



SELLER'S AFFIDAVIT OF NONFOREIGN STATUS (FIRPTA)
(Use a separate form for each Transferor)
(C.A.R. Form AS, Reviewed 6/25)

1. GENERAL INFORMATION REGARDING FIRPTA AND SELLER'S AFFIDAVIT OF NON-FOREIGN STATUS:

Internal Revenue Code ("IRC") §1445 provides that a transferee (Buyer) of a U.S. real property interest must withhold tax if the transferor (Seller) is a "foreign person." In order to avoid withholding, IRC §1445 (b) requires that the Seller (a) provides an affidavit to the Buyer with the Seller's taxpayer identification number ("TIN"), or (b) provides a proper affidavit, (such as this form) including Seller's TIN, to a "qualified substitute" who furnishes a statement to the Buyer under penalty of perjury that the qualified substitute has such affidavit in their possession. A qualified substitute may be (i) an attorney, title company, or escrow company responsible for closing the transaction, or (ii) the Buyer's agent (but not the Seller's agent).

2. SELLER'S INFORMATION:

1180 N 5th Street

A. PROPERTY ADDRESS (property being transferred): San Jose, CA 95112 ("Property")

B. TRANSFEROR'S NAME: Babbitt Bearing Company INC; Mark Chaves ("Transferor")

C. AUTHORITY TO SIGN: If this document is signed on behalf of an Entity Transferor, THE UNDERSIGNED INDIVIDUAL DECLARES THAT HE/SHE HAS AUTHORITY TO SIGN THIS DOCUMENT ON BEHALF OF THE TRANSFEROR.

3. EXEMPTION CLAIMED: I, the undersigned, declare under penalty of perjury that, for the reason checked below, if any, I am exempt (or if signed on behalf of an Entity Transferor, the Entity is exempt) from the federal withholding law (FIRPTA):

A. [] (For individual Transferors) I am not a nonresident alien for purposes of U.S. income taxation.

B. [X] (For corporation, partnership, limited liability company, trust, and estate transferor) The transferor is not a foreign corporation, foreign partnership, foreign limited liability company, foreign trust, or foreign estate, as those terms are defined in the Internal Revenue Code and Income Tax Regulations.

4. QUALIFIED SUBSTITUTE OR DIRECT DELIVERY TO BUYER:

A. TRANSFEROR'S USE OF QUALIFIED SUBSTITUTE (TITLE OR ESCROW) TO SATISFY FIRPTA

(1) A Qualified Substitute shall be used in this transaction to satisfy the requirements under Internal Revenue Code § 1445. Seller shall provide a completed affidavit to the Qualified Substitute, who will furnish a statement (C.A.R. Form QS) to the Buyer stating, under penalty of perjury that the Qualified Substitute (i) has the Seller's affidavit; (ii) the affidavit is complete; and (iii) the Seller states in the affidavit that no withholding is required because an exemption is claimed.

(2) Qualified Substitute may require Seller to complete and provide to Qualified Substitute the information in paragraph 5. If so, that information should be completed after this form is provided to Buyer. Qualified Substitute and Seller's Broker shall NOT provide the information in paragraph 5 to Buyer.

B. [] TRANSFEROR ADDITIONAL INFORMATION DIRECT TO BUYER: If this paragraph is checked, Seller shall complete the information in 5 below and provide a completed form to Buyer.

5. SELLER INFORMATION (NOTE: DO NOT PROVIDE THE INFORMATION IN 5 BELOW TO BUYER UNLESS 4B IS CHECKED)

A. Social Security No., or Federal Employer Identification No. (TIN) _____

B. Address _____
(Use HOME address for individual transferors. Use OFFICE address for an "Entity" i.e.: corporations, partnerships, limited liability companies, trusts, and estates.)

C. Telephone Number _____

6. CALIFORNIA WITHHOLDING: Seller agrees to provide escrow with necessary information to comply with California Withholding Law, Revenue and Taxation Code, §18662

I understand that this affidavit may be disclosed to the Internal Revenue Service by the transferee, and that any false statement I have made herein may result in a fine, imprisonment or both.

By [Signature] Date 10/10/2025

(Transferor's Signature) (Indicate if you are signing as the grantor of a revocable/grantor trust).

Mark Chaves

President

Typed or printed name

Title (If signed on behalf of Entity Transferor)

Buyer's unauthorized use of disclosure of Seller's TIN could result in civil or criminal liability.

Buyer _____ Date _____
(Buyer acknowledges receipt of a Copy of this Seller's Affidavit).

Buyer _____ Date _____
(Buyer acknowledges receipt of a Copy of this Seller's Affidavit).

IMPORTANT NOTICE: An Affidavit should be signed by each individual or entity Transferor to whom or to which it applies. Before you sign, any questions relating to the legal sufficiency of this form, or to whether it applies to you or to a particular transaction, or about the definition of any of the terms used, should be referred to a qualified California real estate attorney, certified public accountant, or other professional tax advisor, the Internal Revenue Service, or the California Franchise Tax Board.



SELLER'S AFFIDAVIT OF NONFOREIGN STATUS AND CALIFORNIA WITHHOLDING (AS PAGE 1 OF 2)

For further information on federal guidelines, see C.A.R. Legal Q & A "Federal Withholding: The Foreign Investment in Real Property Tax Act," and/or IRS Publication 515 or 519. For further information on state guidelines, see C.A.R. Legal Q & A "California Nonresident Withholding," and/or California FTB Pub. 1016.

FEDERAL GUIDELINES

FOREIGN PERSONS DEFINED. The following general information is provided to assist sellers in determining whether they are "foreign persons" for purposes of the Foreign Investment in Real Property Tax Act (FIRPTA), IRC §1445. FIRPTA requires a buyer to withhold and send to the IRS 15% of the gross sales price of a United States (U.S.) real property interest if the seller is a foreign person. Certain restrictions and limitations apply. No withholding is required for a seller who is a U.S. person (that is, not a foreign person). In order for an individual to be a U.S. person, he/she must be either a U.S. citizen or a U.S. resident alien. The test must be applied separately to each seller in transactions involving more than one seller. Even if the seller is a foreign person, withholding will not be required in every circumstance.

