



SAN FRANCISCO SELLER DISCLOSURE – ALL PROPERTIES

(See Addenda for Condominiums/Cooperatives/Other HOAs/TICs and Multi-Unit/Income Properties)

SAN FRANCISCO ASSOCIATION OF REALTORS® STANDARD FORM

This form is intended for use in San Francisco

Property Address: 30 Sheridan Street, San Francisco, CA 94103

Seller's Name(s): Marco Heithaus, Jonathan Browning

Sellers are obligated under California law to disclose all material facts affecting the value or desirability of the Property that are actually known to Sellers. Buyers should request clarification of Seller's answers below, particularly any answered "Don't Know". Disclosures are not substitutes for professional inspections to determine the condition of the Property being offered for sale. It is strongly recommended that Buyers have the Property inspected by qualified professional inspectors. Buyers are advised to provide the inspectors with a copy of all disclosures prior to the inspections and to accompany the inspectors during inspection(s).

Buyer and Seller are encouraged to carefully review the San Francisco advisory - "General Information for Buyers and Sellers".

The Seller discloses the following information with the knowledge that even though this is not a warranty, prospective Buyers may rely on this information in deciding whether and on what terms to purchase the Property. Seller hereby authorizes Brokers/Agents representing principals in this transaction to provide this statement to any person or entity in connection with the anticipated sale of the Property.

THE FOLLOWING ARE REPRESENTATIONS MADE BY SELLER, NOT THE BROKERS/AGENTS, IF ANY. THIS INFORMATION IS A DISCLOSURE AND IS NOT INTENDED TO BE PART OF ANY CONTRACT BETWEEN BUYER AND SELLER:

Table with 3 columns: Yes, No, Don't Know. Rows include questions about court confirmation, bankruptcy, loans, liens, easements, title matters, leases, first refusal, illegal substances, methamphetamine, disputes, insurance claims, death, industrial zones, ordnance locations, storm flood risk, common interest subdivisions, smoking, plumbing fixtures, property tax, and equipment.

If the answer to any of the above questions is Yes, please explain in detail. (Attach additional sheets if necessary.)

22: \$60k solar panes installed on the roof. Alarm system installed by Vivint.

Buyer's Initials JP BW

Seller's Initials M JB



**B. Neighborhood Conditions**

	Yes	No	Don't Know
1. Have there been or are there any of the following in the neighborhood:			
(a) Flooding, drainage or grading problems?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Settling, slippage, sink holes, landslides or other soil problems?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Unusual odor problems?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Contaminated ground water or soil (e.g., from former PG&E Manufactured Gas Plants)?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Do any of the following affect the Property:			
(a) Current or proposed remodels or real estate developments (e.g., planned unit developments, subdivisions, or property intended for commercial, industrial, sports, educational or religious use)?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) A Special Use District which impacts the expansion, construction or redevelopment of the Property? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Sewage treatment plants, gravel pits, refuse processing, dump, or disposal sites?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Are there any nuisances such as excessive noise, traffic congestion or construction?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Has there been any criminal activity in the neighborhood?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Are there, or have there been, any problems with animals, including wildlife, in the neighborhood?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Are there any existing or anticipated plans or proposals to close, construct or otherwise alter public utilities, roadways, or other public or private facilities in the neighborhood?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If the answer to any of the above questions is Yes, please explain in detail. (Attach additional sheets if necessary.)

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**C. Property Conditions, Past and Present**

	Yes	No	Don't Know
1. Have you made any additions, alterations or repairs to the Property during your ownership?.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, please identify the work below (include repainting in the last 12 months) and provide approximate dates.			
2. Have you, or any professionals on your behalf, filed any permit applications for work to the Property?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, (a) in each case, was the permit issued?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) for permitted work, did a City inspector approve the work in writing after completion?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Was any work done to the Property, prior to your ownership, without permits? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Are there any "non-conforming", "unwarranted" or "illegal" units, additions or living spaces on the Property?...	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Have any legal or "illegal" units been added, removed, or combined with others, without City approval?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Are there any non-conforming or conditional uses of the Property?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Are there any issues, defects or code violations affecting the Property?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Are there any ongoing maintenance issues or items at the Property?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Is the Property constructed of unreinforced masonry or on San Francisco's UMB list?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Has the Property been designated as "Soft-Story" by the San Francisco Department of Building Inspection?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Are there gutters or downspouts with holes, excessive rust or leakage?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Are there any past, present or seasonal leaks or water intrusion from or through the skylights, windows, roof, siding, basement, foundation, or otherwise? <b>(Please itemize even if leaks have stopped.)</b> .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Are there any surface or subsurface water or moisture issues on your Property or adjacent properties?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, are there any sump pumps, underground drains, French drains (i.e. perforated piping), dry wells or surface water disposal systems in the crawl space/subarea or elsewhere?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Are there any past or present sewer problems (e.g., stoppage, leakage, backup, overflow, odor, etc.)?.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Are there any water supply problems (e.g., odor, discoloration, sediment, or lack of pressure)?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is there a low-pressure, water-heating or steam-generating boiler in operation?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Is or was there an Underground Storage Tank (UST) on or immediately adjacent to the Property?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18. Is there any damage relating to trees or plants on the Property (e.g., disease, weakened root structure)?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Are there any problems with retaining walls (e.g., settlement, movement, leaning, bulging or cracking)?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Are there any squeaking, sloping, or uneven floors?.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
21. Are there any concealed hardwood floors? If Yes, please describe the location(s) and condition below.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
22. Are there any problems with existing sprinkler systems?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
23. Are there any problems with garage door(s), including automatic reversing device(s)?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DS Buyer's Initials  
JP / BW

