/> Ponding <input type="checkbox"/> Settlement <input type="checkbox"/> Sink Hole <input type="checkbox"/> Landslide-Slide <input type="checkbox"/> Slope Creep <input type="checkbox"/> Subsidence <input type="checkbox"/> Watershed <input type="checkbox"/> Other
CLASS VIII	ENVIRONMENTAL CONDITIONS - <input type="checkbox"/> No known soils items of disclosure <input type="checkbox"/> Items as noted, see comments <input type="checkbox"/> Air Pollution <input type="checkbox"/> Asbestos <input type="checkbox"/> Biological <input type="checkbox"/> CERCLA-Active <input type="checkbox"/> CERCLA-Inactive <input type="checkbox"/> Federal Superfund <input type="checkbox"/> Formaldehyde <input type="checkbox"/> Hydrocarbons <input type="checkbox"/> Lead-Based Paint <input checked="" type="checkbox"/> LUST <input type="checkbox"/> Metals <input type="checkbox"/> Hazardous Materials <input type="checkbox"/> Nuclear Plants <input type="checkbox"/> Oil-Gas Wells <input type="checkbox"/> PCBs <input type="checkbox"/> Radioactive <input checked="" type="checkbox"/> Radon <input type="checkbox"/> Septic Tanks <input type="checkbox"/> Sewage Plant <input type="checkbox"/> Soil Contamination <input type="checkbox"/> Solid Waste <input type="checkbox"/> Solvents <input checked="" type="checkbox"/> State Superfund <input type="checkbox"/> Water Contamination <input type="checkbox"/> Treatment-Storage <input checked="" type="checkbox"/> UST <input type="checkbox"/> Other
CLASS IX	CONSERVATION CONDITIONS - <input type="checkbox"/> No known natural conditions <input type="checkbox"/> Condition as noted, see comments <input type="checkbox"/> Conservation Area <input type="checkbox"/> Cultural Resource <input type="checkbox"/> Natural Resource <input type="checkbox"/> Habitat Area <input type="checkbox"/> Moratorium <input type="checkbox"/> Endangered Species <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Other
CLASS X	NATURAL CONDITIONS - <input type="checkbox"/> No known natural items of disclosure <input type="checkbox"/> Items as noted, see comments <input type="checkbox"/> Avalanche <input type="checkbox"/> Earthquake Fault <input type="checkbox"/> Fire Hazard <input checked="" type="checkbox"/> Flood Hazard <input type="checkbox"/> Hurricane <input type="checkbox"/> Seismic Issues <input type="checkbox"/> Tidal Wave <input type="checkbox"/> Tornado <input type="checkbox"/> Volcano <input type="checkbox"/> Wildland <input type="checkbox"/> Other

REAL ESTATE DISCLOSURE- RED REPORT™ REPORT DETAILS

FEDERAL HISTORIC SITES	
Winchester House,525 S. Winchester Blvd.,San Jose, CA	Distance from site:0.08 miles
AIRPORTS	
CA33 - COUNTY MEDICAL CENTER	Distance from site:0.88 miles
SJC - SAN JOSE INTERNATIONAL	Distance from site:3.20 miles
RHV - REID-HILLVIEW OF SANTA CLARA COUNTY	Distance from site:7.23 miles
NUQ - MOFFETT FEDERAL AIRFIELD	Distance from site:8.59 miles