NONRESIDENT ALIEN INDIVIDUAL. An individual whose residence is not within the U.S. and who is not a U.S. citizen is a nonresident alien. The term includes a nonresident alien fiduciary. An alien actually present in the U.S. who is not just staying temporarily (i.e., not a mere transient or sojourner), is a U.S. resident for income tax purposes. An alien is considered a U.S. resident and not subject to withholding under FIRPTA if the alien meets either the **green card test** or the **substantial presence test** for the calendar year.

GREEN CARD TEST. An alien is a U.S. resident if the individual was a lawful permanent resident of the U.S. at any time during the calendar year. This is known as the "green card test."

SUBSTANTIAL PRESENCE TEST. An alien is considered a U.S. resident if the individual meets the substantial presence test for the calendar year. Under this test, the individual must be physically present in the U.S. on at least: (1) 31 days during the current calendar year; and (2) 183 days during the current year and the two preceding years, counting all the days of physical presence in the current year but only 1/3 the number of days present in the first preceding year, and 1/6 the number of days present in the second preceding year.

DAYS OF PRESENCE IN THE U.S. TEST. Generally, a person is treated as physically present in the country at any time during the day. However, if a person regularly commutes to work in the U.S. from a residence in Canada or Mexico or is in transit between two points outside the U.S. and is physically present in the country for less than 24 hours, he/she is not treated as present in the U.S. on any day during the transit or commute. In addition, the individual is not treated as present in the U.S. on any day during which he/she is unable to leave the U.S. because of a medical condition which arose while in the U.S.

EXEMPT INDIVIDUAL. For the substantial presence test, do not count days for which a person is an exempt individual. An exempt individual is anyone in the following categories:

- 1) An individual temporarily present in the U.S. because of (a) full-time diplomatic or consular status, (b) full-time employment with an international organization or (c) an immediate family member of a person described in (a) or (b).
- 2) A teacher or trainee temporarily present in the U.S. under a "J" visa (other than as a student) who substantially complies with the requirements of the visa. An individual will not be exempt under this category for a calendar year if he/she was exempt as a teacher or trainee or as a student for any two calendar years during the preceding six calendar years.
- 3) A student temporarily present in the U.S. under an "F" or "J" visa who substantially complies with the requirements of the visa. Generally, a person will not be exempt as a student for any calendar year after the fifth calendar year for which he/she was exempt as a student, teacher or trainee. However, the individual may continue to be exempt as a student beyond the fifth year if he/she is in compliance with the terms of the student visa and does not intend to permanently reside in the U.S.

CLOSER CONNECTION TO A FOREIGN COUNTRY. Even if an individual would otherwise meet the substantial presence test, that person is not treated as meeting the test for the current calendar year if he/she:

- 1) Is present in the U.S. on fewer than 183 days during the current year, and has a tax home in a foreign country and has a closer connection to that country than to the U.S.
- 2) **SPECIAL RULES.** It is possible to be both a nonresident alien and a resident alien during the same tax year. Usually this occurs for the year a person arrives in or departs from the U.S. Other special provisions apply to individuals who were U.S. residents for at least three years, cease to be U.S. residents, and then become U.S. residents again.

NONRESIDENT ALIEN INDIVIDUALS MARRIED TO U.S. CITIZENS OR RESIDENT ALIENS may choose to be treated as resident aliens for most income tax purposes. However, these individuals are considered nonresidents for purposes of withholding taxes.

A FOREIGN PERSON OR PARTNERSHIP is one that does not fit the definition of a domestic corporation or partnership. A domestic corporation or partnership is one that was created or organized in the U.S., or under the laws of the U.S., or of any U.S. state or territory.

GUAM AND U.S. VIRGIN ISLANDS CORPORATIONS. A corporation created or organized in or under the laws of Guam or the U.S. Virgin Islands is not considered a foreign corporation for the purpose of withholding tax for the tax year if:

- 1) at all times during the tax year, less than 25% in value of the corporation's stock is owned, directly or indirectly, by foreign persons, and
- 2) at least 20% of the corporation's gross income is derived from sources within Guam or at least 65% of the corporation's income is effectively connected with the conduct of a trade or business in the U.S. Virgin Islands or the U.S. for the 3-year period ending with the close of the preceding tax year of the corporation, or the period the corporation has been in existence if less.

A NONRESIDENT ALIEN TRUSTEE, ADMINISTRATOR OR EXECUTOR of a trust or an estate is treated as a nonresident alien, even though all the beneficiaries of the trust or estate are citizens or residents of the U.S.

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AS REVIEWED 6/25 (PAGE 1 OF 1)



SELLER'S AFFIDAVIT OF NONFOREIGN STATUS AND CALIFORNIA WITHHOLDING (AS PAGE 2 OF 2)



COMMERCIAL SELLER PROPERTY QUESTIONNAIRE (ALSO FOR RESIDENTIAL PROPERTIES WITH 5 OR MORE UNITS) (C.A.R. Form CSPQ, 6/25)

Seller makes the following disclosures with regard to the real property described as 1180 N 5th Street Assessor's Parcel No. 235-12-009 situated in San Jose, California ("Property"). County of Santa Clara

A Real Estate Transaction Disclosure Statement (C.A.R. Form TDS) is NOT required for this transaction. However, all sellers of California real property are required to provide various disclosures, either by contract, or by statute or case law. Many disclosures must be made within certain time limits. Timely and thorough disclosures help to reduce disputes and facilitate a smooth sales transaction.

1. Disclosure Limitation: The following are representations made by the Seller and are not the representations of the Agent(s), if any. This disclosure statement is not a warranty of any kind by the Seller or any agent(s) and is not a substitute for any inspections or warranties the principal(s) may wish to obtain.

2. Note to Seller, PURPOSE: To provide the Buyer information about known material facts affecting the value or desirability of the Property, to help eliminate misunderstandings about the condition of the Property, and, where relevant, to document a seller's response to contractual requirements.

- Answer based on actual knowledge and recollection at this time.
• Something that you do not consider material may be perceived differently by a Buyer.
• Think about what you would want to know if you were buying the Property today.
• Read the questions carefully and take your time.

3. Note to Buyer, PURPOSE: To give you more information about known material facts affecting the value or desirability of the Property and help to eliminate misunderstandings about the condition of the Property.

- Something that may be material or significant to you may not be perceived the same way by the Seller.
• If something is important to you, be sure to put your concerns and questions in writing (C.A.R. Form BMI).
• Sellers can only disclose what they actually know. Seller may not know about all material items.
• Seller's disclosures are not a substitute for your own investigations, personal judgments, or common sense.

