



Property Address: 30 Sheridan St, San Francisco, CA 94103-3821

Pursuant to Article 51 of the San Francisco Police Code, Sellers (and Landlords) of Flood Zone Risk parcels, defined as those parcels located in areas of San Francisco susceptible to flooding during a "100-Year Storm" as determined by review of the 100-Year Storm Flood Risk Map found at https://www.sfwater.org/index.aspx?page=1229, and on file with the San Francisco Public Utilities Commission ("SFPUC") at 525 Golden Gate Avenue, San Francisco, CA 94102 are required to deliver to Buyers (and Tenants) the attached 100-Year Storm Flood Risk Disclosure Statement as soon as practicable.

The Natural Hazard Disclosure (NHD) report that accompanies most residential transactions (and leases) and the Department of Building Inspection's 3R report may include a determination regarding whether the Property is located within a 100-year flood zone, as well as other helpful related information.

Limited exemptions to a Seller's (or Landlord's) disclosure obligations found in California Civil Code §1102.2 may apply. For more information regarding this law, consult a qualified California real estate attorney.

Real Estate Brokers and Agents are not qualified to make determinations regarding the type of flood zone that may impact the Property. Seller should thus seek advice from a qualified California real estate professional, such as an attorney, surveyor or civil engineer, if any assistance is needed in making such a determination.

INSTRUCTIONS TO SELLER

If the Property is located in a Flood Risk Zone, as indicated by a written communication from the SFPUC, or in an NHD report, or on the Property's 3R report, you should sign the attached mandatory Flood Map Disclosure Statement (page 2 of this form) and deliver it the Buyer (or Tenant) as soon as practicable.

DocuSigned by: Jonathan Browning Date 4/22/2022 Seller Date 4/23/2022
(or Landlord) (or Landlord)
DocuSigned by: Jacob Peck Date 4/26/2022 Buyer Date 4/26/2022
(or Tenant) (or Tenant)

BROKERS/AGENTS CAN ADVISE ON REAL ESTATE TRANSACTIONS ONLY. FOR LEGAL OR TAX ADVICE, CONSULT A QUALIFIED ATTORNEY OR CPA.





This Disclosure Statement concerns the Property known as 30 Sheridan St, San Francisco, CA 94103-3821
This statement is a disclosure of the condition of the above-described Property in compliance with Ordinance No. 35-19 codified as Article 51 of the San Francisco Police Code. It is not a warranty of any kind by the Transferor(s) or any Agent(s) representing any principals in this transaction and is not a substitute for any inspections or warranties the principals may wish to obtain.

I. **TRANSFEROR'S INFORMATION.** The Transferor discloses 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, rent, or lease the subject Property. Transferor hereby authorizes any agent(s) representing any principal(s) in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated transfer (including any sale or lease) of the Property.

THE FOLLOWING ARE REPRESENTATIONS MADE BY THE TRANSFEROR(S) AS REQUIRED BY THE CITY AND COUNTY OF SAN FRANCISCO AND ARE NOT THE REPRESENTATIONS OF THE AGENT(S), IF ANY. THIS INFORMATION IS A DISCLOSURE AND IS NOT INTENDED TO BE PART OF ANY CONTRACT BETWEEN THE TRANSFEROR AND TRANSFEREE.

The City and County of San Francisco recognizes that it is in the public interest to ensure that persons who own properties at risk of flooding have information about their flood risk so they can take steps to mitigate the risk, such as flood-proofing their property or purchasing flood insurance. It is also in the public interest to ensure that before persons purchase, rent, or lease real property they have notice regarding the stormwater flood risk to their property. Mandatory disclosure before sale, rent, or lease is an effective tool for ensuring that buyers and tenants of real property in San Francisco have access to this important information.

Accordingly, the San Francisco Public Utilities Commission has adopted the 100-Year Storm Flood Risk Map. **Your property is located in a "100-year storm flood risk zone" as shown on the 100-Year Storm Flood Risk Map. Accordingly, your property may be subject to deep and contiguous flooding during a 100-year storm event due to stormwater flow and drainage, and you may experience inconveniences, costs, and governmental requirements related to that flooding.**

A 100-year storm event means a storm that has a 1% probability of occurring at a particular location in a given year.

If your property is in a "100-year storm flood risk zone" as shown on the 100-Year Storm Flood Risk Map, that does not mean your property is subject to flooding only during a 100-year storm event. Your property may also flood at other times and from other causes.

The 100-Year Storm Flood Risk Map shows only areas subject to flood risk in a 100-year storm event due to precipitation and related stormwater runoff. It does not show all areas of San Francisco that are subject to flood risk due to inundation, storm surge, high tides, stormwater systems blockages, or other causes of flooding, and should not be relied upon to provide a complete assessment of a property's risk of flooding.

The 100-Year Storm Flood Risk Map may be found at <https://www.sfwater.org/index.aspx?page=1229> and is on file with the San Francisco Public Utilities Commission at 525 Golden Gate Avenue, San Francisco, CA 94102. For additional information pertaining to this disclosure and the 100-Year Storm Flood Risk Map, please contact the San Francisco Public Utilities Commission at RainReadySF@sfwater.org or (415) 695-7326.

Transferor certifies that the information herein is true and correct to the best of the Transferor's knowledge as of the date signed by the Transferor.

Transferor _____ **Date** _____ **Transferor** _____ **Date** _____
(Seller/Landlord) (Seller/Landlord)

II. TRANSFEREE(S) AND TRANSFEROR(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTIONS OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN TRANSFEREE(S) AND TRANSFEROR(S) WITH RESPECT TO ANY ADVICE/INSPECTION/DEFECTS.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.

Transferor _____ **Date** _____ **Transferor** _____ **Date** _____
(Seller/Landlord) (Seller/Landlord)

Transferee _____ **Date** _____ **Transferee** _____ **Date** _____
(Buyer/Tenant) (Buyer/Tenant)

Agent (Broker Representing Seller) _____ **Date** _____

Agent (Broker Obtaining the Offer) _____ **Date** _____

BROKERS/AGENTS CAN ADVISE ON REAL ESTATE TRANSACTIONS ONLY. FOR LEGAL OR TAX ADVICE, CONSULT A QUALIFIED ATTORNEY OR CPA.

