## 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:

A.	Sta	tutory and General Disclosures	Yes	No	Know
	1.	Is the sale of the Property subject to court confirmation (e.g., a probate sale)?	. 🗆	X	
	2.	Are you involved in bankruptcy proceedings?		X	
	3.	Are there any loans or lines of credit secured by the Property which have not yet been recorded?		X	
	4.	Are there any loans secured by the Property for which a notice of default has been recorded?		X	
	5.	Are there any liens, other than for property taxes or loans, recorded against the Property?		X	
	6.	Are there any current or potential unrecorded easements or liens?		X	
	7.	Are there any matters which could adversely affect delivery of title to the Property?		X	
	8.	Is the Property or any part of it currently leased, rented or otherwise occupied by a non-owner?		X	
	9.	Does anyone have a right of first refusal or an option to buy or lease the Property?		X X X X X X X	
	10.	Has there been a release of an illegal controlled substance on or beneath the Property?		X	
		Has the Property been identified by a government health official as being contaminated by methamphetamine?		X	
		If Yes, please attach a copy of the notice or order.	· Ш		
	12.	Are there any disputes, claims or litigation (past, present or anticipated) regarding the Property?	🖂	X	
		If Yes, please identify the parties to the dispute(s) and any court and case number(s) below.	Ш		Ш
	13.	Has the Property been the subject of an insurance claim, in the past 5 years for such things as fire, water			
	10.	intrusion, mold damage, or any other reason?	🖂	X	
	14.	Was there a death on the Property in the last 3 years?		X	
		Is the Property located in or adjacent to an industrial use zone (a manufacturing, commercial or airport use)?			X
	10.	If Yes, is the Property affected by a nuisance created by the industrial use zone?			
	16.	Is the Property located within 1 mile of a former Federal or State ordnance location?		X	
		Is the Property located in a 100-Year Storm Flood Risk Zone? If Yes, attach the Disclosure Statement			X
		Is the Property a condominium or located in a planned unit development or other common interest subdivision?		Y	
		Does the smoking by any occupant or neighbor impact the Property?		X	
		Will any plumbing fixtures on the Property <b>not</b> meet State water conservation standards at Close of Escrow?			X
		Does the property tax bill include payments for enhancements, such as solar panels or an earthquake retrofit?			X
		Is there equipment that is leased, liened or financed, such as alarm systems, solar panels or wireless towers?			
If t		nswer to any of the above questions is Yes, please explain in detail. (Attach additional sheets if necessary.)	. 🔼	Ш	
		solar panes installed on the roof. Alarm system installed by Vivint.			
<u> </u>	φουκ	Solai panes installeu on the 1001. Alann System installeu by Vivint.			

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FREALTORS® Seller's Inigials



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В.		ghborhood Conditions	<b>X</b> 7	NT.	Don'
	1.	, 6 6	Yes	No	Knov
		<ul><li>(a) Flooding, drainage or grading problems?</li><li>(b) Settling, slippage, sink holes, landslides or other soil problems?</li></ul>		V	X
					$\vdash$
		(c) Unusual odor problems?		X X X	
	2.	Do any of the following affect the Property:	· 🔲	^	
	۷.	(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)?		V	
		(b) A Special Use District which impacts the expansion, construction or redevelopment of the Property?		X X X	X
		(c) Sewage treatment plants, gravel pits, refuse processing, dump, or disposal sites?		Y	
	3.	Are there any nuisances such as excessive noise, traffic congestion or construction?		Ŷ	H
	4.	Has there been any criminal activity in the neighborhood?			X
	5.	Are there, or have there been, any problems with animals, including wildlife, in the neighborhood?		X	
	6.	Are there any existing or anticipated plans or proposals to close, construct or otherwise alter public utilities,			Ш
	٠.	roadways, or other public or private facilities in the neighborhood?			X
T C 4	1				
	iic ai	nswer to any of the above questions is Yes, please explain in detail. (Attach additional sheets if necessary.)			
			<b>X</b> 7	<b>N</b> T	Don'
C.		r v v v v v v v v v v v v v v v v v v v	Yes	No	Knov
	1.	Have you made any additions, alterations or repairs to the Property during your ownership?			
	2	If Yes, please identify the work below (include repainting in the last 12 months) and provide approximate dates		V	
	2.	Have you, or any professionals on your behalf, filed any permit applications for work to the Property?		X	$\vdash$
		If Yes, (a) in each case, was the permit issued?			$\vdash$
	2	(b) for permitted work, did a City inspector approve the work in writing after completion?		$\vdash$	X
	3.	Was any work done to the Property, prior to your ownership, without permits?		V	^
	4. 5.	Have any legal or "illegal" units been added, removed, or combined with others, without City approval?		X	$\vdash$
	5. 6.	Are there any non-conforming or conditional uses of the Property?		^	X
	0. 7.	Are there any issues, defects or code violations affecting the Property?		V	^
	8.	Are there any ongoing maintenance issues or items at the Property?		X	
	9.	Is the Property constructed of unreinforced masonry or on San Francisco's UMB list?			X
		Has the Property been designated as "Soft-Story" by the San Francisco Department of Building Inspection?		X	^
		Are there gutters or downspouts with holes, excessive rust or leakage?		^	V
		Are there any past, present or seasonal leaks or water intrusion from or through the skylights, windows, roof,	· Ш		X
	12.	siding, basement, foundation, or otherwise? (Please itemize even if leaks have stopped.)	V		
	12	Are there any surface or subsurface water or moisture issues on your Property or adjacent properties?			X
	13.	If Yes, are there any sump pumps, underground drains, French drains (i.e. perforated piping), dry wells or	Ш		^
		surface water disposal systems in the crawl space/subarea or elsewhere?			
	14	Are there any past or present sewer problems (e.g., stoppage, leakage, backup, overflow, odor, etc.)?	Y	H	
		Are there any water supply problems (e.g., odor, discoloration, sediment, or lack of pressure)?		V	
		Is there a low-pressure, water-heating or steam-generating boiler in operation?			
		Is or was there an Underground Storage Tank (UST) on or immediately adjacent to the Property?			H
		Is there any damage relating to trees or plants on the Property (e.g., disease, weakened root structure)?		X X X X	$\vdash$
		Are there any problems with retaining walls (e.g., settlement, movement, leaning, bulging or cracking)?			
		Are there any squeaking, sloping, or uneven floors?			H
		Are there any concealed hardwood floors? If Yes, please describe the location(s) and condition below		Y	H
		Are there any problems with existing sprinkler systems?		Ŷ	H
		Are there any problems with garage door(s), including automatic reversing device(s)?		X X X	
	25.	The many problems with Barage acciton, including automatic reversing device(s).			Ш
Pag	ge 2 c	of 3 Buxer's Initials Seller's Initials			