4. SELLER AWARENESS: For each statement below, answer the question "Are you (Seller) aware of..." by checking either "Yes" or "No." A "Yes" answer is appropriate no matter how long ago the item being asked about happened or was documented unless otherwise specified. Explain any "Yes" answers in the space provided or attach additional comments and check paragraph 21.

5. DOCUMENTS PERTAINING TO THE CONDITION, OPERATION OR REPAIR OF THE PROPERTY OR ANY IMPROVEMENT ON IT IN THE PAST, NOW OR PROPOSED: ARE YOU (SELLER) AWARE OF...

- A. SURVEYS, PLANS, SPECIFICATIONS, AND ENGINEERING documents prepared on Seller's behalf and in Seller's possession [] Yes [X] No
B. PERMITS: Any permits and approvals, certificates of occupancy, conditional use permits, development plans, and licenses [X] Yes [] No
C. STRUCTURAL MODIFICATIONS: Structural additions or alterations to, or the installation, alteration, repair or replacement of, significant components of the structure(s) upon the Property [X] Yes [] No
D. Any other reports, inspections, disclosures, warranties, maintenance recommendations, estimates, studies, surveys or other documents (whether prepared in the past or present, including any previous transaction, and whether or not seller acted upon the item) [X] Yes [] No

Note: If yes to paragraph 5A, B, C or D, provide any such documents in your possession to Buyer.

Explanation: ROOF (BIC) PHASE I & II ENVIRONMENTAL REPORTS.

6. STATUTORILY REQUIRED: ARE YOU (SELLER) AWARE OF...

A. Whether the Property was built prior to January 1, 1994 [X] Yes [] No
If yes, whether any plumbing fixtures on the Property are non-compliant plumbing fixtures as defined by Civil Code § 1101.3. [] Yes [X] No

NOTE: §§ 1101.1 - 1101.5 of the Civil Code requires all commercial and multi-family residential properties built on or before January 1, 1994 to be equipped with water-conserving plumbing fixtures. Any such property that is altered or improved (either cost of more than \$150,000 or increasing total floor area by more than 10%) is required to be equipped with water-conserving plumbing fixtures as a condition of final approval.

B. Whether the Property has any standard water heater with a capacity of not more than 120 gallons [] Yes [X] No
If yes, Seller hereby certifies that the Property, as of the close of escrow, will be in compliance with Section 19211 of the Health and Safety Code by having any such water heater tank(s) braced, anchored, or strapped in place in accordance with applicable law.

C. Within the last 3 years, the death of an occupant of the Property upon the Property (Note to Seller: The manner of death may be a material fact to the Buyer, and may be disclosed, except for a death by HIV/AIDS.) [] Yes [X] No

D. An Order from a government health official identifying the Property as being contaminated by methamphetamine. [] Yes [X] No
If yes, seller shall deliver to buyer a copy of the Order.

Seller's Initials [M] [S] Buyer's Initials []

COMMERCIAL SELLER PROPERTY QUESTIONNAIRE (CSPQ PAGE 1 OF 5)

E. If improvements to the property were constructed prior to 1975 and include structures with either (1) pre-cast (tilt-up) concrete or reinforced masonry walls together with wood frame floors or roofs, or (2) unreinforced masonry walls Yes No
If yes, Civil Code 2079.9 and Business and Professions Code 10147 and Government Code 8875.6, 8875.9, 8893.2 and 8893.3 require seller to deliver to buyer a copy of the Commercial Property Owners Guide to Earthquake Safety published by the California Seismic Safety Commission.

Explanation, or (if checked) see attached: _____

7. REPAIRS AND ALTERATIONS:

ARE YOU (SELLER) AWARE OF...

- A. Any alterations, modifications, requirements, improvements, remodeling or material repairs on the Property Yes No
If yes to A, were any of the above made...
 - (1) Without necessary permits Yes No
 - (2) Without building code compliance Yes No
 - (3) For purposes of energy or water efficiency or renewable energy Yes No
- B. Ongoing or recurring maintenance on the Property (for example, drain or sewer clean-out, tree or pest control service) Yes No
- C. Any use of the Property for, or any alterations, modifications, improvements, remodeling or material change to the Property due to, cannabis cultivation or growth Yes No

Explanation: ROOF REPAIRS AS IMPROVEMENTS

8. STRUCTURAL, SYSTEMS AND APPLIANCES:

ARE YOU (SELLER) AWARE OF...

- A. Defects in any of the following, (including past defects that have been repaired): heating, air conditioning, electrical, plumbing (including the presence of poly butylene pipes), water, sewer, waste disposal or septic system, sump pumps, well, roof, gutters, chimney, fireplace, foundation, crawl space, attic, soil, grading, drainage, retaining walls, interior or exterior doors, windows, walls, ceilings, floors or appliances Yes No
- B. The leasing of any of the following on or serving the Property: solar system, water softener system, water purifier system, alarm system, or propane tank(s) Alarm system Yes No
- C. An alternative septic system on or serving the Property Yes No

Explanation: AC REPAIRS, ROOF REPLACEMENTS, Alarm system

9. DISASTER RELIEF, INSURANCE OR CIVIL SETTLEMENT:

ARE YOU (SELLER) AWARE OF...

- Financial relief or assistance, insurance claims, or settlement, sought or received, from any federal, state, local or private agency, insurer or private party, by past or present owners of the Property, due to any actual or alleged damage to the Property arising from a flood, earthquake, fire, other disaster, or occurrence or defect, whether or not any money received was actually used to make repairs Yes No
- If yes, was federal flood disaster assistance conditioned upon obtaining and maintain flood insurance on the Property Yes No
- If yes, Buyer is informed that federal law, 42 USC 5154a requires buyer to maintain such insurance on the Property and if it is not, and the Property is damaged by a flood disaster, buyer may be required to reimburse the federal government for the disaster relief provided.

Explanation: 2015 BUDG FIRE

10. WATER-RELATED AND MOLD ISSUES:

ARE YOU (SELLER) AWARE OF...