ARENAS	
MARY GOMEZ PARK	Distance from site:1.49 miles
GEMETERY	
Santa Clara Cemetery	Distance from site:1.11 miles
COLLEGES	
San Jose City College	Distance from site:1.29 miles
DAYCARE	
Ywca In Santa Clara Valley Child Ca, 881 Cypress Ave, San Jose CA 95117	Distance from site:0.79 miles
Action Day Nursery School, 2001 Pruneridge Ave, Santa Clara CA 95050	Distance from site:0.84 miles
PLACES OF WORSHIP	
Carmelite Monastery	Distance from site:1.94 miles
SCHOOLS	
MONROE MIDDLE 1055 S MONROE ST SAN JOSE, CA 95128	Distance from site:0.76 miles
LYNHAVEN ELEMENTARY 881 S CYPRESS AVE SAN JOSE, CA 95117	Distance from site:0.79 miles
COMMUNITY CAREER ACADEMY (CONT 2105 FOREST AVE SAN JOSE, CA 95128	Distance from site:0.90 miles
CORY (BENJAMIN) ELEMENTARY 2280 KENWOOD AVE SAN JOSE, CA 95128	Distance from site:1.01 miles
BLACKFORD HIGH (CONT.) 3800 BLACKFORD AVE SAN JOSE, CA 95117	Distance from site:1.06 miles
MORELAND DISCOVERY (ELEM) 801 HIBISCUS LANE SAN JOSE, CA 95117	Distance from site:1.32 miles
LUTHER BURBANK ELEMENTARY 4 WABASH AVE SAN JOSE, CA 95128	Distance from site:1.33 miles
ANDERSON (LEROY) ELEMENTARY 4000 RHODA DR SAN JOSE, CA 95117	Distance from site:1.51 miles
DEL MAR HIGH 1224 DEL MAR AVE SAN JOSE, CA 95128	Distance from site:1.53 miles
TRACE (MERRITT) ELEMENTARY 651 DANA AVE SAN JOSE, CA 95126	Distance from site:1.55 miles
LINCOLN (ABRAHAM) HIGH 555 DANA AVE SAN JOSE, CA 95126	Distance from site:1.56 miles
WESTWOOD ELEMENTARY 270 WASHINGTON ST SANTA CLARA, CA 95050	Distance from site:1.74 miles
ROSEMARY ELEMENTARY 401 W HAMILTON AVE CAMPBELL, CA 95008	Distance from site:1.74 miles
PAYNE (GEORGE C.) ELEMENTARY 3750 GLEASON AVE SAN JOSE, CA 95130	Distance from site:1.79 miles
BUCHSER MIDDLE 1111 BELLOMY ST SANTA CLARA, CA 95050	Distance from site:1.79 miles
HOOVER (HERBERT) MIDDLE 1635 PARK AVE SAN JOSE, CA 95126	Distance from site:1.80 miles
HAMAN (C. W.) ELEMENTARY 865 LOS PADRES BLVD SANTA CLARA, CA 95050	Distance from site:1.89 miles
ENVIRONMENTAL RISK SITES	
EXXON SERVICE STATION NO 7-3667 425 S. WINCHESTER/OLIN SAN JOSE CA -- (LUST;RCRA GEN SMALL;UST;UST-COUNTY)	Distance from site:0.01 miles
UNKNOWN 550 S. WINCHESTER AVENUE SAN JOSE CA -- (ERNS)	Distance from site:0.16 miles
LARSEN, JOHN UNION 76 3102 MOORPARK SAN JOSE CA -- (UST)	Distance from site:0.20 miles
UNOCAL 3102 MOORPARK AVE SAN JOSE CA -- (LUST)	Distance from site:0.20 miles
BP 602 WINCHESTER BLVD S SAN JOSE CA -- (LUST)	Distance from site:0.20 miles
CENTURY ARCO 602 S WINCHESTER SAN JOSE CA -- (UST;UST-COUNTY)	Distance from site:0.20 miles
INDIAN HEALTH CTR OF SANTA CLAR 3003 MOORPARK AVENUE SAN JOSE CA -- (SCL)	Distance from site:0.22 miles
GAS AND STOP 625 S WINCHESTER SAN JOSE CA -- (UST;UST-COUNTY)	Distance from site:0.23 miles
GAS N SHOP 625 WINCHESTER BLVD S SAN JOSE CA -- (LUST)	Distance from site:0.23 miles