Prope	rty Address: 30 Sheridan Street, San Francisco, CA	94103	
			Don't Yes No Know
2	4. Is there any non-tempered glass on shower or	sliding doors?	
	5. Has there been any criminal activity on the Pro	•	
	6. Were any animals kept on the Property in the		
	7. Are there any stains, damage or odor caused by		
	8. Have there been any problems with vermin or		s spiders or bees?
	9. Are there any noise or vibration issues affecting		
	•		
	answer to <u>any</u> of the above questions is Yes, plants of the solar panels were installed. Reinford		
	casional leak through a skylight that can be easily to		-
	casionally the sewer pipes need to be snaked.		
	ound level floor has some uneven surfaces due to the	ne nature of the building prior use as a printing	 α plant
			y piana
	nspections, Reports, Notices, Plans and Disclos		
	t is recommended Seller provide Buyer with in	spection reports, repair estimates, invoic	
c	alculations, and disclosures from prior sales.		Yes No
1	. Are you aware of any architectural plans or dra		
2			
	which may affect the subject Property? If Yes,		
3	. Are you aware of any inspections conducted, or	or reports or repair estimates prepared for ye	ou, the Association (if any), any
	previous owner, or any prospective Buyer rega	arding any of the following subjects? (Chec	k all that apply.)
	Pest Control General Property	Structural/Engineering	Roof
	Boiler Plumbing	Sewer Line	X Underground Storage Tank
	Heating Air Conditioning	Soils/Drainage	Energy/Water Conservation
	Survey Natural Hazards	Environmental Hazards	Other
		Environmental Hazaras	Available
	Type of Report	Inspector/Preparer	Date Yes No
	See Text Overflow Addendum paragraph 1	mspecion reputer	
	See Text Overnow Addendum paragraph 1		
			Don't
E. F	viction History (please answer for all property	types)	Yes No Know
1	. Has the Property been the subject of an Ellis A	act proceeding at any time in the past?	
2	. Has any unit been the subject of an owner or re	elative move-in eviction since December 18	8, 1998, or an eviction
	for demolition or capital improvements or reha		
Ī	f the answer to either of the preceding question		
-	the mass of the comment of the breedening discount	is is it es, preuse empanin with united und us	yearreness was employed and
_			
F. (	Common Law Disclosure - Are There Other Ma	ntorial Facts or Defects Not Described Ab	novo or in an Attachment?
		iterial racts of Defects Not Described An	ove of in an Attachment.
Λ	0		
A 41.	. C.II C. d D		CC4 4 - C-II I'I II4'-I
	e Seller of the Property described herein, I ha		
facts	relating to the Property and hereby certify that —Docusigned by:	t the information provided is true and co  —DocuSigned by:	rrect to the best of my knowledge.
			4 /22 /2022
Seller	4/23/2022	2   Jonathan Browning	Date4/22/2022
	— Neapour Profesaus	JEANNEFOLDEROT ED 422 Wining	
		•	
As th	e Buyer, I hereby certify that I have read	and understood all pages of this San	Francisco Seller Disclosure and any
	ional sheets attached to it	• 0	•
(	— DocuSigned by:	DocuSigned by:	
Buyer	Jacob Peck 4/26/2022	Brent Webster	Date4/26/2022
Luy		879F0562A7944FC	Dute
`	5F7979E9036B40C		
	KERS/AGENTS CAN ADVISE ON REAL ESTA'	TE TRANSACTIONS ONLY. FOR LEGA	L OR TAX ADVICE, CONSULT A
QUA	LIFIED ATTORNEY OR CPA.		