- A. Water intrusion, whether past or present, into any part of any physical structure on the Property; leaks from or in any appliance, pipe, slab or roof; standing water, drainage, flooding, underground water, moisture, water-related soil settling or slippage, on or affecting the Property Yes No
- B. Any problem with or infestation of mold, mildew, fungus or spores, past or present, on or affecting the Property .. Yes No
- C. Rivers, streams, flood channels, underground springs, high water table, floods, or tides, on or affecting the Property or neighborhood..... Yes No

Explanation: BBC IN FLOOD ZONE, FLOOD INSURANCE ON FILE, SEE MHO REPORT

11. HAZARDOUS AND OTHER SUBSTANCES OR PROBLEMS ABOVE OR BELOW GROUND: ARE YOU (SELLER) AWARE OF...

- A. Substances, materials, or products which may be an environmental hazard such as, but not limited to, asbestos, formaldehyde, radon gas, lead-based paint, mold, fuel or chemical storage tanks, and contaminated soil or water on the subject property Yes No
- B. Fill (compacted or otherwise) on the Property or any portion thereof Yes No
- C. Any settling from any cause, or slippage, sliding, or other soil problems Yes No
- D. Flooding, drainage, or grading problems Yes No
- E. Major damage to the property or any of the structures from fire, earthquake, floods, or landslides Yes No

Explanation: HEX CHROME, WASTE OIL, COOLANT



12. BOUNDARIES, ACCESS AND PROPERTY USE BY OTHERS:

ARE YOU (SELLER) AWARE OF...

- A. Surveys, easements, encroachments or boundary disputes
B. Use or access to the Property, or any part of it, by anyone other than you, with or without permission, for any purpose, including but not limited to, using or maintaining roads, driveways or other forms of ingress or egress or other travel or drainage
C. Use of any neighboring property by you

13. LANDSCAPING, POOL AND SPA:

ARE YOU (SELLER) AWARE OF...

- A. Diseases or infestations affecting trees, plants or vegetation on or near the Property
B. Operational sprinklers on the Property
C. A pool heater on the Property
D. A spa heater on the Property
E. Past or present defects, leaks, cracks, repairs or other problems with the sprinklers, pool, spa, waterfall, pond, stream, drainage or other water-related décor including any ancillary equipment, including pumps, filters, heaters and cleaning systems, even if repaired

14. CONDOMINIUMS, COMMON INTEREST DEVELOPMENTS AND OTHER SUBDIVISIONS: (IF APPLICABLE)

ARE YOU (SELLER) AWARE OF...

- A. Whether the Property is a condominium or located in a planned unit development or other common interest subdivision
B. Any Owners' Association (OA) which has any authority over the subject property
C. Any "common area" (facilities such as pools, fitness centers, walkways, conference rooms, or other areas co-owned in undivided interest with others)
D. CC&R's or other deed restrictions or obligations
E. Any pending or proposed dues increases, special assessments, rules changes, insurance availability issues, or litigation by or against or fines or violations issued by an OA or OA Committee affecting the Property
F. CC&R's or other deed restrictions or obligations or any OA Committee that has authority over improvements made on or to the Property

15. TITLE, OWNERSHIP, LIENS, AND LEGAL CLAIMS:

ARE YOU (SELLER) AWARE OF...

- A. Any other person or entity on title other than Seller(s) signing this form
B. Leases, options or claims affecting or relating to title or use of the Property
C. Past, present, pending or threatened lawsuits, settlements, mediations, arbitrations, tax liens, mechanics' liens, notice of default, bankruptcy or other court filings, or government hearings affecting or relating to the Property, Homeowner Association or neighborhood
D. Features of the property shared in common with adjoining landowners, such as walls, fences and driveways, whose use or responsibility for maintenance may have an effect on the subject property.
E. Any encroachments, easements, boundary disputes, or similar matters that may affect your interest in the subject property, whether in writing or not
F. Any private transfer fees, triggered by a sale of the Property, in favor of private parties, charitable organizations, interest-based groups or any other person or entity
G. Any PACE lien (such as HERO or SCEIP) or other lien on your Property securing a loan to pay for an alteration, modification, replacement, improvement, remodel or material repair of the Property
H. The cost of any alteration, modification, replacement, improvement, remodel or material repair of the Property being paid by an assessment on the Property tax bill
I. Any other matters affecting title of the Property



ARE YOU (SELLER) AWARE OF...

16. NEIGHBORS/NEIGHBORHOOD:

- A. Neighborhood noise, nuisance or other problems from sources such as, but not limited to, the following: neighbors, traffic, parking congestion, airplanes, trains, light rail, subway, trucks, freeways, buses, schools, parks, refuse storage or landfill processing, agricultural operations, business, odor, recreational facilities, restaurants, entertainment complexes or facilities, parades, sporting events, fairs, neighborhood parties, litter, construction, air conditioning equipment, air compressors, generators, pool equipment or appliances, underground gas pipelines, cell phone towers, high voltage transmission lines, or wildlife
B. Any past or present disputes or issues with a neighbor which might impact the use, development and enjoyment of the Property
C. Past or present problems with livestock, wildlife, insects or pests on or in the Property

ARE YOU (SELLER) AWARE OF...

17. GOVERNMENTAL:

- A. Ongoing or contemplated eminent domain, condemnation, annexation or change in zoning or general plan that applies to or could affect the Property
B. Existence or pendency of any rent control, occupancy restrictions, improvement restrictions or retrofit requirements that apply to or could affect the Property
C. Existing or contemplated building or use moratoria that apply to or could affect the Property
D. Current or proposed bonds, assessments, or fees that do not appear on the Property tax bill that apply to or could affect the Property
E. Proposed construction, reconfiguration, or closure of nearby Government facilities or amenities such as schools, parks, roadways and traffic signals
F. Existing or proposed Government requirements affecting the Property (i) that tall grass, brush, or other vegetation be cleared; (ii) that restrict tree (or other landscaping) planting, removal or cutting, or (iii) that flammable materials be removed
G. Any zoning violations, nonconforming uses, or violations of "setback" requirements
H. Any protected habitat for plants, trees, animals or insects that apply to or could affect the Property
I. Whether the Property is historically designated or falls within an existing or proposed Historic District
J. Any water surcharges or penalties being imposed by a public or private water supplier, agency or utility; or restrictions or prohibition on wells or other ground water supplies
K. Any differences between the name of the city in the postal/mailling address and the city which has jurisdiction over the property

ARE YOU (SELLER) AWARE OF...