UNKNOWN 333 SPAR AVE SAN JOSE CA -- (ERNS)	Distance from site:0.23 miles
COURTESY CHEVROLET/GEO SUB 3030 STEVENS CREEK SAN JOSE CA -- (LUST;UST)	Distance from site:0.32 miles
COURTESY MITSUBISHI 3155 STEVENS CREEK BLVD SAN JOSE CA -- (RCRA GEN SMALL)	Distance from site:0.33 miles
BRIDGESTONE FIRESTONE 3150 STEVENS CREEK BLVD SAN JOSE CA -- (LUST)	Distance from site:0.33 miles
FIRESTONE STORES 3150 STEVENS CREEK SAN JOSE CA -- (UST)	Distance from site:0.33 miles
TOWN & COUNTRY VILLAGE SHOPPING 2980 & 3030 STEVENS CREEK BOULE SAN JOSE CA -- (SPL)	Distance from site:0.33 miles
SAN JOSE FIRE STATION #10 511 MONROE AVE S SAN JOSE CA -- (LUST)	Distance from site:0.36 miles
FIRE STATION #10 511 S MONROE SAN JOSE CA -- (UST)	Distance from site:0.36 miles
PACIFIC BELL 485 SOUTH MONROE STREET SAN JOSE CA -- (RCRA GEN SMALL;UST;UST-COUNTY)	Distance from site:0.37 miles
ACC U TUNE & BRAKE 498 N WINCHESTER BLVD SAN JOSE CA -- (RCRA GEN SMALL)	Distance from site:0.37 miles
COURTESY HYUNDAI 3207 STEVENS CREEK BLVD SAN JOSE CA -- (RCRA GEN SMALL)	Distance from site:0.37 miles
CELEBRITY DODGE 3209 STEVENS CREEK BLVD SAN JOSE CA -- (RCRA GEN SMALL)	Distance from site:0.37 miles
CHEVRON 2910 STEVENS CREEK BLVD SAN JOSE CA -- (LUST)	Distance from site:0.38 miles
SPINECARE SOAR 550 WINCHESTER BLVD SAN JOSE CA -- (RCRA GEN SMALL)	Distance from site:0.40 miles
ECONO CAR 342 CLOVER AVE S SAN JOSE CA -- (LUST)	Distance from site:0.40 miles
WOLF CAMERA NO 912 804 S WINCHESTER BLVD SAN JOSE CA -- (RCRA GEN SMALL)	Distance from site:0.42 miles
3026 MAGLIOCCO STREET SAN JOSE CA -- (ERNS)	Distance from site:0.44 miles
UNKNOWN 2855 STEPHENS CREEK BLVD. SAN JOSE CA -- (ERNS)	Distance from site:0.44 miles
KITS CAMERA ONE HR NO 71 2855 STEVENS CREEK BLVD STE 22 SANTA CLARA CA -- (RCRA GEN SMALL)	Distance from site:0.44 miles
EXPRESSLY PORTRAITS INC 2855 STEVENS CREEK BLVD #2170 SANTA CLARA CA -- (RCRA GEN SMALL)	Distance from site:0.44 miles
VALLEY FAIR UNION #3969 2850 STEVENS CREEK SAN JOSE CA -- (UST)	Distance from site:0.44 miles
UNOCAL 2850 STEVENS CREEK BLVD SAN JOSE CA -- (LUST)	Distance from site:0.44 miles
76 PRODUCTS/BP 30993-582 2850 STEVENS CREEK BL SAN JOSE CA -- (UST-COUNTY)	Distance from site:0.44 miles

TEXACO SERVICE STATION 2812 STEVENS CREEK BLVD SAN JOSE CA -- (LUST;RCRA GEN SMALL)	Distance from site:0.46 miles
ANDERSON BEHEL IMPORTS 3350 STEVENS CREEK BLVD SAN JOSE CA -- (RCRA GEN SMALL)	Distance from site:0.49 miles
ANDERSON BEHEL IMPORTS 3350 STEVENS CREEK SAN JOSE CA -- (UST)	Distance from site:0.49 miles
STEVENS CREEK VOLKSWAGON 3350 STEVENS CREEK BLVD SAN JOSE CA -- (LUST)	Distance from site:0.49 miles
DUNN EDWARDS PAINTS 690 WINCHESTER BLVD N SAN JOSE CA -- (LUST)	Distance from site:0.50 miles
DUNN-EDWARDS CORPORATION 690 NORTH WINCHESTER BLVD SAN JOSE CA -- (RCRA GEN SMALL;SPILLS-STATE;UST)	Distance from site:0.50 miles