



CALIFORNIA
ASSOCIATION
OF REALTORS®

REAL ESTATE TRANSFER DISCLOSURE STATEMENT
(CALIFORNIA CIVIL CODE §1102, ET SEQ.)
(C.A.R. Form TDS, Revised 6/24)

☐ This property is a duplex, triplex, fourplex or otherwise has additional dwelling units. A TDS is required for all units. This TDS is for ALL units (or ☐ only unit(s) _____).

THIS DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY SITUATED IN THE CITY OF San Diego
, COUNTY OF San Diego **, STATE OF CALIFORNIA,**
DESCRIBED AS 1115 Savoy Street.

THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY IN COMPLIANCE WITH § 1102 OF THE CIVIL CODE AS OF (DATE) 09/04/2026 **. IT IS NOT A WARRANTY OF ANY KIND BY THE SELLER(S) OR ANY AGENT(S) REPRESENTING ANY PRINCIPAL(S) IN THIS TRANSACTION, AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PRINCIPAL(S) MAY WISH TO OBTAIN.**

I. COORDINATION WITH OTHER DISCLOSURE FORMS

This Real Estate Transfer Disclosure Statement is made pursuant to § 1102 of the Civil Code. Other statutes require disclosures, depending upon the details of the particular real estate transaction (for example: special study zone and purchase-money liens on residential property).

Substituted Disclosures: The following disclosures and other disclosures required by law, including the Natural Hazard Disclosure Report/Statement that may include airport annoyances, earthquake, fire, flood, or special assessment information, have or will be made in connection with this real estate transfer, and are intended to satisfy the disclosure obligations on this form, where the subject matter is the same:

- ☒ Inspection reports completed pursuant to the contract of sale or receipt for deposit.
☒ Additional inspection reports or disclosures: See overflow paragraph 1

☐ No substituted disclosures for this transfer.

II. SELLER'S INFORMATION

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 subject property. Seller 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 sale of the property.

THE FOLLOWING ARE REPRESENTATIONS MADE BY THE SELLER(S) 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 BUYER AND SELLER.

Seller ☐ **is** ☒ **is not occupying the property.**

A. The subject property has the items checked below:*

- | | | |
|---|---|--|
| ☒ Range | ☒ Public Sewer System | ☒ Water Heater: |
| ☒ Oven | ☐ Septic Tank | ☒ Gas ☐ Solar ☐ Electric |
| ☒ Microwave | ☐ Sump Pump | ☒ Water Supply: |
| ☒ Dishwasher | ☒ Water Softener | ☒ City ☐ Well |
| ☐ Trash Compactor | ☒ Patio/Decking | ☐ Private Utility or Other _____ |
| ☒ Garbage Disposal | ☐ Built-in Barbecue | ☒ Gas Supply: |
| ☒ Washer/Dryer Hookups | ☒ Gazebo | ☒ Utility ☐ Bottled (Tank) |
| ☐ Rain Gutters | ☐ Security Gate(s) | ☒ Window Screens |
| ☐ Burglar Alarms | ☒ Garage: | ☐ Window Security Bars |
| ☒ Carbon Monoxide Device(s) | ☒ Attached ☐ Not Attached | ☐ Quick Release Mechanism on Bedroom Windows |
| ☒ Smoke Detector(s) | ☐ Carport | ☐ Water-Conserving Plumbing Fixtures |
| ☐ Fire Alarm | ☐ Automatic Garage Door Opener(s) | |
| ☐ TV Antenna | ☐ Number Remote Controls _____ | |
| ☐ Satellite Dish | ☐ Sauna | |
| ☐ Intercom | ☒ Hot Tub/Spa: | |
| ☒ Central Heating | ☒ Locking Safety Cover | |
| ☐ Central Air Conditioning | ☐ Pool: | |
| ☐ Evaporator Cooler(s) | ☐ Child Resistant Barrier | |
| ☐ Wall/Window Air Conditioning | ☐ Pool/Spa Heater: | |
| ☐ Sprinklers | ☐ Gas ☐ Solar ☐ Electric | |

Exhaust Fan(s) in None 220 Volt Wiring in i believe outside the garage Fireplace(s) in See overflow paragraph 2
Gas Starter None Roof(s): Type: Asphalt Shingles Age: 21 (approx.)
Other: _____

Are there, to the best of your (Seller's) knowledge, any of the above that are not in operating condition? ☒ Yes/☐ No. If yes, then describe.
(Attach additional sheets if necessary): Other property items: sprinkler system in yard

(*see note on page 2)

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TDS REVISED 6/24 (PAGE 1 OF 3)

Buyer's Initials _____/_____

Seller's Initials mc _____/_____

Rosalie Rodriguez | Compass | Generated EQUAL HOUSING OPPORTUNITY

REAL ESTATE TRANSFER DISCLOSURE STATEMENT (TDS PAGE 1 OF 3)

Property Address: 1115 Savoy Street, San Diego, CA 92107 Date: 09/04/2026

If this Property is a duplex, triplex, triplex, fourplex or otherwise has additional dwelling units, this TDS is for unit # _____.

B. Are you (Seller) aware of any significant defects/malfunctions in any of the following? ☒ Yes/☐ No. If yes, check appropriate space(s) below.

☐ Interior Walls ☐ Ceilings ☐ Floors ☐ Exterior Walls ☐ Insulation ☐ Roof(s) ☐ Windows ☐ Doors ☒ Foundation ☐ Slab(s)
☐ Driveways ☐ Sidewalks ☐ Walls/Fences ☐ Electrical Systems ☒ Plumbing/Sewers/Septics ☒ Other Structural Components

(Describe: Other Exterior Structural Components: a crack in the retaining wall under the deckOther Interior Structural Components: retaining wall under deck has a crack and sewer needs reconnecting)If any of the above is checked, explain. (Attach additional sheets if necessary.): Foundation: found in inspectionPlumbing/Sewers/Septics: per E-drains(report) sewer line connector in street needs repair

*Installation of a listed appliance, device, or amenity is not a precondition of sale or transfer of the dwelling. The carbon monoxide device, garage door opener, or child-resistant pool barrier may not be in compliance with the safety standards relating to, respectively, carbon monoxide device standards of Chapter 8 (commencing with § 13260) of Part 2 of Division 12 of, automatic reversing device standards of Chapter 12.5 (commencing with § 19890) of Part 3 of Division 13 of, or the pool safety standards of Article 2.5 (commencing with § 115920) of Chapter 5 of Part 10 of Division 104 of, the Health and Safety Code. Window security bars may not have quick-release mechanisms in compliance with the 1995 edition of the California Building Standards Code. § 1101.4 of the Civil Code requires all single-family residences built on or before January 1, 1994, to be equipped with water-conserving plumbing fixtures after January 1, 2017. Additionally, on and after January 1, 2014, a single-family residence built on or before January 1, 1994, that is altered or improved is required to be equipped with water-conserving plumbing fixtures as a condition of final approval. Fixtures in this dwelling may not comply with § 1101.4 of the Civil Code.

C. Are you (Seller) aware of any of the following:

1. 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
2. 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..... ☒ Yes ☐ No
3. Any encroachments, easements or similar matters that may affect your interest in the subject property ☐ Yes ☒ No
4. Room additions, structural modifications, or other alterations or repairs made without necessary permits ☐ Yes ☒ No
5. Room additions, structural modifications, or other alterations or repairs not in compliance with building codes ☐ Yes ☒ No

(Note to C4 and C5: If transferor acquired the property within 18 months of accepting an offer to sell it, transferor shall make additional disclosures regarding the room additions, structural modifications, or other alterations or repairs on a Seller Property Questionnaire (C.A.R. Form SPQ).)

6. Fill (compacted or otherwise) on the property or any portion thereof..... ☐ Yes ☒ No
7. Any settling from any cause, or slippage, sliding, or other soil problems ☐ Yes ☒ No
8. Flooding, drainage or grading problems ☐ Yes ☒ No
9. Major damage to the property or any of the structures from fire, earthquake, floods, or landslides..... ☐ Yes ☒ No
10. Any zoning violations, nonconforming uses, violations of "setback" requirements..... ☐ Yes ☒ No
11. Neighborhood noise problems or other nuisances..... ☐ Yes ☒ No
12. CC&R's or other deed restrictions or obligations ☐ Yes ☒ No
13. Homeowners' Association which has any authority over the subject property ☐ Yes ☒ No
14. Any "common area" (facilities such as pools, tennis courts, walkways, or other areas co-owned in undivided interest with others)..... ☐ Yes ☒ No
15. Any notices of abatement or citations against the property..... ☐ Yes ☒ No
16. 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) ☐ Yes ☒ No

If the answer to any of these is yes, explain. (Attach additional sheets if necessary.): C. 2: one fence with one neighbor

- D. 1. The Seller certifies that the property, 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.
2. The Seller certifies that the property, as of the close of escrow, will be in compliance with § 19211 of the Health and Safety Code by having the water heater tank(s) braced, anchored, or strapped in place in accordance with applicable law.