18. 5 OR MORE RESIDENTIAL UNITS (IF APPLICABLE):

- A. Whether the Property was built before 1978 (if No, leave (1) and (2) blank)
(1) If yes, were any renovations (i.e., sanding, cutting, demolition) of lead-based paint surfaces started or completed (if No, leave (2) blank)
(2) If yes to (1), were such renovations done in compliance with the Environmental Protection Agency Lead-Based Paint Renovation Rule
B. Whether the Property contains any single-family or two-unit structures
If yes, Seller certifies that such structures as of the close of escrow, will be in compliance with § 13113.8 of the Health and Safety Code by having operable smoke detector(s) which are approved, listed, and installed in accordance with the State Fire Marshal's regulations and applicable local standards.
C. Any inspection reports on any exterior balconies, stairways or other "Elevated Elements" on buildings with 3 or more units on the Property prepared within the last 6 years, or 9 years for condominiums.

ARE YOU (SELLER) AWARE OF...

19. TENANCY RELATED:

- Any rental/service agreements, income and expense statements, tenant estoppel certificates

ARE YOU (SELLER) AWARE OF...

20. OTHER:

- A. Any lawsuits by or against the Seller threatening to or affecting this real property, claims for damages by the Seller pursuant to §§ 910 or 914 threatening to or affecting this real property, claims for breach of warranty pursuant to § 900 threatening to or affecting this real property, or claims for breach of an enhanced protection agreement pursuant to § 903 threatening to or affecting this real property, including any lawsuits or claims for damages pursuant to §§ 910 or 914 alleging a defect or deficiency in this real property or "common areas" (facilities such as pools, tennis courts, walkways, or other areas co-owned in undivided interest with others).

Seller's Initials

Initials: M, S

Buyer's Initials



- B. Whether the Property has received an energy efficiency rating or certification from the Green Building Council's Leadership in Energy and Environmental Design (LEED) Yes No
- C. Any past or present known material facts affecting the value or desirability of the Property not otherwise disclosed to Buyer Yes No

Explanation: _____

21. (IF CHECKED) ADDITIONAL COMMENTS: The attached addendum contains an explanation or additional comments in response to specific questions answered "Yes" above. Refer to line and question number in explanation.

Seller represents that Seller has provided the answers and, if any, explanations and comments on this form and any attached addenda and that such information is true and correct to the best of Seller's knowledge as of the date signed by Seller. Seller acknowledges (i) Seller's obligation to disclose information requested by this form is independent from any duty of disclosure that a real estate licensee may have in this transaction, and (ii) nothing that any such real estate licensee does or says to Seller relieves Seller from his/her own duty of disclosure.

Seller DocuSigned by:
Mark Chaves _____ Date 10/10/2025
 Seller DocuSigned by:
Steve Oliveira _____ Date 10/09/2025

By signing below, Buyer acknowledges that they have received a copy of this Commercial Seller Property Questionnaire, and they have read and understand its terms.

Buyer _____ Date _____

Buyer _____ Date _____

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COMMERCIAL SELLER PROPERTY QUESTIONNAIRE (CSPQ PAGE 5 OF 5)

COMMERCIAL PROPERTY OWNER'S GUIDE TO EARTHQUAKE SAFETY

Commercial Property Earthquake Risk Disclosure Report

(2022 Edition)

Name Mark Chaves, Steve Oliveira Babbitt Bearing Company INC APN 235-12-009
 Street Address 1180 N 5th Street Year Built 1957
 City San Jose County Santa Clara Zip Code 95112

Answer these questions to the best of your knowledge. If any of questions 1-7 are answered "No," or if either question 8 or 9 is answered "Yes," your property is likely to have an elevated/disclosable earthquake risk. If you do not have actual knowledge as to whether these risks exist, answer "Don't Know." Questions answered "Don't Know" may indicate a need for further evaluation. If your property does not have the feature, answer "Doesn't Apply." If you corrected one or more of these risks, describe the work on a separate page. 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. Are water heater(s) braced, strapped, or anchored to resist falling during an earthquake?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	14
2. If the building has precast (tilt-up) concrete or masonry walls (reinforced or unreinforced) with wood-frame floors or roof. Are walls adequately anchored to floors and roofs?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	15
3. If building walls are of unreinforced masonry:					
a. Are these walls and parapets strengthened?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16
b. If load-bearing walls have not been strengthened, and the building is in Seismic Zone 4: Have warning signs been posted?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17
4. If the building is a pre-1980 concrete building: Do walls or columns have adequate steel reinforcement?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	18
5. If the building is a pre-1995 building with steel-moment framing: Has it been inspected for fractures in welds in or near steel connections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	19
6. If the building has a soft- or weak-story or open-front design: Has it been adequately strengthened?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	20
7. Is exterior cladding and signage adequately anchored?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	21
A "Yes" answer on Questions 8 and/or 9 could indicate that the property is in a location prone to earthquake damage. More information is available at www.conservation.ca.gov/cgs/geohazards/eq-zapp .					
8. Is the building in an Alquist-Priolo Earthquake Fault Zone (an area prone to fault rupture)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6
9. Is the building in a Seismic Hazard Zone (zone identified as susceptible to liquefaction or landslides)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6

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 risks it may have.

EXECUTED BY
 Seller Mark Chaves Date 10/10/2025
 Seller Steve Oliveira Date 10/09/2025

I acknowledge receipt of this Disclosure Report, completed and signed by the seller. I understand that if the seller has answered "No" to one or more questions 1-7 or "Yes" to question 8 or 9, or if the seller has indicated a lack of knowledge, there may be one or more earthquake risks that could impact this property.

Buyer _____ Date _____



JCP-LGS Commercial Resale Property Disclosure Reports

Disclosure Report Summary Pages For SANTA CLARA County

Property Address: 1180 N 5TH ST
SAN JOSE, SANTA CLARA COUNTY, CA 95112
("Property")

APN: 235-12-009
Report Date: 09/22/2025
Report Number: 3506289

Natural Hazard Disclosure ("NHD") Statement and Acknowledgment of Receipt

DISCLAIMER: This NHD Summary (a) is not valid unless delivered with the complete JCP-LGS Disclosure Report which transferee must read and acknowledge before close of escrow, and (b) is subject to the Terms and Conditions contained in that complete Disclosure Report.

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 Property. Transferor hereby authorizes any agent(s) representing any principal(s) in this action to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the Property.

