



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 or fourplex. 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 1907 Robinson Ave #309.

THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY IN COMPLIANCE WITH § 1102 OF THE CIVIL CODE AS OF (DATE) 06/16/2025. 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: _____

☒ 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 |
| ☒ Garbage Disposal | ☐ Built-in Barbecue | Other _____ |
| ☐ Washer/Dryer Hookups | ☐ Gazebo | ☐ Gas Supply: |
| ☐ Rain Gutters | ☒ Security Gate(s) | ☐ Utility ☐ Bottled (Tank) |
| ☐ Burglar Alarms | ☐ Garage: | ☒ Window Screens |
| ☐ Carbon Monoxide Device(s) | ☐ Attached ☐ Not Attached | ☐ Window Security Bars |
| ☐ Smoke Detector(s) | ☐ Carport | ☐ Quick Release Mechanism on |
| ☐ Fire Alarm | ☐ Automatic Garage Door Opener(s) | Bedroom Windows |
| ☐ TV Antenna | ☐ Number Remote Controls _____ | ☐ Water-Conserving Plumbing Fixtures |
| ☐ 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 None Fireplace(s) in None

☐ Gas Starter ☒ Roof(s): Type: Don't Know Age: Don't know (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): See overflow paragraph 1

(*see note on page 2)

Property Address: 1907 Robinson Ave #309, San Diego, CA 92104 Date: 06/16/2025

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: _____)

If any of the above is checked, explain. (Attach additional sheets if necessary.): See overflow paragraph 2

*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.): See overflow paragraph 3

- 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.

Seller James Jonathon Bosnyak, TTEE Date _____
Seller _____ Date _____



Property Address: 1907 Robinson Ave #309, San Diego, CA 92104 Date: 06/16/2025

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: _____

Agent (Broker Representing Seller) Coldwell Banker West (Please Print)

By John Bertsch Date _____

(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.

Seller James Jonathon Bosnyak, TTEE Date _____

Seller _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____

Agent (Broker Representing Seller) Coldwell Banker West (Please Print)

By John Bertsch Date _____

(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)

John Bertsch | Coldwell Banker West | Generated  **REALTOR**

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

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

This addendum is given in connection with the property known as 1907 Robinson Ave #309, San Diego, CA 92104

_____ (“Property”),
in which _____ is referred to as (“Buyer”)
and James Jonathon Bosnyak, TTEE is referred to as (“Seller”).

[TDS] Real Estate Transfer Disclosure Statement

1) II.A. Items Not in Working Condition:

II.A. CENTRAL AIR CONDITIONING

No floor in living room & dining room (just subfloor).

The upgrade to the AC was made August 2024 (payment of \$1500) but HOA did not reconnect me to the AC/chiller upon completion.

II.A. CENTRAL AIR CONDITIONING - MAINTENANCE, REPAIR

unit was purchased with no kitchen, subfloor, closet broken, etc. Kitchen installed, bedroom painted, installed rugs, top /carpet, topdown/bottom up blinds, damage to the washroom ceiling

II.A. OTHER PROPERTY ITEMS

Refrigerator might have stopped working - I do not know this first hand. Ceiling has fallen in washroom but should be repaired before unit on market.

2) II.B. Explanation of Defects:

II.B. CEILINGS

washroom ceiling fallen in

II.B. CEILINGS - OTHER INFO

Ceiling lamp (intended for Dining Room) and washroom fixture still in box - never installed.

II.B. PLUMBING/SEWERS/SEPTICS

Shower does not work properly. Toilet does not flush.

3) II.C. :

II.C.2. ADJOINING LANDOWNERS

It is a condo. we hshare walls, utilities, and everything that is normally associated with condo existence (continued on overflow page 2)

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 _____ Date _____

Seller James Jonathon Bosnyak, TTEE Date _____

Seller _____ Date _____

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TOA REVISED 6/23 (PAGE 1 OF 1)



John Bertsch | Coldwell Banker West | Generated by Glide

TEXT OVERFLOW ADDENDUM (TOA PAGE 1 OF 1)

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This addendum is given in connection with the property known as 1907 Robinson Ave #309, San Diego, CA 92104

_____ (“Property”),
in which _____ is referred to as (“Buyer”)
and James Jonathon Bosnyak, TTEE is referred to as (“Seller”).

[TDS] Real Estate Transfer Disclosure Statement

3) II.C. (continued):

II.C.2. ADJOINING LANDOWNERS - CONTROVERSIES

Neighbours keep parking in my parking space

II.C.11. NUISANCES

The neighbourhood can be creative, vibrant, friendly, and close knit - the noise levels represent this. This can be a nuisance to those sensitive to city living.

II.C.12. CC&RS OR OTHER RESTRICTIONS

CC&R's attached

See attached: Horizon House Rules and Regulations 2014 Amended June 2017

II.C.12. CC&RS OR OTHER RESTRICTIONS - OTHER INFO

remaining HOA docs

See attached: HH Lease Guidelines CC&Rs, Horizon House Rules and Regulations 2014 Amended June 2017, Horizon House Recorded 2020

First Restated CC&Rs 02042021 - Reduced Size

II.C.13. HOA AUTHORITY

The unit is a condo in a building with an HOA

II.C.14. COMMON AREAS

Pool, Sauna, Rooftop Deck with BBQ, meeting room

II.C. ADDITIONAL DISCLOSURES

I have not lived on the property for approximately 6 years. I do not keep up with HOA issues

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 _____ Date _____

Seller _____ James Jonathon Bosnyak, TTEE Date _____

Seller _____ Date _____

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