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

Signed by: Clarissa M. CowanSeller Cowan Family Trust, dated May 23, 2024 Date 9/5/2026Seller 4EBF6B3E839046B... Date _____

Property Address: 1115 Savoy Street, San Diego, CA 92107 Date: 09/04/2026

If this Property is a duplex, triplex, triplex, fourplex or otherwise has additional dwelling units, this TDS is for unit # _____.

III. AGENT'S INSPECTION DISCLOSURE

(To be completed only if the Seller is represented by an agent in this transaction.)

THE UNDERSIGNED, BASED ON THE ABOVE INQUIRY OF THE SELLER(S) AS TO THE CONDITION OF THE PROPERTY AND BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE ACCESSIBLE AREAS OF THE PROPERTY IN CONJUNCTION WITH THAT INQUIRY, STATES THE FOLLOWING:☒ See attached Agent Visual Inspection Disclosure (AVID Form)☐ Agent notes no items for disclosure.☐ Agent notes the following items: _____

DocuSigned by:
 Agent (Broker Representing Seller) Compass (Please Print)
 By Rosalie Rodriguez Rosalie Rodriguez Date 9/9/2026
 BF5B8EC0CB5F431... (Associate Licensee or Broker Signature)

IV. AGENT'S INSPECTION DISCLOSURE

(To be completed only if the agent who has obtained the offer is other than the agent above.)

THE UNDERSIGNED, BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE ACCESSIBLE AREAS OF THE PROPERTY, STATES THE FOLLOWING:☐ See attached Agent Visual Inspection Disclosure (AVID Form)☐ Agent notes no items for disclosure.☐ Agent notes the following items: _____

Agent (Broker Obtaining the Offer) _____ (Please Print)
 By _____ Date _____
 (Associate Licensee or Broker Signature)

V. BUYER(S) AND SELLER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTIONS OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN BUYER AND SELLER(S) WITH RESPECT TO ANY ADVICE/INSPECTIONS/DEFECTS.**I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.**

Signed by:
 Seller Clarissa M. Cowan Cowan Family Trust, dated May 23, 2024 Date 9/5/2026
 4EBF6B3E839046B...

Seller _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____

DocuSigned by:
 Agent (Broker Representing Seller) Compass (Please Print)
 By Rosalie Rodriguez Rosalie Rodriguez Date 9/9/2026
 BF5B8EC0CB5F431... (Associate Licensee or Broker Signature)

Agent (Broker Obtaining the Offer) _____ (Please Print)

By _____ Date _____
 (Associate Licensee or Broker Signature)

§ 1102.3 OF THE CIVIL CODE PROVIDES A BUYER WITH THE RIGHT TO RESCIND A PURCHASE CONTRACT FOR AT LEAST THREE DAYS AFTER THE DELIVERY OF THIS DISCLOSURE IF DELIVERY OCCURS AFTER THE SIGNING OF AN OFFER TO PURCHASE. IF YOU WISH TO RESCIND THE CONTRACT, YOU MUST ACT WITHIN THE PRESCRIBED PERIOD.**A REAL ESTATE BROKER IS QUALIFIED TO ADVISE ON REAL ESTATE. IF YOU DESIRE LEGAL ADVICE, CONSULT YOUR ATTORNEY.**

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TDS REVISED 6/24 (PAGE 3 OF 3)**REAL ESTATE TRANSFER DISCLOSURE STATEMENT (TDS PAGE 3 OF 3)**Rosalie Rodriguez | Compass | Generated 



TEXT OVERFLOW ADDENDUM No. 1
(C.A.R. Form TOA, Revised 6/23)

This addendum is given in connection with the property known as 1115 Savoy Street, San Diego, CA 92107

in which _____ (“Property”),
and _____ is referred to as (“Buyer”),
and Cowan Family Trust, dated May 23, 2024 is referred to as (“Seller”).

[TDS] Real Estate Transfer Disclosure Statement

1) I. Additional Inspection Reports or Disclosures:

Home Inspection Report dated 8/5/26

Home Inspection Supplemental Report dated 8/13/26

Annex Termite Report dated 8/7/26

E-Drains Plumbing Report dated 8/25/26

E-Drains Sewer Video dated 8/25/26

E-Drains Repair Quote

Hurn Mechanical 9/1/26

2) II.A. Fireplace(s):

upon entry off the front door (original living room) and second one in family room addition off of kitchen

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 _____ Date _____

Buyer _____ Signed by: _____ Date _____

Seller Clarissa M. Cowan Cowan Family Trust, dated May 23, 2024 Date 9/5/2026

Seller 4EBF6B3E839046B... _____ Date _____

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525 South Virgil Avenue, Los Angeles, California 90020

TOA REVISED 6/23 (PAGE 1 OF 1)



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TEXT OVERFLOW ADDENDUM (TOA PAGE 1 OF 1)



AGENT VISUAL INSPECTION DISCLOSURE
(CALIFORNIA CIVIL CODE § 2079 ET SEQ.)
For use by an agent when a transfer disclosure statement is
required or when a seller is exempt from completing a TDS
(C.A.R. Form AVID, Revised 6/24)

This inspection disclosure concerns the residential property situated in the City of San Diego,
 County of San Diego, State of California, described as 1115 Savoy Street
 _____ (“Property”).

☐ This Property is a duplex, triplex, or fourplex. An AVID is required for all units. This AVID form is for ALL units (or ☐ only unit(s) _____).

Inspection Performed By (Real Estate Broker Firm Name) Compass

California law requires, with limited exceptions, that a real estate broker or salesperson (collectively, “Agent”) conduct a reasonably competent and diligent **visual** inspection of reasonably and normally accessible areas of certain properties offered for sale and then disclose to the prospective purchaser material facts affecting the value or desirability of that property that the inspection reveals. The duty applies regardless of whom that Agent represents. The duty applies to residential real properties containing one-to-four dwelling units, and manufactured homes (mobilehomes). The duty applies to a stand-alone detached dwelling (whether or not located in a subdivision or a planned development) or to an attached dwelling such as a condominium. The duty also applies to a lease with an option to purchase, a ground lease or a real property sales contract of one of those properties.

California law does not require the Agent to inspect the following:

- Areas that are not reasonably and normally accessible
- Areas off site of the property
- Public records or permits
- Common areas of planned developments, condominiums, stock cooperatives and the like.

Agent Inspection Limitations: Because the Agent’s duty is limited to conducting a reasonably competent and diligent visual inspection of reasonably and normally accessible areas of only the Property being offered for sale, there are several things that the Agent will not do. What follows is a non-exclusive list of examples of limitations on the scope of the Agent’s duty.

Roof and Attic: Agent will not climb onto a roof or into an attic.

Interior: Agent will not move or look under or behind furniture, pictures, wall hangings or floor coverings. Agent will not look up chimneys or into cabinets, or open locked doors.

Exterior: Agent will not inspect beneath a house or other structure on the Property, climb up or down a hillside, move or look behind plants, bushes, shrubbery and other vegetation or fences, walls or other barriers.

Appliances and Systems: Agent will not operate appliances or systems (such as, but not limited to, electrical, plumbing, pool or spa, heating, cooling, septic, sprinkler, communication, entertainment, well or water) to determine their functionality.

Size of Property or Improvements: Agent will not measure square footage of lot or improvements, or identify or locate boundary lines, easements or encroachments.

Environmental Hazards: Agent will not determine if the Property has mold, asbestos, lead or lead-based paint, radon, formaldehyde or any other hazardous substance or analyze soil or geologic condition.

Off-Property Conditions: By statute, Agent is not obligated to pull permits or inspect public records. Agent will not guarantee views or zoning, identify proposed construction or development or changes or proximity to transportation, schools, or law enforcement.

Analysis of Agent Disclosures: For any items disclosed as a result of Agent’s visual inspection, or by others, Agent will not provide an analysis of or determine the cause or source of the disclosed matter, nor determine the cost of any possible repair.

What this means to you: An Agent’s inspection is not intended to take the place of any other type of inspection, nor is it a substitute for a full and complete disclosure by a seller. Regardless of what the Agent’s inspection reveals, or what disclosures are made by sellers, California Law specifies that a buyer has a duty to exercise reasonable care to protect himself or herself. This duty encompasses facts which are known to or within the diligent attention and observation of the buyer. Therefore, in order to determine for themselves whether or not the Property meets their needs and intended uses, as well as the cost to remedy any disclosed or discovered defect, **BUYER SHOULD: (1) REVIEW ANY DISCLOSURES OBTAINED FROM SELLER; (2) OBTAIN ADVICE ABOUT, AND INSPECTIONS OF, THE PROPERTY FROM OTHER APPROPRIATE PROFESSIONALS; AND (3) REVIEW ANY FINDINGS OF THOSE PROFESSIONALS WITH THE PERSONS WHO PREPARED THEM. IF BUYER FAILS TO DO SO, BUYER IS ACTING AGAINST THE ADVICE OF BROKER.**



If this Property is a duplex, triplex, or fourplex, this AVID is for unit # _____.