DS Seller's Initials  
M / JB

Property Address: 30 Sheridan Street, San Francisco, CA 94103

	Yes	No	Don't Know
24. Is there any non-tempered glass on shower or sliding doors?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
25. Has there been any criminal activity on the Property?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
26. Were any animals kept on the Property in the past year?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
27. Are there any stains, damage or odor caused by animals?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
28. Have there been any problems with vermin or insects, including bedbugs, fleas, ticks, ants, spiders or bees?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
29. Are there any noise or vibration issues affecting the Property, such as elevators, garage doors or neighbors?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If the answer to **any** of the above questions is Yes, please explain in detail. (Attach additional sheets if necessary.)

1: New roof when the solar panels were installed. Reinforced structural work in the back room left wall, and the ground floor pilars.

12: Occasional leak through a skylight that can be easily tended to. Not currently experiencing any leaks through the skylights.

14: Occasionally the sewer pipes need to be snaked.

20: Ground level floor has some uneven surfaces due to the nature of the building prior use as a printing plant.

**D. Inspections, Reports, Notices, Plans and Disclosures**

It is recommended Seller provide Buyer with inspection reports, repair estimates, invoices, and square footage calculations, and disclosures from prior sales.

- |   | Yes                      | No                                  |
|---|--------------------------|-------------------------------------|
| 1. Are you aware of any architectural plans or drawings relating to the Property? If Yes, please provide.....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Are you aware of any inspections, reports, notices or plans that pertain to any neighborhood property or condition which may affect the subject Property? If Yes, please provide. ....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Are you aware of any inspections conducted, or reports or repair estimates prepared for you, the Association (if any), any previous owner, or any prospective Buyer regarding any of the following subjects? (Check all that apply.) |                          |                                     |

- |                                       |   |   |  |
|---------------------------------------|---|---|--|
| <input type="checkbox"/> Pest Control | <input type="checkbox"/> General Property | <input type="checkbox"/> Structural/Engineering | <input type="checkbox"/> Roof                                |
| <input type="checkbox"/> Boiler       | <input type="checkbox"/> Plumbing         | <input type="checkbox"/> Sewer Line             | <input checked="" type="checkbox"/> Underground Storage Tank |
| <input type="checkbox"/> Heating      | <input type="checkbox"/> Air Conditioning | <input type="checkbox"/> Soils/Drainage         | <input type="checkbox"/> Energy/Water Conservation           |
| <input type="checkbox"/> Survey       | <input type="checkbox"/> Natural Hazards  | <input type="checkbox"/> Environmental Hazards  | <input type="checkbox"/> Other                               |

Type of Report	Inspector/Preparer	Date	Available	
			Yes	No
<u>See Text Overflow Addendum paragraph 1</u>			<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>

**E. Eviction History (please answer for all property types)**

- |   | Yes                      | No                                  | Don't Know               |
|---|--------------------------|-------------------------------------|--------------------------|
| 1. Has the Property been the subject of an Ellis Act proceeding at any time in the past?.....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Has any unit been the subject of an owner or relative move-in eviction since December 18, 1998, or an eviction for demolition or capital improvements or rehabilitation work since May 1, 2005?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

If the answer to either of the preceding questions is Yes, please explain with dates and documentation where appropriate.

**F. Common Law Disclosure - Are There Other Material Facts or Defects Not Described Above or in an Attachment?**

No

As the Seller of the Property described herein, I have answered the foregoing questions in an effort to fully disclose all material facts relating to the Property and hereby certify that the information provided is true and correct to the best of my knowledge.

Seller	DocuSigned by: 	4/23/2022	DocuSigned by: 	Date	4/22/2022
	<u>Marc Hoffmann</u>		<u>Jonathan Browning</u>		

As the Buyer, I hereby certify that I have read and understood all pages of this San Francisco Seller Disclosure and any additional sheets attached to it

Buyer	DocuSigned by: 	4/26/2022	DocuSigned by: 	Date	4/26/2022
	<u>5F7979E9036B40C...</u>		<u>879F0562A7944FC...</u>		

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



TEXT OVERFLOW ADDENDUM No. 1

(C.A.R. Form TOA, Revised 6/16)

This addendum is given in connection with the property known as 30 Sheridan Street, San Francisco, CA 94103 ("Property"), in which \_\_\_\_\_ is referred to as ("Buyer") and Marco Heithaus, Jonathan Browning is referred to as ("Seller").