The following are representations made by the transferor and his or her agent(s) or a third-party consultant based on their knowledge and maps drawn by the State. This information is a disclosure and is not intended to be part of any contract between the transferee and the transferor. 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 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 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

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. 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.
Yes No

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

A SEISMIC HAZARD ZONE pursuant to Section 2696 of the Public Resources Code.
Yes (Landslide Zone) Yes (Liquefaction Zone)
No 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. TRANSFEEE(S) AND TRANSFEROR(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE REGARDING THOSE HAZARDS AND OTHER HAZARDS THAT MAY AFFECT THE PROPERTY.

	10/09/2025		10/10/2025
Signature of Transferor(s)	Date	Signature of Transferor(s)	Date
	10/09/2025		
Signature of Agent	Date	Signature of Agent	Date

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).

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) FIRST AMERICAN REAL ESTATE DISCLOSURES CORPORATION OPERATING THROUGH ITS JCP-LGS DIVISION.
Date 22 September 2025.

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

_____	Date	_____	Date
Signature of Transferee(s)		Signature of Transferee(s)	

TRANSFEEE(S) REPRESENTS ABOVE HE/SHE HAS RECEIVED, READ AND UNDERSTANDS THE COMPLETE JCP-LGS DISCLOSURE REPORT DELIVERED WITH THIS SUMMARY:

- A. Commercial Natural Hazard Disclosure Report, Commercial Tax Report, Commercial Environmental Screening Report.
- B. Additional Property-specific Statutory Disclosures: Former Military Ordnance Site, Airport Influence Area, Airport Noise, San Francisco Bay Conservation and Development District Jurisdiction (in S.F. Bay counties only).
- C. Additional County and City Regulatory Determinations as applicable: Airports, Avalanche, Blow Sand, Coastal Zone, Dam/Levee Failure Inundation, Debris Flow, Erosion, Flood, Fault Zone, Fire, Groundwater, Landslide, Liquefaction, Methane Gas, Mines, Naturally Occurring Asbestos, Redevelopment Area, Right to Farm, Runoff Area, Seiche, Seismic Shaking, Seismic Ground Failure, Slope Stability, Soil Stability, Subsidence, TRPA, Tsunami.
- D. General advisories: Methamphetamine Contamination, Mold, Radon, Endangered Species Act, Abandoned Mines, Oil & Gas Wells, Tsunami Maps (coastal only), Non-residential Building Energy Use, Wood-burning fireplaces.
- E. Government Guides in Combined Booklet with Report. Refer to Booklet: Commercial Property Owner's Guide to Earthquake Safety. Government Guides are also available on the Company's "Electronic Bookshelf" at https://orderform.disclosures.com/resources/electronic_bookshelf/regulatory_pamphlets.



Subject Property:



Site Address
1180 N 5TH ST
SAN JOSE, CA 95112-4415



Mail Address
1180 N 5TH ST
SAN JOSE, CA 95112



Prepared For:

Veronica Chaves
(408) 568-5967
veronica.chaves@yahoo.com

Document Contents



- Profile Cover Sheet
- Property Overview
- Property History Page
- Property Comparables (Detailed)
- Property Comparables (Summary)
- Neighborhood
- Public Schools Report
- Private Schools Report
- Demographics
- Plat Map

Provided By

Mariene Calvello
1500 E. Hamilton Ave 104
Campbell, CA 95008
mariene.calvello@ctt.com

PROPERTY OVERVIEW

1180 N 5TH ST, SAN JOSE, CA 95112-4415

Owner and Geographic Information



Primary Owner:
BABBITT BEARING CO INC

Site Address:
1180 N 5TH ST, SAN JOSE, CA 95112-4415

APN: 235-12-009

Housing Tract Number:

Legal Description: **Legal Brief Description:** CITY:SAN JOSE
City / Muni / Twp: SAN JOSE

Secondary Owner:

Mail Address:
1180 N 5TH ST, SAN JOSE, CA 95112

Lot Number: **Page / Grid:**

Property Details

Bedrooms:	0	Year Built:	1957	Square Feet:	6,000
Bathrooms:	0	Garage:		Lot Size:	21,220 SF
Total Rooms:		Fireplace:		Number of Units:	1
Zoning:	LI	Pool:		Use Code:	Office Bldg (General)

Sale Information



Transfer Date: 08/21/1997
Transfer Value: \$330,000.00
Cost/Sq Feet:

Seller: MANN, GERALD M; SINN, STANLEY P
Document#: [13822270](#)

Assessment and Taxes



Assessed Value: \$704,428.00
Land Value: \$500,933.00
Improvement Value: \$203,495.00
Market Improvement Value:
Market Value:

Percent Improvement: 28.89%
Tax Amount: \$9,626.80
Tax Status: Current
Market Land Value:

Homeowner Exemption:
Tax Rate Area: 17-108
Tax Account ID:
Tax Year: 2024

Received and Read:

Visit Us on our Website: www.ctic.com



ISSUING OFFICE: 2025 Gateway Place, Suite 390, San Jose, CA 95112

FOR SETTLEMENT INQUIRIES, CONTACT:

Chicago Title Company
16795 Lark Ave., Suite 100 • Los Gatos, CA 95032
(408)354-7670 • FAX (408)354-4319

**Another Prompt Delivery From Chicago Title Company Title Department
Where Local Experience And Expertise Make A Difference**

PRELIMINARY REPORT

Title Officer: Mark Clayton
Email: Mark.Clayton@titlegroup.fntg.com
Title No.: FWPS-3021251014-MC

Escrow Officer: Julie Delgado
Email: Julie.Delgado@ctt.com
Escrow No.: FWPS-3021251014

TO: Quintessential Real Estate Firm, Inc.
6472 Camden Avenue #210
San Jose, CA 95120
Attn: Veronica Chaves

PROPERTY ADDRESS(ES): 1180 N 5th Street, San Jose, CA

EFFECTIVE DATE: September 17, 2025 at 07:30 AM

The form of policy or policies of title insurance contemplated by this report is:

- ALTA Owner's Policy 2021
- ALTA Loan Policy 2021 Extended

1. THE ESTATE OR INTEREST IN THE LAND HERINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

A Fee

2. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

Babbitt Bearing Co., Inc., a California Corporation

3. THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Received and Read: _____ _____
--

DEPARTMENT OF HOMELAND SECURITY
 Federal Emergency Management Agency
STANDARD FLOOD HAZARD DETERMINATION FORM (SFHDF)