THE UNDERSIGNED, BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE REASONABLY AND NORMALLY ACCESSIBLE AREAS OF THE PROPERTY, STATES THE FOLLOWING:

Entry (excluding common areas): Wood floors; blemishes/stains in floor; floor vent register is currently missing; walls, doors and closet were painted August 2026

Living Room: Wood floors. Some stains and blemishes in floors; one window has a decorative piece that is floating within the glass; walls were painted in August 2026

Dining Room: Wood floors. Some stains and blemishes in floors; walls and cabinets were painted in August 2026

Kitchen: Tile floors. One stove light is not functioning; per owner kitchen was remodeled in the early 2000's; walls were painted August 2026

Other Room: Bonus Room off living room: Tile floors. One or more walls may be plywood; walls were painted in August, 2026; sliding door is difficult to open/close at times; picture window is single pane glass

Hall/Stairs (excluding common areas): Upper hall: Wood floors; some stains and blemishes in floors; walls were painted August 2026
Lower hall: Laminate floors; damaged/stained floor; walls and interior of doors were painted August 2026

Bedroom # 1 : Entry: wood floors. Some stains and blemishes on floors; closet doors are difficult to open/close; walls and closet painted August 2026

Bedroom # 2 : Middle: Wood floors. Some stains and blemishes on floors; closet doors are missing; walls and closet painted August 2026

Bedroom # 3 : Corner: Wood floors. Some stains and blemishes on floors; closet doors may be difficult to open/close; walls and closet painted August 2026

Bedroom # 4 : Lower: Tile floors. Walls and closet painted August 2026. Lower access panel has gap at the bottom; attic access panel in ceiling; per owner, wall heater does not work

Bath # 1 : Upper bath with tub/shower. Tile floor; chips/damage at tile counter; rust at sink drain; walls were painted August 2026

Bath # 2 : Upper hallway bath with shower. Tile floors. Tile and grout is stained; stained caulking in shower; walls were painted August 2026

Bath # 3 : Lower: Tile floors. Tub/shower surround were resurfaced August 2026; vanity replaced August 2026; walls were painted August 2026

Bath # _____:



If this Property is a duplex, triplex, or fourplex, this AVID is for unit # _____.

Other: Family Room : Wood floors. Blemishes/stains in floors

Other: Miscellaneous: Several improvements made in August/September 2026

Other: _____

☐ See Addendum for additional rooms/structures: _____

Garage/Parking (excluding common areas): Currently converted. Carpet is stained; wood floor is damaged, scuffed and stained; stains on walls and ceiling; patches in walls; cabinets are worn and missing drawer

Exterior Building and Yard - Front/Sides/Back: Backyard has cracked concrete, bricks, walkways and steps; wood deck is weathered and has damage/patches; deck wood railing is damage and loose; front yard has dry patches in lawn (per owner sprinklers do not work); front hose bib below bedroom window leaks; paint peeling on gutters; cracks/stains in stucco

Other Observed or Known Conditions Not Specified Above: Occasional aircraft noise can be heard

This disclosure is based on a reasonably competent and diligent visual inspection of reasonably and normally accessible areas of the Property on the date specified above.

Real Estate Broker (Name of Firm that performed the inspection): Compass

Inspection Performed By (Name of individual agent or broker): Rosalie Rodriguez

Inspection Date/Time: 2026-09-10 02:15:16PM Weather conditions: Scattered clouds, Temp: 81.2 F

Other persons present: no one else was present

By Rosalie Rodriguez Rosalie Rodriguez Date 9/11/2026

BF5B8EC0CB5

(Signature of Associate Licensee or Broker who performed the inspection)

Reminder: Not all defects are observable by a real estate licensee conducting an inspection. The inspection does not include testing of any system or component. Real Estate Licensees are not home inspectors or contractors. BUYER SHOULD OBTAIN ADVICE ABOUT AND INSPECTIONS OF THE PROPERTY FROM OTHER APPROPRIATE PROFESSIONALS. IF BUYER FAILS TO DO SO, BUYER IS ACTING AGAINST THE ADVICE OF BROKER.

I/we acknowledge that I/we have read, understand and received a copy of this disclosure.

Buyer _____ Date _____

Buyer _____ Date _____

I/we acknowledge that I/we have received a copy of this disclosure.

(The initials below and Broker signature are not required but can be used as evidence that the initialing or signing party has received the completed form.)

Seller MC

Real Estate Broker (that did NOT fill out this AVID) _____

By _____ Date _____

(Associate Licensee or Broker Signature)

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SELLER PROPERTY QUESTIONNAIRE

(C.A.R. Form SPQ, Revised 6/26)

This form is not a substitute for the Real Estate Transfer Disclosure Statement (TDS). It is used by the Seller to provide additional information when a TDS is completed. If Seller is exempt from completing a TDS, Seller should either complete an Exempt Seller Disclosure (C.A.R. Form ESD) or use this SPQ form instead:

NOTE TO SELLER: YOU ARE STRONGLY ADVISED TO CAREFULLY REVIEW THE DISCLOSURE INFORMATION ADVISORY (C.A.R. Form DIA) BEFORE YOU COMPLETE THIS SELLER PROPERTY QUESTIONNAIRE. ALL SELLERS OF CALIFORNIA REAL PROPERTY ARE REQUIRED TO PROVIDE VARIOUS DISCLOSURES, WHETHER BY CONTRACT, 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.

Seller makes the following disclosures with regard to the real property or manufactured home described as 1115 Savoy Street, Assessor's Parcel No. 530-522-13-00, situated in San Diego, County of San Diego California ("Property").

☐ This property is a duplex, triplex, fourplex, or otherwise has additional dwelling units. A SPQ is required for all units. This SPQ is for ALL units (or ☐ only unit(s) _____).

- 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 agents(s) and is not a substitute for any inspections or warranties the principal(s) may wish to obtain. This disclosure is not intended to be part of the contract between Buyer and Seller. Unless otherwise specified in writing, Broker and any real estate licensee or other person working with or through Broker, has not verified information provided by Seller. A real estate broker is qualified to advise on real estate transactions. If Seller or Buyer desires legal advice, they should consult an attorney.
- Note to Seller, PURPOSE:** To tell the Buyer about known material or significant items affecting the value or desirability of the Property and help to eliminate misunderstandings about the condition of the Property.
 - Answer based on actual knowledge and recollection at this time.
 - Something that you do not consider material or significant 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.
 - If you do not understand how to answer a question, or what to disclose or how to make a disclosure in response to a question, whether on this form or a TDS, you should consult a real estate attorney in California of your choosing. A broker cannot answer the questions for you or advise you on the legal sufficiency of any answers or disclosures you provide.
- Note to Buyer, PURPOSE:** To give you more information about known material or significant items 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 or significant items.
 - Seller's disclosures are not a substitute for your own investigations, personal judgments, or common sense.
- 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 19B** is checked and attach additional comments.
- DOCUMENTS:** Documents include any reports, inspections, disclosures, warranties, maintenance recommendations, estimates, studies, surveys, or other documents the pertain to:
 - the condition or repair of the Property;
 - any improvement on this Property;
 - easements, encroachments, or boundary disputes affecting the Property.

These documents include, but are not limited to, any document:

- prepared in the past or present;
- provided during any previous transaction or from a previous owner;
- indicating the condition or proposing recommendations, whether or not Seller acted upon them; and
- whether or not it was provided to the Seller.

- Are you (Seller) aware of any Documents regarding the Property that were prepared before your ownership, whether in your possession or in the possession of others? ☐ Yes ☒ No
- Are you (Seller) aware of any Documents regarding the Property that were prepared for you during your ownership, whether in your possession or in the possession of others? ☒ Yes ☐ No
- Are you (Seller) aware of any Documents regarding the Property that were provided by others during your ownership (such as Documents obtained by potential buyers)? ☐ Yes ☒ No

Note: If yes to any, provide any such documents in your possession to Buyer. Receipt for Reports (C.A.R. Form RFR) may be used to list such documents and explanation can be given to provide context.

If Yes to any, provide explanation: 5. B: unsure

- STATUTORILY OR CONTRACTUALLY REQUIRED OR RELATED:** **ARE YOU (SELLER) AWARE OF...**
 - Within the last 3 years, the death of an occupant of the Property upon the Property..... ☒ Yes ☐ No
(Note to Seller: The manner of death may be a material fact to the Buyer, and should be disclosed, except for a death by HIV/AIDS.)



Property Address:

1115 Savoy Street, San Diego, CA 92107

If this Property is a duplex, triplex, fourplex, or otherwise has additional dwelling units, this SPQ is for unit # _____.