[SFSD-SF] San Francisco Seller Disclosure - All Properties

1) Type Of Report (First):

Report #1: Underground Storage Tank

Inspector/Preparer: Don't know

Date: 2008

Available: Yes

Note: Previous owner removed a storage tank under the sidewalk in front of the building.

The foregoing terms and conditions are hereby incorporated in and made a part of the paragraph(s) referred to in the document to which this TOA is attached. The undersigned acknowledge receipt of a copy of this TOA.

Buyer	<u>Jacob Pusk</u>	Date	<u>4/26/2022</u>
Buyer	<u>Brent Webster</u>	Date	<u>4/26/2022</u>
Seller	<u>Marco Heithaus</u>	Date	<u>4/23/2022</u>
Seller	<u>Jonathan Browning</u>	Date	<u>4/22/2022</u>

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Reviewed by \_\_\_\_\_ Date \_\_\_\_\_



SAN FRANCISCO SELLER DISCLOSURE

(Condominium, Cooperative, Other HOA and TIC Addendum)

SAN FRANCISCO ASSOCIATION OF REALTORS® STANDARD FORM

This form is intended for use in San Francisco

Property Address: 30 Sheridan Street, San Francisco, CA 94103

Seller's Name(s): Marco Heithaus, Jonathan Browning

If this Property is part of a condominium, cooperative, co-ownership or neighborhood association, please answer the following:

- 1. Type: [ ] Condominium [ ] Cooperative [ ] Tenancy-in-Common (TIC) [ ] Other (please specify)
2. Name of Association:
3. Who manages the Association? [ ] Owners [ ] (management company).
Name and phone number of the management contact:

FOR CONDOMINIUMS

- 4. Are there Bylaws in addition to Covenants, Conditions and Restrictions (CC&Rs)?
5. Is the HOA incorporated (i.e. are there Articles of Incorporation)?
6. Is the sale or the price regulated by the Mayor's Office of Housing?
7. Is there a community enhancement fee or other private transfer tax charged upon the sale?
8. Is a license required (e.g., a business license for a live/work unit)?
9. Is this the first sale of this particular unit after a condominium conversion of an existing building?
10. Was the Property previously subject to a condominium conversion?
If Yes, was any person offered a lifetime lease? (If so, please describe below.)

FOR COOPERATIVES

- 11. Is the Proprietary Lease available?
12. Is the Stock Certificate available?

FOR TENANCIES-IN-COMMON

- 13. How many separate ownership interests have been, or are being, created?
14. How many of those ownership interests are currently on the market?
15. What percentage ownership interest is being offered with this sale?
16. Is there an existing TIC agreement?
17. If no TIC agreement currently exists, is one in the course of being prepared?
18. For a TIC with five or more dwelling units, has a Public Report been issued?
19. Is there an existing loan on the Property to which a qualified Buyer may be added or substituted?
20. Are there any fractional interest loans secured by the Property?

TO BE COMPLETED FOR ALL (Condominiums, Cooperatives, Other HOAs and TICs)

- 21. Are there any insurance policies on the building?
(a) Name of the carrier(s):
(b) Name and phone number of the agent or broker:
(c) Is earthquake coverage included?
22. Does the sale require approval by any governing board or group?
23. Are there house rules in addition to the CC&Rs, Cooperative Bylaws/Proprietary Lease, or TIC agreement?

Buyer's Initials JP / BW

Seller's Initials M / JB







SAN FRANCISCO SELLER DISCLOSURE

(Tenant-Occupied and Multi-Unit Buildings Addendum)

SAN FRANCISCO ASSOCIATION OF REALTORS® STANDARD FORM

This form is intended for use in San Francisco

Property Address: 30 Sheridan Street, San Francisco, CA 94103

Seller's Name(s): Marco Heithaus, Jonathan Browning

Tenant-Occupied and Multi-Unit Properties (including houses with secondary units)

- 1. Are there any units which will be delivered vacant at Close of Escrow?
2. Are there any units in the Property for which you do not have a written lease?
3. Are there any tenants in the Property not covered by a written lease or rental agreement for their units?
... 16. Please itemize below any other facts about tenants or their tenancy that could be considered "material".

If the answer to any of the above questions requires a description or further explanation, please refer to the item number, provide details and attach all related documents, if not already provided to Buyer.

This addendum is not applicable

As the Seller of the Property described herein, I have answered the foregoing questions in an effort to fully disclose all material facts relating to the Property and hereby certify that the information provided is true and correct to the best of my knowledge.

Seller Marco Heithaus 4/23/2022 Jonathan Browning 4/22/2022

As the Buyer, I hereby certify that I have read and understood this San Francisco Seller Disclosure Addendum 2 and any additional sheets attached to it.

Buyer Jacob Peck 4/26/2022 Brent Webster 4/26/2022

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