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## TEXT OVERFLOW ADDENDUM No.

(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"), is referred to as ("Buyer") in which 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 TOAisuattached. The undersigned acknowledge receipt of a copy of this TOA. 4/26/2022 Buyer <u>62A</u>7944FC.. 4/23/2022 Seller Marco Heithaus †DE3560FBC1E8478POWNINA Seller Jonathan Browning Date

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Published and Distributed by: REAL ESTATE BUSINESS SERVICES, LLC. a subsidiary of the CALIFORNIA ASSOCIATION OF REALTORS® 525 South Virgil Avenue, Los Angeles, California 90020

Reviewed by	Date	
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## 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							
1. 2.	roperty is part of a condominium, cooperative, co-ownership or neighborhood association, please answer to Type: Condominium Cooperative Tenancy-in-Common (TIC) Other (please specify)  Name of Association:						
3.		(manage	men	t coi	npany).		
	Name and phone number of the management contact:						
EOD C	OND OMBIH I MC	•	·	NI.	Don't		
	ONDOMINIUMS  A the Pollonia likit to Community of the control of t		es	NO	Know		
	Are there Bylaws in addition to Covenants, Conditions and Restrictions (CC&Rs)?			Н			
	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?				$\square$		
7.	Is there a community enhancement fee or other private transfer tax charged upon the sale?			Н	Н		
8.	Is a license required (e.g., a business license for a live/work unit)?			Н	$\vdash$		
9.	Is this the first sale of this particular unit after a condominium conversion of an existing building?						
4.0	If Yes, the subdivider must comply with Civil Code §1134 (form CONV-SF is available).						
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 CO	DOPERATIVES .						
	Is the Proprietary Lease available?						
	Is the Stock Certificate available?			П			
13.	How many separate ownership interests have been, or are being, created?				Doub		
14.	How many of those ownership interests are currently on the market?		7	ът.	Don't		
15.	What percentage ownership interest is being offered with this sale?	Y	es	NO	Know		
16.	Is there an existing TIC agreement?			Н	$\vdash$		
1.7	If Yes, have any amendments been made to it?			Н			
	If no TIC agreement currently exists, is one in the course of being prepared?  If Yes, who is preparing the agreement?		_	Ш			
18	For a TIC with five or more dwelling units, has a Public Report been issued?						
10.	If Yes, please attach the report	•••••		Ш			
19	Is there an existing loan on the Property to which a qualified Buyer may be added or substituted?						
17.	If Yes, please state the maximum amount that can be assumed by Buyer and the terms of the loan.		ш	Ш			
20	Are there any fractional interest loans secured by the Property?						
20.	If Yes, please supply below the names of lenders who have made loans and/or approved the TIC agreement.						
	11 Tes, pieuse suppry below the names of females who have made found and/of approved the TTE agreement						
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):						
	<ul><li>(a) Name of the carrier(s):</li><li>(b) Name and phone number of the agent or broker:</li></ul>						
	(c) Is earthquake coverage included?						
22.	Does the sale require approval by any governing board or group?						
	Are there house rules in addition to the CC&Rs, Cooperative Bylaws/Proprietary Lease, or TIC agreement						