- B. An Order from a government health official identifying the Property as being contaminated by methamphetamine. (If yes, attach a copy of the Order.) ☐ Yes ☒ No
- C. The release of an illegal controlled substance on or beneath the Property ☐ Yes ☒ No
- D. Whether the Property is located in, or adjacent to, an "industrial use" zone ☐ Yes ☒ No
(In general, a zone or district allowing manufacturing, commercial or airport uses.)
- E. Whether the Property is affected by a nuisance created by an "industrial use" zone ☐ Yes ☒ No
- F. Whether the Property is located within 1 mile of a former federal or state ordnance location (In general, an area once used for military training purposes that may contain potentially explosive munitions.) ☒ Yes ☐ No
- G. Whether the Property is (i) a condominium or (ii) located in a planned unit development or (iii) other common interest subdivision (see **paragraph 14** for more disclosures) ☐ Yes ☒ No
- H. Insurance claims affecting the Property within the past 5 years ☒ Yes ☐ No
- I. Matters affecting title of the Property ☐ Yes ☒ No
- J. Plumbing fixtures on the Property that are non-compliant plumbing fixtures as defined by Civil Code § 1101.3 ☐ Yes ☒ No
- K. 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 ☐ Yes ☒ No
(See C.A.R. Form WBSA for more information)
- L. Material facts or defects affecting the Property not otherwise disclosed to Buyer ☐ Yes ☒ No

If Yes to any, provide explanation:

6. A: Husband died on care of Hospice in the home6. F: Military installation nearby6. H: unknown individual hit fence 12.4.2024 and repair to fence was made in alley**7. REPAIRS AND ALTERATIONS:****ARE YOU (SELLER) AWARE OF...**

- A. Any alterations, modifications, replacements, improvements, remodeling, or material repairs on the Property (including those resulting from Home Warranty claims) ☒ Yes ☐ No
- B. Any alterations, modifications, replacements, improvements, remodeling, or material repairs to the Property done for the purpose of energy or water efficiency improvement or renewable energy? ☒ Yes ☐ No
- C. Ongoing or recurring maintenance on the Property (for example, drain or sewer clean-out, tree or pest control service) ☒ Yes ☐ No
- D. Any part of the Property being painted within the past 12 months ☒ Yes ☐ No
- E. Whether the Property was built before 1978 (if No, leave (1) and (2) blank) ☒ Yes ☐ No
(1) If yes, whether any renovations (i.e., sanding, cutting, demolition) of lead-based paint surfaces started or completed (if No, leave (2) blank) ☐ Yes ☒ No
(2) If yes to (1), whether such renovations were done in compliance with the Environmental Protection Agency Lead-Based Paint Renovation Rule ☐ Yes ☐ No
- F. Whether you acquired the property within 18 months of accepting an offer to sell it ☐ Yes ☒ No
If yes, have any room additions, structural modifications, or other alterations or repairs (collectively "Improvements") been performed by a contractor while you have owned the Property? ☐ Yes ☐ No

Note 1: If yes to F(1), Seller shall provide in the Explanation below: (i) a list of such Improvements and (ii) the name and contact information for each contractor who performed services of \$1,000 or more.**Note 2:** If yes to F(1), Seller shall provide in the Explanation below (i) a list of those Improvements for which Seller has obtained permits, and Seller shall attach copies of those permits to this SPQ, and (ii) for those Improvements for which Seller does not have a permit, Seller shall include a statement identifying those Improvements stating that Seller was not provided permits by the third party making the Improvement, and providing the contact information for such third parties from whom the Buyer may obtain those permits.

If Yes to any, provide explanation:

See overflow paragraph 1**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 polybutylene 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 existence of a solar power system (if yes, Seller to provide C.A.R. Form SOLAR) ☒ Yes ☐ No
- C. The existence of a septic system, well, or propane tank (if yes, Seller to provide C.A.R. Form SWPI-Q) ☐ Yes ☒ No
- D. The leasing of any of the following on or serving the Property: water softener system, water purifier system, or alarm system ☐ Yes ☒ No
- E. Whether any structure on the Property other than the main improvement is used as a dwelling ☐ Yes ☒ No
(1) If Yes to E, whether there are separate utilities and meters for the dwelling ☐ Yes ☐ No
(2) If Yes to E, whether the dwelling received a permit or other government approval as an Accessory Dwelling Unit (ADU) ☐ Yes ☐ No

If Yes to any, provide explanation: See overflow paragraph 2**9. DISASTER RELIEF, INSURANCE OR CIVIL SETTLEMENT:****ARE YOU (SELLER) AWARE OF...**

- A. Financial relief or assistance, insurance 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 maintaining flood insurance on the Property ☐ Yes ☐ No
(NOTE: If the assistance was conditioned upon maintaining flood insurance, Buyer is informed that federal law, 42 USC 5154a requires Buyer to maintain such insurance on the Property, and if such insurance is not maintained, and the Property is damaged by a flood disaster, Buyer may be required to reimburse the federal government for the disaster relief provided.)



Property Address: 1115 Savoy Street, San Diego, CA 92107

If this Property is a duplex, triplex, or otherwise has additional dwelling units, this SPQ is for unit # _____.

- B.** Receiving domestic water storage tank assistance pursuant to § 13194 of the Water Code or whether the real property ever received such assistance and the real property currently still has the domestic storage tank..... ☐ Yes ☒ No
 If yes, the following disclosure is made: (1) This property has a domestic water storage tank provided by a county, community water system, local public agency, or nonprofit organization, pursuant to § 13194 of the Water Code. (2) The domestic water storage tank was made available to households that had a private water well that had gone dry, or had been destroyed due to drought, wildfire, other natural disasters, or was otherwise nonfunctioning. (3) The domestic water storage tank provided pursuant to § 13194 of the Water Code might not convey with the real property. (4) Due to the water well issues that led to this property obtaining assistance pursuant to § 13194 of the Water Code, the buyer is advised to have an inspection of the water well and to have a professional evaluate the availability of water to the property to ensure it suits the purposes for which the buyer is purchasing the property.

If Yes to any, provide explanation: _____

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 watertable, floods, or tides, on or affecting the Property or neighborhood ☐ Yes ☒ No

If Yes to any, provide explanation: 10. A: leak from built in refrigerator, flooring repaired in kitchen and surrounding hallway approximately 2017 plumbing leak into crawl space from hall bathroom. Leak behind wall below sink was found and repaired.10. B: mold grew from dirt underneath family room off of Kitchen. Removed by mold specialist approximately 15-20 years ago**11. PETS, ANIMALS, AND PESTS:****ARE YOU (SELLER) AWARE OF...**

- A.** Past or present pets on or in the Property ☒ Yes ☐ No
B. Past or present problems with livestock, wildlife, insects, or pests on or in the Property ☒ Yes ☐ No
C. Past or present odors, urine, feces, discoloration, stains, spots or damage in the Property, due to any of the above ☒ Yes ☐ No
D. Past or present treatment or eradication of pests or odors, or repair of damage due to any of the above ☒ Yes ☐ No
 If so, when and by whom

If Yes to any, provide explanation: See overflow paragraph 3**12. BOUNDARIES, ACCESS, AND PROPERTY USE BY OTHERS:****ARE YOU (SELLER) AWARE OF...**

- A.** Surveys, easements, encroachments or boundary disputes..... ☐ Yes ☒ No
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 ☐ Yes ☒ No
C. Use of any neighboring property by you..... ☐ Yes ☒ No

If Yes to any, provide explanation: _____

13. LANDSCAPING, POOL AND SPA:**ARE YOU (SELLER) AWARE OF...**

- A.** Diseases or infestations affecting trees, plants, or vegetation on or near the Property ☐ Yes ☒ No
B. Operational sprinklers on the Property ☐ Yes ☒ No
 (1) If yes, are they ☐ automatic or ☐ manually operated.
 (2) If yes, are there any areas with trees, plants, or vegetation not covered by the sprinkler system. ☐ Yes ☐ No
C. A pool heater on the Property ☐ Yes ☒ No
 If yes, is it operational?..... ☐ Yes ☐ No
D. A spa heater on the Property..... ☒ Yes ☐ No
 If yes, is it operational?..... ☒ Yes ☐ No
E. Past or present defects, leaks, cracks, repairs, or other problems with the sprinklers, pool, spa, waterfall, pond, stream, drainage, or other water-related decor including any ancillary equipment, including pumps, filters, heaters and cleaning systems, even if repaired ☒ Yes ☐ No

If Yes to any, provide explanation: 13. E: sprinkler irrigation system in need of repair.**14. CONDOMINIUMS, COMMON INTEREST DEVELOPMENTS AND OTHER SUBDIVISIONS (AND ANY OTHER PROPERTIES FOR WHICH ANY PARAGRAPH A-F APPLIES): (IF APPLICABLE)****ARE YOU (SELLER) AWARE OF...**

- A.** Property being: (i) a condominium; (ii) being located in a planned unit development or; (iii) being located in a common interest subdivision ☐ Yes ☐ No
B. Any Homeowners' Association (HOA) which has any authority over the subject property ☐ Yes ☐ No
C. Any "common area" (facilities such as pools, fitness centers, walkways, conference rooms, or other areas co-owned in undivided interest with others)..... ☐ Yes ☐ No
D. CC&R's or other deed restrictions or obligations ☐ Yes ☐ No
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 a Homeowner Association or Architectural Committee affecting the Property ☐ Yes ☐ No
F. CC&R's or other deed restrictions or obligations or any HOA Committee that has authority over improvements made on or to the Property..... ☐ Yes ☐ No
 (1) If Yes to F, any improvements made on or to the Property inconsistent with any declaration of restrictions or HOA Committee requirement..... ☐ Yes ☐ No

SPQ REVISED 6/26 (PAGE 3 OF 5)

Buyer's Initials _____ / _____

Seller's Initials

Initial
CMC

Rosalie Rodriguez | Compass | Generated



Property Address: _____

1115 Savoy Street, San Diego, CA 92107

If this Property is a duplex, triplex, or otherwise has additional dwelling units, this SPQ is for unit # _____.