OMB Control No. 1660-0040
 Expires: 09/30/2023

SECTION I - LOAN INFORMATION

1. LENDER/SERVICER NAME AND ADDRESS First American PLS 4 First American Way Santa Ana, CA 92707		2. COLLATERAL DESCRIPTION (Building/Mobile Home/Property) (See instructions for more information.) 1180 N 5TH ST SAN JOSE, CA 95112		Received and Read: _____ _____
3. LENDER/SERVICER ID #	4. LOAN IDENTIFIER	5. AMOUNT OF FLOOD INSURANCE REQUIRED		

SECTION II

A. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) COMMUNITY JURISDICTION

1. NFIP Community Name SAN JOSE, CITY OF	2. County(ies) SANTA CLARA	3. State CA	4. NFIP Community Number 060349
---	-------------------------------	----------------	------------------------------------

B. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) DATA AFFECTING BUILDING/MOBILE HOME

1. NFIP Map Number or Community-Panel Number (Community name, if not the same as "A") 06085C 0232H	2. NFIP Map Panel Effective/Revised Date 05/18/09	3. Is there a Letter of Map Change (LOMC)? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (if yes, and LOMC date/no. is available, enter date and case no. below). Date _____ Case No. _____
4. Flood Zone AH	5. No NFIP Map	

C. FEDERAL FLOOD INSURANCE AVAILABILITY (Check all that apply.)

1. Federal Flood Insurance is available (community participates in the NFIP). Regular Program Emergency Program of NFIP

2. Federal Flood Insurance is not available (community does not participate in the NFIP).

3. Building/Mobile Home is in a Coastal Barrier Resources Area (CBRA) or Otherwise Protected Area (OPA). Federal Flood Insurance may not be available.
 CBRA/OPA Designation Date: _____

D. DETERMINATION

IS BUILDING/MOBILE HOME IN SPECIAL FLOOD HAZARD AREA (ZONES CONTAINING THE LETTERS "A" OR "V")? YES NO

If yes, flood insurance is required by the Flood Disaster Protection Act of 1973.
 If no, flood insurance is not required by the Flood Disaster Protection Act of 1973. Please note, the risk of flooding in this area is only reduced, not removed.

This determination is based on examining the NFIP map, any Federal Emergency Management Agency revisions to it, and any other information needed to locate the building/mobile home on the NFIP map.

E. COMMENTS (Optional)

THIS FLOOD DETERMINATION IS PROVIDED TO THE LENDER PURSUANT TO THE FLOOD DISASTER PROTECTION ACT. IT SHOULD NOT BE USED FOR ANY OTHER PURPOSE.

F. PREPARER'S INFORMATION

NAME, ADDRESS, TELEPHONE NUMBER (If other than Lender): CoreLogic Flood Services 1825A Kramer Lane Austin, TX 78758 1-800-447-1772	 DATE OF DETERMINATION 09/22/25 at 05:35 PM CDT FloodCert #: 2509613434
--	--



JCP-LGS Commercial Resale Property Disclosure Reports

Disclosure Report Summary Pages
For SANTA CLARA County

Property Address: 1180 N 5TH ST
SAN JOSE, SANTA CLARA COUNTY, CA 95112
("Property")

Received and Read:

APN: 235-12-009
Report Date: 09/22/2025
Report Number: 3506289

PROPERTY DISCLOSURE SUMMARY REPORT

Statutory NHD Determinations	IN	NOT IN	Map N/A*	Property is:	NHD Report page:
Flood	X			IN a Special Flood Hazard Area. The Property is IN a FEMA-designated Flood Zone(s) AH.	8
Dam	X			IN an area of potential dam inundation.	8
Very High Fire Hazard Severity		X		NOT IN a very high fire hazard severity zone.	9
Wildland Fire Area		X		NOT IN a Wildland-State Responsibility Area.	9
Fault		X		NOT IN an earthquake fault zone designated pursuant to the Alquist-Pridto Act.	9
Landslide		X		NOT IN an area of earthquake-induced land sliding designated pursuant to the Seismic Hazard Mapping Act.	10
Liquefaction	X			IN an area of potential liquefaction designated pursuant to the Seismic Hazard Mapping Act.	10

County-level NHD Determinations	IN	NOT IN	Map N/A*	Property is:	NHD Report page:
Fault		X		NOT IN a county-designated fault rupture hazard zone.	12
Landslide		X		NOT IN a county-designated landslide hazard zone.	12
Liquefaction	X			IN a county-designated liquefaction hazard zone.	12
Compressible Soils		X		NOT IN a county-designated compressible soils hazard zone.	12
Dike Failure		X		NOT IN a county-designated dike failure flooding hazard zone.	12

City-level NHD Determinations	IN	NOT IN	Map N/A*	Property is:	NHD Report page:
Fault		X		NOT IN for Fault hazard area.	13
Landslide	X			IN a mapped area of Least, Low, or Low to Moderate Landslide Susceptibility. Please see City of San Jose Regulatory Zones Discussion for more information.	13
Redevelopment Area		X		NOT IN for Redevelopment Area hazard area.	13
Special Geologic Hazard Study Area		X		NOT IN for Special Geologic Hazard Study Area hazard area.	13

Additional Statutory Disclosures	IN	NOT IN	Map N/A*	Property is:	NHD Report page:
Senate Bill 63 (SB 63): Fire Protection Building Standards for New Construction		X		NOT IN a very high, high, or moderate fire hazard severity zone identified by CAL FIRE in the local responsibility area.	15
Former Military Ordnance		X		NOT WITHIN one mile of a formerly used ordnance site.	16
Airport Influence Area		X		NOT IN an airport influence area.	17
Airport Noise Area for 65 Decibel		X		NOT IN a delineated 65 dB CNEL or greater aviation noise zone.	18
Bay Conservation and Development Commission		X		NOT IN an area that is within the jurisdiction of the San Francisco Bay Conservation and Development Commission.	19

General Advisories	Description	NHD Report page:
Methamphetamine Contamination	Provides an advisory that a disclosure may be required pursuant to the "Methamphetamine Contaminated Property Cleanup Act of 2005".	20
Mold	Provides an advisory that all prospective purchasers of residential and commercial property should thoroughly inspect the subject property for mold and sources for additional information on the origins of and the damage caused by mold.	21

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JCP-LGS Commercial Resale Property Disclosure Reports

Disclosure Report Summary Pages
For SANTA CLARA County

Property Address: 1180 N 5TH ST
SAN JOSE, SANTA CLARA COUNTY, CA 95111
("Property")

Received and Read:

N: 235-12-009
Report Date: 09/22/2025
Report Number: 3506289

General Advisories	Description	NHD Report page:
Radon	Provides an advisory on the risk associated with Radon gas concentrations.	22
Endangered Species	Provides an advisory on resources to educate the public on locales of endangered or threatened species.	22
Abandoned Mines	Provides an advisory on resources to educate the public on the hazards posed by, and some of the general locales of, abandoned mines.	23
Oil and Gas Wells	Provides an advisory on the potential existence of oil and gas wells and sources for additional general and/or specific information.	23
Electromagnetic Fields Advisory	Provides an advisory about electromagnetic fields in the local environment and their assessment.	24
Tsunami Map Advisory	Provides an advisory about maximum tsunami inundation maps issued for jurisdictional emergency planning.	25
Residential Fireplace Disclosure	Provides disclosure of restrictions on the use of wood-burning fireplaces imposed by the Bay Area Air Quality Management District.	26

Property Tax Determinations	IS	IS NOT	Property is:	Tax Report page:
Mello-Roos Districts		X	NOT SUBJECT TO a Mello-Roos Community Facilities District.	28
1915 Bond Act Districts		X	NOT SUBJECT TO a 1915 Bond Act District.	28
PACE Contract Assessment		X	NOT SUBJECT TO a Property Assessed Clean Energy (PACE) Contract.	28
Other Direct Assessments	X		SUBJECT TO one or more other direct assessments.	29
SRA Fire Prevention Fee		X	NOT SUBJECT TO the State Responsibility Area Fire Prevention Fee (SRA Fee is suspended until 2031 by Assembly Bill 398 of 2017).	33

Environmental Screening Determinations	IS	IS NOT	Property is:	Environmental Report page:
Subject Property listed in a Disclosed Database?		X	NOT LISTED in any of the databases searched for this Report.	34
Federal National Priorities List or "Superfund" sites (NPL)		X	NOT WITHIN one mile of a NPL site.	43
Corrective Action Sites (RCRA COR)	X		WITHIN one mile of a RCRA COR site.	43
Federal Sites investigated for possible inclusion in the NPL (SEMS)		X	NOT WITHIN one-half mile of a SEMS site.	43
SEMS Sites That Have Been Archived (SEMS-Archived)	X		WITHIN one-half mile of a SEMS-Archived site.	43
Treatment, Storage & Disposal Sites for Hazardous Materials (RCRA TSD)	X		WITHIN one-half mile of a RCRA TSD site.	44
Tribal UST And/Or Tribal LUST		X	NOT WITHIN one-half mile of a Tribal UST or Tribal LUST site.	44
State EnviroStor Cleanup Sites Database (ENVIROSTOR)	X		WITHIN one-half mile of a ENVIROSTOR site.	44
State List of Spills, Leaks, Investigation & Cleanup (SLIC)	X		WITHIN one-half mile of a SLIC site.	44
State List of Solid Waste Landfill Facilities (SWS)		X	NOT WITHIN one-half mile of a SWS site.	45
State List of Leaking Underground Storage Tanks (LUST)	X		WITHIN one-half mile of a LUST site.	45
EnviroStor Site With Deed Restriction Or Other Controls (CONTROLS)	X		WITHIN one-half mile of a CONTROLS site.	45
Potential Generator of hazardous materials Sites (RCRA GEN)	X		WITHIN one-eighth mile of a RCRA GEN site.	45
Emergency Response Notification System (ERNS, National Response Center)		X	NOT WITHIN one-eighth mile of a ERNS site.	45
State List of Underground Storage Tanks (UST)		X	NOT WITHIN one-eighth mile of a UST site.	46
State List of Historical Underground Storage Tanks (Hist-UST)		X	NOT WITHIN one-eighth mile of a Hist-UST site.	46

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**JCP-LGS Commercial Resale Property Disclosure Reports
Disclosure Report Summary Pages
For SANTA CLARA County**

Property Address: 1180 N 5TH ST
SAN JOSE, SANTA CLARA COUNTY, CA 95112
("Property")

APN: 235-12-009
Report Date: 09/22/2025
Report Number: 3506289

Environmental Screening Determinations	IS	IS NOT	Property is:	Environmental Report page:
State Hazardous Waste Information Summary (HWIS)	X		WITHIN one-eighth mile of a HWIS site.	46
State List of Aboveground Storage Tanks (AST)		X	NOT WITHIN one-eighth mile of a AST site.	46

Determined by First American Real Estate Disclosures Corporation

For more detailed information as to the foregoing determinations, please read this entire Report.

Received and Read:

DISCLAIMER: This NHD Summary (a) is not valid unless delivered with the complete JCP-LGS Disclosure Report which transferee must read and acknowledge before close of escrow, and (b) is subject to the Terms and Conditions contained in that complete Disclosure Report.

PUBLIC PERMIT SEARCH PAGE

Show Search Results

Return to Search Page

PUBLIC PERMIT SEARCH RESULTS

PERMIT DETAILS

Documents

ChessClock

PROPERTY ADDRESS INFORMATION

Filter

SL.No	Property Address	PropertyRSN
1	1170 N 5TH ST SAN JOSE CA 95112-4415	9429

Items per page:

30

1 - 1 of 1

PERMIT INFORMATION

Folder Name : 1170 5TH ST N

Folder Number : 1958 027445 000 00 BD

Folder Description:

File Number : 27445

Folder Type : Building Permit

Sub Type :

Received and Read 20 Pages;
Permit search from previous Listing Agent,
Buyer to verify::



Per- and Polyfluoroalkyl Substances (PFAS) Fact Sheet

**State Water Resources Control Board
Division of Drinking Water**

Received and Read: _____ _____
--

May 2024



PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

1170 & 1180 North 5th Street
San Jose, California 95112

Report Date
November 26, 2024

Site Inspection Date
November 21, 2024

Partner Project No.
24-473190.1

Prepared for:
Babbitt Bearing Company Inc.
1170 North 5th Street
San Jose, California 95112

Received and Read:



Building
Science



Environmental
Consulting



Construction &
Development



Energy &
Sustainability

PHASE II SUBSURFACE INVESTIGATION REPORT

Babbitt Bearing Company

1170 and 1180 North 5th Street
San Jose, California 95112

Received and Read:

August 27, 2018

Partner Project Number: 18-215820.2

Prepared for:

Northeast Bank

200 Berkeley Street, 17th Floor
Boston, Massachusetts 02117