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Seller's Initials

24. Are there any restrictions on leasing the unit?			Know
<ul> <li>25. Is a Reserve Study available for the Property?</li></ul>			
26. Is a budget available for this fiscal year?			
27. Are there financial and/or bank statements available for the last fiscal year and current year to date?			
28. Are there meetings held? If Yes, how frequently:  29. Are there minutes available for any meetings held within the last 12 months?			
29. Are there minutes available for any meetings held within the last 12 months?			
30. Please describe below how material decisions are made and identify those taken in the last 12 months.  31. Are there established websites, Facebook pages or similar online sources for the HOA, Co-op or TIC?			
31. Are there established websites, Facebook pages or similar online sources for the HOA, Co-op or TIC?	-		
If Yes, please identify each URL or other location reference:  32. Are regular assessments or dues levied against the Property?  If Yes, please list amounts and frequency:  33. Are there any approved or anticipated increases in regular assessments or dues?  34. Are there any approved or anticipated special assessments?  35. Are there any ongoing maintenance issues or items in the building(s)?  36. Are you in violation, or are you aware of others in violation, of the legal documents or house rules?  37. Are there any pet limitations affecting the Property?  38. Are there any other restrictions, limitations or rules affecting the use of this Property?  39. Are there any parking spaces designated for the unit? If Yes, please give locations and any related fees below.  40. Are there any limitations on the parking (e.g., tandem, rotational usage, low clearance, vehicle size)?  41. Are there any storage spaces designated for the unit? If Yes, please give locations and any related fees below.  42. Are there any other areas (e.g. decks, patios) designated exclusively for the unit? If Yes, please describe below.  If the answer to any of the above questions requires a description or further explanation, please provide deta related documents, if not already provided to Buyer. (Attach additional sheets if necessary.)	-		
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33. Are there any approved or anticipated increases in regular assessments or dues?			Ш
34. Are there any approved or anticipated special assessments?	$\vdash$		
35. Are there any ongoing maintenance issues or items in the building(s)?		H	H
36. Are you in violation, or are you aware of others in violation, of the legal documents or house rules?	H	H	H
37. Are there any pet limitations affecting the Property?			H
38. Are there any other restrictions, limitations or rules affecting the use of this Property?		H	H
39. Are there any parking spaces designated for the unit? If Yes, please give locations and any related fees below 40. Are there any limitations on the parking (e.g., tandem, rotational usage, low clearance, vehicle size)?			H
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If the answer to <u>any</u> of the above questions requires a description or further explanation, please provide deta related documents, if not already provided to Buyer. (Attach additional sheets if necessary.)			$\vdash$
As the Seller of the Property described herein, I have answered the foregoing questions in an effort to fully disfacts relating to the Property and hereby certify that the information provided is true and correct to the best of			
Seller Jonathan Browning Date 4/23/2022			
Seller // Date 4/23/2022 Jonathan Browning Date 4/23/2022	of my	2022	
As the Buyer, I hereby certify that I have read and understood both pages of this San Francisco Seller Disclos and any additional sheets attached to it.	of my	2022	
Buyer Just Puls 4/26/2022 Brent Webster Date 4	of my /22// ure /	Addei	ndum 1

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

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## 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

	Name(s): Marco Heithaus, Jonathan Browning					Don
nant	-Occupied and Multi-Unit Properties (including	houses with secondary units)		Yes	Nο	Kno
1.		at at Close of Escrow?				
1.	If Yes, please provide the <i>Vacant Unit Disclosure</i>			••• 🖂	Ш	
2.		do not have a written lease?				
3.		by a written lease or rental agreement for their units?.				_
3.	(a) If Yes, please state below all terms of their terms				Ш	
	(b) If Yes, have they been served with a Rent Boa	ard Rules & Regulations §6.14 (or equivalent) notice?.				
4.	Are there any occupants residing in the building r	not named on an original lease?		🗍		
5.		any occupants whose identity you do not know?			П	
6.		waive any provision of their tenancy?			П	
7.		ants?			Н	
٠.	If Yes, please itemize below and it is recommend			🗀	Ш	
	Tenant Buyout Legislation Advisory and Seller's	• •				
8.		nt or former tenants to vacate a unit?				
0.		ment, settlement agreement or unlawful detainer action			Ш	
9.		ng their tenancy in the Property?				
					$\vdash$	
		tenant about the condition of their unit?				
		suant to the Americans with Disabilities Act?				
		en to any tenant?				
		r security deposits, other than for the current year?				L
14.		any modifications to those leases which are not in writ	_			
		tes or pets)?				
15.	Have you or any tenants rented out units or rooms	s on a short-term basis, e.g. on AirBnB, VRBO, etc?				
16.	Please itemize below any other facts about tenant	s or their tenancy that could be considered "material".				
vide		s a description or further explanation, please ref already provided to Buyer. (Attach additional sheets				
s re	lating to the Property and hereby certify that the	answered the foregoing questions in an effort to t	of my	know	ledge	٠.
~ 5/	4/23/2022	Jonathan Browning	Date 4	4/22/	2022	
	- Dienscor bleithaus	Janathan Brawning	Daic _			
	INDERVED PROPERTY OF	Финеновоона:0420у				
		erstood this San Francisco Seller Disclosure Addend	um 2 a	and an	y ad	ditio
· +c	attached to if.	DocuSigned by:		. (0.0	(2.2.2	_
- (	4/20/2022					
ets a	Jacob Peck 4/26/2022	Brent Webster	Date _	4/26	/202	2

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QUALIFIED ATTORNEY OR CPA.