(2) If Yes to F, any improvements made on or to the Property without the required approval of an HOA Committee
..... ☐ Yes ☐ NoIf Yes to any, provide explanation: **Section not applicable.****15. TITLE, OWNERSHIP, LIENS, AND LEGAL CLAIMS:****ARE YOU (SELLER) AWARE OF...**

- A. Other than the Seller signing this form, any other person or entity with an ownership interest ☐ Yes ☒ No
- B. Leases, options, or claims affecting or relating to title or use of the Property ☐ Yes ☒ No
- 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 ☐ Yes ☒ No
- 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 ☐ Yes ☒ No
- E. Any encroachments, easements, boundary disputes, or similar matters that may affect your interest in the subject property, whether in writing or not ☐ Yes ☒ No
- 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 ☐ Yes ☒ No
- 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 ☐ Yes ☒ No
- 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 ☐ Yes ☒ No

If Yes to any, provide explanation: _____

16. NEIGHBORS/NEIGHBORHOOD:**ARE YOU (SELLER) AWARE OF...**

- 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 ☐ Yes ☒ No
- B. Any past or present disputes or issues with a neighbor which might impact the use, development and enjoyment of the Property ☐ Yes ☒ No

If Yes to any, provide explanation: _____

17. GOVERNMENTAL:**ARE YOU (SELLER) AWARE OF...**

- A. Ongoing or contemplated eminent domain, condemnation, annexation or change in zoning or general plan that applies to or could affect the Property ☐ Yes ☒ No
- B. Existence or pendency of any rent control, occupancy restrictions, improvement restrictions, or retrofit requirements that apply to or could affect the Property ☐ Yes ☒ No
- C. Existing or contemplated building or use moratoria that apply to or could affect the Property ☐ Yes ☒ No
- D. Any state or local requirements or restrictions relating to the future replacement of existing gas-powered appliances that are being transferred with the property. Gas-powered appliances include, but are not limited to, appliances fueled by natural gas or liquid propane ☐ Yes ☒ No
- E. Current or proposed bonds, assessments, or fees that do not appear on the Property tax bill that apply to or could affect the Property ☐ Yes ☒ No
- F. Proposed construction, reconfiguration, or closure of nearby Government facilities or amenities such as schools, parks, roadways, and traffic signals ☐ Yes ☒ No
- G. 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 ☐ Yes ☒ No
- H. Any protected habitat for plants, trees, animals, or insects that apply to or could affect the Property ☐ Yes ☒ No
- I. Whether the Property is historically designated or falls within an existing or proposed Historic District ☐ Yes ☒ No
- J. Any water surcharges or penalties being imposed by a public or private water supplier, agency or utility; or restrictions or prohibitions on wells or other ground water supplies ☐ Yes ☒ No
- K. Any differences between the name of the city in the postal/mailling address and the city which has jurisdiction over the property ☐ Yes ☒ No

If Yes to any, provide explanation: _____

18. OTHER:**ARE YOU (SELLER) AWARE OF...**

- A. Any occupant of the Property smoking or vaping any substance on or in the Property, whether past or present ☐ Yes ☒ No
- B. Any residue, which may be indicated by smell or test results, from smoking tobacco or nicotine products, which includes the use of an electronic cigarette or vape device ☐ 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
- D. Whether the Property was originally constructed as a Manufactured or Mobile home ☐ Yes ☒ No
- E. Whether the Property is tenant occupied ☐ Yes ☒ No
- If Yes, do you have photographs from the beginning of the tenancy (if in your possession, provide along with any other move-in reports created at the beginning of the tenancy) ☐ Yes ☐ No

Initial
MC

Property Address: 1115 Savoy Street, San Diego, CA 92107

If this Property is a duplex, triplex, or otherwise has additional dwelling units, this SPQ is for unit # _____.

F. Whether the Property was previously tenant occupied even if vacant now..... ☐ Yes ☒ No
If Yes, disclose if you know the method or manner of how the tenancy ended.

If Yes to any, provide explanation: _____

19. MATERIAL FACTS:

A. Any past or present known material facts or other significant items affecting the value or desirability of the Property not otherwise disclosed to Buyer ☐ Yes ☒ No

B. ☐ (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.

If Yes to any, provide 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 Seller's own duty of disclosure.

Seller Clarissa M. Cowan Cowan Family Trust, dated May 23, 2024 Date 9/5/2026
Seller 4EBF6B3E839046B... Date _____

By signing below, Buyer acknowledges that Buyer has read, understands and has received a copy of this Seller Property Questionnaire form.

Buyer _____ Date _____

Buyer _____ Date _____



TEXT OVERFLOW ADDENDUM No. 1

(C.A.R. Form TOA, Revised 6/23)

This addendum is given in connection with the property known as 1115 Savoy Street, San Diego, CA 92107

in which _____ (“Property”),
and _____ is referred to as (“Buyer”) _____
and Cowan Family Trust, dated May 23, 2024 is referred to as (“Seller”).

[SPQ] Seller Property Questionnaire

1) 7. Repairs and Alterations – Explanation:

7. A: Kitchen remodel and deck built in 1999, family room added in 1980s, room connected to deck built in 1960s, addition to garage now viewed as master bedroom was added in the 1950s or 60s. New roof added 2005, double pane windows added in 2005. New GAF roof installed 2005

7. B: solar lease added 2015 and additional system added in 2023 with electrical upgrades to the home

7. C: Orkin did termite tenting in 2021 and 2009 and 1999. Also subterranean work under family room exterior since 2012 and once in early 2006.

We had quarterly service from Orkin and Joshuas pest control.

7. D: Interior of house

2) 8. Structural, Systems, and Appliances – Explanation:

8. A: Property Item Defects

Heating: Per inspection unit too old to be repaired

Sewer: sewer line is not connected to the main in the street. found in inspection, no current sewer backup or issues in the home

Piping: same as sewer comments

Foundation: crack in foundation of retaining wall under deck and crack in foundation of backyard toolshed

Fireplace: : inspector noted a crack (see inspection report)

Chimney: : inspector noted a crack (see inspection report)

8. B: Sunrun PPO plan

one system started in 2015 and second in 2023.

3) 11. Pets, Animals, and Pests – Explanation:

11. A: dogs lived on the property

11. B: occasional skunk, racoon and opossum in the backyard from canyon nearby

11. C: residual urine stain in front entry area from dogs

11. D: past trapper service to assist with skunk removal, repair and treatment of flooring from animal urine

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 _____ Date _____

Buyer _____ Signed by: _____ Date _____

Seller Clarissa M. Cowan _____ Cowan Family Trust, dated May 23, 2024 Date 9/5/2026

Seller 4EBF6B3E839046B... _____ Date _____

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TOA REVISED 6/23 (PAGE 1 OF 1)



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TEXT OVERFLOW ADDENDUM (TOA PAGE 1 OF 1)

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SOLAR ADVISORY AND QUESTIONNAIRE (C.A.R. Form SOLAR, Revised 12/25)

ADVISORY

1. SOLAR OWNERSHIP: Solar power systems may be owned outright, owned with financing, owned with a lien or security interest on the real property, or leased. Many property owners who believe they own their solar power system may not have free and clear ownership of that system. Ownership could be subject to a deed of trust issued to secure a note financing the system or subject to a UCC-1 financing statement filed with the California Secretary of State. The solar power system financing may also be secured by an assessment against the real property that is collected through additional property tax payments for the period of financing (e.g., HERO or PACE). Because this type of financing appears on property tax statements, sellers may be unaware that the financing is secured by a lien on the property. Some owners obtain private lending to purchase a solar power system that is not secured by the real property or by the panels or other equipment attached to it. If the seller intends for these private loans to be paid off as part of a sale, terms may need to be added to the agreement to address this situation.

2. SOLAR EQUIPMENT, LIENS, POWER PURCHASE AGREEMENTS, AND SOLAR LEASES: If a solar power system is owned by the seller, the seller may have the right to remove the system or its components and install them on another property. If the system has been financed and the financing is secured by a lien on the property or the component parts, the seller should consult with the company about both the effect of removal of the system or its components on the lien and the consequence of any damage caused by the removal.

If the solar power system is leased, the seller may be obligated to make fixed or scheduled monthly payments, or be required to purchase all, or a portion, of the solar power generated at an agreed contractual rate from the solar company who may be granted the right to sell any excess energy to the electrical provider company (e.g., PG&E) in accordance with the system's governing regulatory scheme. Payments under such an arrangement can vary depending on the amount of energy created and used.

If the solar power system is leased, a buyer may be permitted to assume the terms of a solar lease but only with the approval of the solar company. Another lease clause may allow the purchase of the solar equipment prior to the end of the lease term or may allow the termination of the lease at cost with no retained ownership of the solar equipment (a "Buyout"). The lease may also contain a clause enabling the purchase of the equipment or the termination of the lease without any pre-agreed cost; in those cases, the cost will be an appraised value determined by the solar company.

Even a leased solar power system may have security interests attached, such as a UCC-1 or fixture filing document recorded in the county where the property is located. In some cases, the lender or lien holder may agree to allow the solar lien to subordinate to, or become secondary to, a new purchase loan. However, in many cases, the holder of the security interest will not release the priority of its security interest which means that the solar loan must either be paid off when the property is sold or that any buyer must purchase without obtaining any new financing.

3. ADVERTISING MATERIAL: All parties are advised that information posted in the Multiple Listing Service ("MLS") or other advertisements that are used to list and market a property for sale do not create contractual agreements. Thus, it is imperative that buyers of property with a solar power system ("Solar Property") receive and carefully review copies of all documents, including any solar agreement, underlying security agreements for owned equipment, or any other material or documentation that the seller possesses prior to the buyer making any final decision regarding the solar power system. Buyers should not simply rely on the information in the MLS or any other advertising material.

4. PURCHASE CONTRACT AND TRANSFER ISSUES: The C.A.R. Purchase Agreements include a contingency for the review of leased or lien items and systems which gives the buyer a right to review any agreements or documents related to any solar power system and to properly evaluate all of the present and future terms and conditions, including the costs of accepting the existing solar power system. The default language provides that the system is being transferred, and the buyer has a contingency to determine whether the buyer is willing or able to assume any lease, lien, or other agreement. If the solar power system is not intended to be transferred with the property, the parties may need to modify the contract.

If a leased or lien system is to be assumed by the buyer, the solar company may take steps to ensure its priority interest against the property and/or the buyer's lender may require a solar endorsement from the title company. If this occurs, escrow could be delayed. Buyers and sellers should be aware that because any buyout or assumption of a solar power system could impact closing escrow, they should consider including a provision in the purchase agreement to allow for the possible extension of the closing date to facilitate dealing with any problems that may arise because of the solar power system.

Buyers and sellers need to investigate and understand the obligations involved with transferring the solar power system. This may require signing paperwork regarding the assumption or transfer of the lease or relating to the lien. Additionally, there may be financial obligations required either to facilitate and close escrow, or that will remain ongoing for the buyer after close of escrow. The seller may have prepaid the lease for a certain period of time, and the buyer will need to understand the obligations that remain under the terms of that lease or the ramifications at the end of the lease. There may be maintenance, power purchase, or other agreements, which could apply even when the seller owns the solar power system outright. When there are financial obligations, it is important to understand the timing of those obligations, and whether they will need to be satisfied prior to close of escrow, at close of escrow, or after close of escrow.



Property Address:

1115 Savoy Street, San Diego, CA 92107

Date: 09/05/2026

Initial
MC

- 5. SOLAR EVALUATION, RECOMMENDATIONS, AND LEGAL ADVICE:** Real estate brokers and their agents are not qualified to evaluate the terms, conditions, and any security interests in a solar power system. They are also not qualified to determine the quality of solar equipment or the impact of any regulatory scheme on the ownership or use of solar equipment. Buyers and sellers of Solar Property should consider retaining the services of a solar photovoltaic system inspector if one is available in the area where the property is located.

Brokers recommend that sellers and buyers of Solar Property exercise diligence in obtaining copies of any contracts, agreements, or other documents related to any possible solar power system security interests as soon as practicable so they can evaluate what needs to be done to facilitate a sale of the property. Sellers of Solar Property, prior to entering into a purchase agreement, should determine if a buyout or loan assumption is available and at what cost or terms so as to make full and complete disclosure to potential buyer and to avoid delays in closing escrow.

Whether or not a solar photovoltaic system inspector is used, buyers and sellers should consult with a qualified California real estate attorney prior to entering into any agreement to purchase or sell Solar Property. That attorney should evaluate the existing solar documentation and properly craft language to be included in the purchase agreement that will best protect the interests of their clients. Real estate brokers and their agents are allowed to prepare standard real estate transaction documents, but they are not qualified to create specialized contract language that may be needed to address the specific issues involved in any specific Solar Property.

QUESTIONNAIRE INSTRUCTIONS

- 1. DISCLOSURE LIMITATION:** The following are representations made by Seller and are not the representations of the Agent(s), if any. These disclosures are not a warranty of any kind by Seller or any agent(s) and are not a substitute for any inspection, investigations, or warranties. Unless otherwise specified in writing, Broker and real estate licensee or other person working with or through Broker has not verified information provided by Seller. If Seller or Buyer wants legal advice, they should consult a qualified California real estate attorney.
- 2. Note to Seller, PURPOSE:** This questionnaire informs Buyer about known material or significant items affecting the solar power system and helps eliminate misunderstandings about the solar power system.
 - **If the property has multiple solar power systems, use a separate Solar Questionnaire for each system. For example, if the property has two solar systems, Seller should complete two separate SOLAR forms - one for each system.**
 - Answer based on your actual knowledge and recollection at this time.
 - Something that you do not consider material or significant may be perceived differently by 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 or significant items affecting the solar power system; and to help to eliminate misunderstandings about the condition of the solar power system.
 - Something that may be material or significant to you may not be perceived the same way by Seller.
 - If something is important to you, put your concerns and questions into writing and send the written information to Seller.
 - Sellers can only disclose what they actually know. Seller may not know about all material or significant items.
 - Seller's disclosures are not a substitute for your own investigations, personal judgments, or common sense.
 - A "No" answer by Seller means Seller is not aware of the issue; it does not mean that the issue does not exist.
- 4. SELLER AWARENESS:** For each statement starting with **paragraph 1** in the Solar Property Questionnaire section, 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.

SOLAR PROPERTY QUESTIONNAIRE

- 1. OWNERSHIP TYPE AND INFORMATION:** **ARE YOU (SELLER) AWARE OF...**
 - A.** Are you aware of whether the property has multiple solar power systems? (If Yes, use a separate Solar Questionnaire to answer the questions in paragraphs 1-5 for each system.)..... ☒ Yes ☐ No
 - B.** The solar power system is: ☐ Owned; ☐ Leased; ☒ Other power purchase agreement
(If solar power system is owned, provide answers to paragraph 4 below. If solar power system is leased, provide answers to paragraph 5 below.)
 - C.** Approximate age of the solar power system? 3/2023 and 3/2015 or ☐ Unknown
 - D.** Name of the installation company? Sunrun or ☐ Unknown
- 2. DOCUMENTS:** **ARE YOU (SELLER) AWARE OF...**

Any information, leases, warranties, maintenance or other agreements, reports, inspections, receipts or other documents (regardless of the date prepared) pertaining to the solar power system?..... ☒ Yes ☐ No

Note: If Yes, provide any such documents in your possession to Buyer.

Explanation: details on the lease are available online
details on the lease are available online
- 3. GENERAL QUESTIONS BASED ON SELLER'S KNOWLEDGE:** **ARE YOU (SELLER) AWARE OF...**
 - A.** Whether the solar power system provides power for only a portion of the property?..... ☐ Yes ☒ No
 - B.** Whether the house/system is connected to a utility service?..... ☒ Yes ☐ No
 - (1) If Yes to **3B**, what was the date of installation and connection to service? 3/2023 and 3/2015
 - (2) If Yes to **3B**, does the connection have net energy metering?..... ☐ Yes ☒ No
 - (A) If Yes to **3B(2)**, what tier or rate is related to the net energy metering? locked in monthly plan
 - (B) If Yes to **3B(2)**, is there an annual true-up bill from the power company?..... ☐ Yes ☒ No
 - If Yes to **3B(2)(B)**, what is the approximate bill amount? \$ 170/month
 - C.** Whether there is a battery bank or power wall that enables the system to run independent of a utility service (off-grid)?
..... ☐ Yes ☒ No



Property Address:

1115 Savoy Street, San Diego, CA 92107

Date: 09/05/2026

Initial
MC

- D. Whether any portion of the system is installed anywhere other than the roof?.....☐ Yes ☒ No
 (1) If Yes to 3D, where is the system located? _____
 (2) If No to 3D, how is the system attached to the roof (on top of the roofing material, to the structure, was any roofing material removed or replaced to install the system)? _____
- E. Whether there is any transfer fee or any other fee for change of ownership, regardless of whether the solar power system is owned, leased, or subject to a power purchase agreement?.....☐ Yes ☒ No
- F. Whether there is a maintenance agreement for the solar power system?.....☒ Yes ☐ No
- G. Whether there is a warranty that covers the solar power system?.....☒ Yes ☐ No
 If Yes to 3G, is the warranty transferable?.....☒ Yes ☐ No
- H. Material facts or information (provide details and specifics about the system including, but not limited to, the number of panels, kilowatt size, type of inverter) related to the solar power system?.....☒ Yes ☐ No
- I. Other Obligations, Agreements, or Fees?.....☐ Yes ☒ No
- Explanation: 2015 agreement has 18 panels, system size is 4.68kw and 2023 has 9 panels 3.24kw
 2015 agreement has 18 panels, system size is 4.68Kw and 2023 has 9 panels 3.24kw
 2015 agreement has 18 panels, system size is 4.68Kw and 2023 has 9 panels 3.24kw

4. ☐ **SOLAR POWER SYSTEM IS OWNED AND CONVEYING WITH THE PROPERTY:** **ARE YOU (SELLER) AWARE OF...**
- A. Whether the system still has a balance due on any financing?.....☐ Yes ☒ No
 (1) If Yes to 4A, what is the balance?.....\$ _____
 (2) If Yes to 4A, what is the monthly payment due on the financing?.....\$ _____
 (3) If Yes to 4A, is it secured by an interest on title?.....☐ Yes ☐ No
 (4) If Yes to 4A, is the loan transferable to or assumable by Buyer?.....☐ Yes ☐ No
 NOTE: if financing for the solar power system is not secured on title, the agreement may have to be amended for Buyer to be responsible for the balance.
- B. Whether there is any other type of lien or encumbrance on title, on a property tax bill or otherwise?.....☐ Yes ☒ No
- C. Whether there is a power purchase agreement (if Yes, complete **paragraph 5** below)?.....☒ Yes ☐ No
- Explanation: _____

5. ☒ **SOLAR POWER SYSTEM IS SUBJECT TO:** ☐ A LEASE; ☐ A POWER PURCHASE AGREEMENT ("PPA") (Check all that apply. If both, provide answers/explanations for both categories.) **ARE YOU (SELLER) AWARE OF...**
- A. The name of the company with the lease or power purchase agreement?☒ Yes ☐ No
 If Yes to 5A, what is the name(s)? _____
 Lease: _____ PPA: Sunrun
- B. The year that the agreement(s) expires?☒ Yes ☐ No
 If Yes to 5B, what is the expiration year(s)? _____ (if PPA, 2035 and 2048)
- C. The current monthly solar payments?☐ Yes ☐ No
 If Yes to 5C, what is the amount? \$ _____ (if PPA, \$ 172.00)
- D. Whether the payment amounts vary from the amount provided in 5C (If Yes, explain how the payments are structured in the future)?.....☐ Yes ☒ No
 Lease: _____ PPA: _____
- E. Whether the lease or PPA is transferrable to or assumable by Buyer?
 (1) Lease☐ Yes ☐ No ☒ N/A
 (2) PPA☒ Yes ☐ No ☐ N/A
- F. Whether the solar power system will be owned at the end of the agreement?☐ Yes ☒ No
 (1) If No to 5F, can the equipment be purchased?.....☒ Yes ☐ No
 (2) If Yes to 5F(1), what is the estimated amount that would be due? \$ _____
- Explanation: _____

Seller acknowledges that Seller has read, understands and has received a copy of this Solar Advisory and Questionnaire, and 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 Clarissa M. Cowan Cowan Family Trust, dated May 23, 2024 Date 9/5/2026
 4EBF6B3E839046B... Seller _____ Date _____

Buyer acknowledges that Buyer has read, understands and has received a copy of this Solar Advisory and Questionnaire.

Buyer _____ Date _____
 Buyer _____ Date _____

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SOLAR REVISED 12/25 (PAGE 3 OF 3)



Rosalie Rodriguez | Compass | Generated

SOLAR ADVISORY AND QUESTIONNAIRE (SOLAR PAGE 3 OF 3)

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From: CLARISSA COWAN <scottandclarissa@cox.net>
Subject: Fw: Sunrun Full Prepayment vs. System Purchase: [CUSTOMER ADDRESS] [thread::-QQFv_q1fVS44_ANsowEAAM::]
Date: August 7, 2026 at 3:57:03 PM PDT
To: CLARISSA COWAN <clydecowan22@gmail.com>

Received	2 Pages
Buyer	Date
Buyer	Date

----- Forwarded Message -----

From: Sunrun Service Transfers <servicetransfers@sunrun.com>
To: scottandclarissa@cox.net <scottandclarissa@cox.net>
Sent: Friday, August 7, 2026 at 03:53:22 PM PDT
Subject: Sunrun Full Prepayment vs. System Purchase: [CUSTOMER ADDRESS] [thread::-QQFv_q1fVS44_ANsowEAAM::]

RE: 1115 Savoy St, San Diego, CA, 92107-3914

Hi Clarissa and Scott,

Thank you for contacting us to gather more information on payoff and options available during the service transfer. Below, you'll find additional details about our purchase option.

Purchase: \$17,939.61 (2015 system)

Purchase: \$16,505.58 (2023 system)

- With this option, you will own the system outright as a fixture of the property. No monthly payments are due to Sunrun, and you will only be charged by your utility company for usage beyond what the system generates.
- The system comes with the manufacturer's warranty, generally lasting around 10 years, with the potential to purchase extended coverage from the manufacturer. Note that the warranty is limited in scope. For repairs, you can hire a technician or request a service visit from Sunrun for a fee.
- Sunrun will no longer actively monitor the system
- **Please Note:** The performance guarantee is not included with a system purchase, as we will no longer proactively monitor the system.

***These quotes are valid for 30 days from this date and may be subject to change due to market conditions.** Should you elect to move forward with the Purchase option, your home must be under contract during the service transfer, or otherwise subject to the terms and timing within your agreement.

Please note that Sunrun bills in arrears, and there will be a final invoice due in addition to your full prepayment or purchase quote.

If you would like to proceed with any of these options or modify your solar agreement, please notify us so we can send the necessary documentation for signature before moving forward. (Do not mail payments without first obtaining these forms.)

Best Regards, Luis Martinez luis.martinez7@sunrun.com

Sunrun Service Transfers P: (855) 478-6786 Option: 3 F: (415) 354-3365

Hours Monday-Friday : 7am- 6pm MST Saturday-Sunday: Closed

****For email responses, please reply directly to this message to ensure that your reply is received.***

The Sunrun App is a great place to monitor your system, see the newest available products, and communicate with Sunrun. We invite you to download the App via the buttons or the universal QR code below!

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1800 Ashton Blvd, Lehi, UT 84043

State Contractor License Info | Privacy

thread::-QQFv_q1fVS44_ANsowEAAM::

From: CLARISSA COWAN <scottandclarissa@cox.net>
Subject: Fw: Sunrun Agreement Transfer Portal Process
Date: August 7, 2026 at 3:56:35 PM PDT
To: CLARISSA COWAN <clydecowan22@gmail.com>

Received	2 Pages
Buyer	Date
Buyer	Date

----- Forwarded Message -----

From: Sunrun Service Transfer Team <servicetransfers@sunrun.com>
To: scottandclarissa@cox.net <scottandclarissa@cox.net>
Sent: Friday, August 7, 2026 at 03:53:49 PM PDT
Subject: Sunrun Agreement Transfer Portal Process

RE: 1115 Savoy St, San Diego, CA, 92107-3914

Hello Clarissa and Scott, To begin transferring the Sunrun agreement, please visit the [Sunrun Service Transfer Portal](#) and enter the required details for the **Seller, Buyer, and Escrow Company**. Ensure that all information matches our existing records for the current homeowner (Seller). Any discrepancies may delay the process. The **Buyer details must be for the primary buyer of the property**, as this individual will undergo a verification process, including a soft credit check. If you have any questions, please contact us at the number or email listed below. Best Regards, **Sunrun Service Transfers** P: (855) 478-6786 Option: 3 F: (415) 354-3365 E: servicetransfers@sunrun.com **Hours** Monday-Friday : 6AM-8PM PT Saturday: 7AM-5PM PT Sunday: Closed ****For email responses, please reply directly to this message to ensure that your reply is received.***

Sunrun App is a great place to monitor your system, see the newest available products, and communicate with Sunrun. We invite you to download the App via the buttons or the universal QR code below!

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1800 Ashton Blvd, Lehi, UT 84043

State Contractor License Info | Privacy

RECORDING REQUESTED BY
Sunrun Inc.
Operations Department

WHEN RECORDED MAIL TO
Sunrun Inc.
P.O. Box 981440
El Paso, TX 79998-1440



May 11, 2023 11:26 AM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: \$92.00 (SB2 Atkins: \$75.00)

PAGES: 2

NOTICE OF AN INDEPENDENT SOLAR ENERGY PRODUCER CONTRACT

NOT AN ENCUMBRANCE: THIS NOTICE OF AN INDEPENDENT SOLAR ENERGY PRODUCER CONTRACT IS THE NOTICE REQUIRED UNDER SECTION 2869 OF THE CALIFORNIA PUBLIC UTILITIES CODE AND DOES NOT CONSTITUTE A TITLE DEFECT, LIEN, OR ENCUMBRANCE, AS STATED IN SUCH STATUTE.

TAX NOTICE: Section 73 of the California Revenue and Taxation Code allows a property tax exemption for the mounting of certain types of solar energy systems. The Generation System (as defined herein) is a qualifying active solar energy system, as defined under Section 73, and is exempt from a property tax assessment. This Notice supersedes any prior Notice of an Independent Solar Energy Producer Contract recorded by Sunrun Inc. against the Property described herein.

THIS REAL PROPERTY IS RECEIVING PART OF ITS ELECTRIC SERVICE FROM AN INDEPENDENT SOLAR ENERGY PRODUCER THAT HAS RETAINED OWNERSHIP OF A SOLAR ELECTRIC GENERATION SYSTEM THAT IS LOCATED ON THE REAL PROPERTY. THE INDEPENDENT SOLAR ENERGY PRODUCER PROVIDES ELECTRIC SERVICE TO THE CURRENT OWNER OF THIS REAL PROPERTY THROUGH A LONG-TERM CONTRACT FOR ELECTRIC SERVICE. THE INDEPENDENT SOLAR ENERGY PRODUCER IS REQUIRED TO PROVIDE A COPY OF THE CONTRACT TO A PROSPECTIVE BUYER OF THE REAL PROPERTY WITHIN TEN (10) DAYS OF THE RECEIPT OF A WRITTEN REQUEST FROM THE CURRENT OWNER OF THIS REAL PROPERTY.

THIS NOTICE OF AN INDEPENDENT SOLAR ENERGY PRODUCER CONTRACT ("Notice") is made as of April 20, 2023 by Sunrun Inc. (together with its successors and assigns, "Sunrun") whose address is 45 Fremont Street, 32nd Floor, San Francisco, CA 94105, whose telephone number is (855) 478-6786, and whose email address is operations@sunrunhome.com. This Notice concerns the Sunrun Residential Solar Customer Agreement, dated March 28, 2022 (the "Agreement"), between the owner of the real property listed below ("Customer") and Sunrun.

RECITALS

A. Pursuant to the Agreement, Sunrun, an independent solar energy producer, has installed a solar facility ("Solar Facility") on real property owned by Customer as follows:

Name: Clarissa Cowan
Address: 1115 Savoy St, San Diego, CA, 92107
County: San Diego
Parcel #: 530-522-13-00

B. Pursuant to the terms of the Agreement, Sunrun owns the Solar Facility and is responsible for operating, maintaining, and insuring the Solar Facility. Customer is responsible for making monthly lease and/or electricity payments to Sunrun for the term of the Agreement. Notwithstanding anything to the contrary herein, in LADWP territory, the Customer and Sunrun both understand and agree that the Agreement is for the lease of a Solar Facility and not for the purchase and sale of power.

C. The Agreement has a 25 ("LEASE TERM NUMERICAL") year term (the "Initial Term") that is expected to commence on 3/28/2022 and is expected to terminate on 3/22/2047, subject to renewal for additional one year periods (each a "Renewal Term") unless either party to the Agreement gives the other party a termination notice at least thirty (30) days prior to expiration of the Initial Term or Renewal Term, as applicable.

D. If Customer materially breaches the Agreement (whether by assigning the Agreement, failing to make the payments required thereunder or otherwise), Customer must, within thirty (30) days following such breach, either (i) pay Sunrun a termination payment, calculated in accordance with the Agreement (the "Make Whole") or (ii) purchase the Solar Facility for the purchase price specified in the Agreement. If Customer fails to pay the Make Whole or purchase the Solar Facility, Sunrun (subject to any cure rights provided in the Agreement) may disconnect the Solar Facility and/or enter the Property and remove the Solar Facility. At the end of the Initial Term or Renewal Term, Customer may purchase the Solar Facility for the purchase price specified in the Agreement. If Customer does not purchase the Solar Facility, Sunrun may disconnect the Solar Facility and/or enter the Property and remove the Solar Facility.

E. It is the intention of Sunrun and Customer that (i) Sunrun and/or its designated affiliate retain title to the Solar Facility, unless Customer elects to purchase the Solar Facility in accordance with the Agreement, and (ii) the Solar Facility will at all times remain the personal property of Sunrun and shall not at any time constitute a fixture or part of the Property.

F. If Customer sells the Property, the Customer will have the option to either (a) assign the Agreement to the new owner of the Property, provided the new owner of the Property meets with Sunrun's customer credit requirements or (b) purchase the Solar Facility in accordance with the terms of the Agreement. If Customer sells or otherwise transfers the Property without effectuating either option (a) or (b) above, the Customer will have materially breached the Agreement and must, within thirty (30) days following such breach; either (i) pay Sunrun the Make Whole payment or (ii) purchase the Solar Facility for the purchase price specified in the Agreement.

Sunrun Inc.

By: _____

Rebecca Gysin, Manager

State of Oregon
County of Multnomah

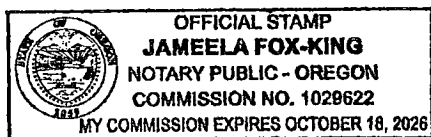
On 04/20/2023 before me, Jameela Fox-King, Notary Public, personally appeared Rebecca Gysin, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Oregon that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Jameela Fox-King (Seal)



RECORDING REQUESTED BY
Sunrun Inc.
Operations Department

WHEN RECORDED MAIL TO
Sunrun Inc.
P.O. Box 4387
Portland, OR 97208

DOC# 2015-0312193



Jun 17, 2015 08:05 AM
OFFICIAL RECORDS
Ernest J. Dronenburg, Jr.,
SAN DIEGO COUNTY RECORDER
FEES: \$18.00

PAGES: 2

NOTICE OF AN INDEPENDENT SOLAR ENERGY PRODUCER CONTRACT

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TAX NOTICE: *Section 73 of the California Revenue and Taxation Code allows a property tax exemption for the mounting of certain types of solar energy systems. The Generation System (as defined herein) is a qualifying active solar energy system, as defined under Section 73, and is exempt from a property tax assessment. This Notice supersedes any prior Notice of an Independent Solar Energy Producer Contract recorded by Sunrun Inc. against the Property described herein.*

THIS REAL PROPERTY IS RECEIVING PART OF ITS ELECTRIC SERVICE FROM AN INDEPENDENT SOLAR ENERGY PRODUCER THAT HAS RETAINED OWNERSHIP OF A SOLAR ELECTRIC GENERATION SYSTEM THAT IS LOCATED ON THE REAL PROPERTY. THE INDEPENDENT SOLAR ENERGY PRODUCER PROVIDES ELECTRIC SERVICE TO THE CURRENT OWNER OF THIS REAL PROPERTY THROUGH A LONG-TERM CONTRACT FOR ELECTRIC SERVICE. THE INDEPENDENT SOLAR ENERGY PRODUCER IS REQUIRED TO PROVIDE A COPY OF THE CONTRACT TO A PROSPECTIVE BUYER OF THE REAL PROPERTY WITHIN TEN (10) DAYS OF THE RECEIPT OF A WRITTEN REQUEST FROM THE CURRENT OWNER OF THIS REAL PROPERTY.

THIS NOTICE OF AN INDEPENDENT SOLAR ENERGY PRODUCER CONTRACT ("Notice") is made as of June 9, 2015 by Sunrun Inc. (together with its successors and assigns, "**Sunrun**") whose address is 45 Fremont Street, 32nd Floor, San Francisco, CA 94105, whose telephone number is (855) 478-6786, and whose email address is operations@sunrunhome.com. This Notice concerns the Sunrun Residential Solar Customer Agreement, dated February 25, 2015 (the "**Agreement**"), between the owner of the real property listed below ("**Customer**") and Sunrun.

RECITALS

A. Pursuant to the Agreement, Sunrun, an independent solar energy producer, has installed a solar facility ("**Solar Facility**") on real property owned by Customer as follows:

Name: Clarissa Cowan and Scott Cowan
Street: 1115 Savoy St
City and County: San Diego, San Diego
Parcel #: 530-522-13-00

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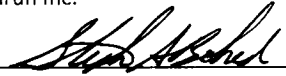
C. The Agreement has a 20 ("LEASE TERM NUMERICAL") year term (the "Initial Term") that is expected to commence on 2/25/2015 and is expected to terminate on 2/25/2035, subject to renewal for additional one year periods (each a "Renewal Term") unless either party to the Agreement gives the other party a termination notice at least thirty (30) days prior to expiration of the Initial Term or Renewal Term, as applicable.

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Sunrun Inc.

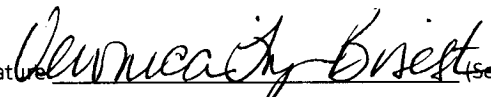
By: 
Stephen Bohach, Manager

State of Oregon
County of Multnomah

On 6-9-15 before me, Veronica Lynn Bisesti, Notary Public, personally appeared Stephen Bohach, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Oregon that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)

