2025-0151421
05/20/2025 08:58 AM Fee: $ 94.00
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Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

RECORDING REQUESTED BY
Sunrun Inc.
Operations Department

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

1032

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 22, 2025 by Sunrun Inc. (together with its, successors and assigns, "**Sunrun**") whose address is 1800 Ashton Blvd Lehi, UT 84043, whose telephone number is (855) 478-6786, and whose email address is filings@sunrun.com. This Notice concerns the Sunrun Residential Solar Customer Agreement, dated September 10, 2020 (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: Anthony Reyes
Address: 25073 Babbling Brook Cir, Menifee, CA, 92584
County: Riverside
Parcel #: 339-423-021

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Requested By: LCopeland, Printed: 4/28/2026 3:21 PM

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 9/10/2020 and is expected to terminate on 9/10/2045, 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.

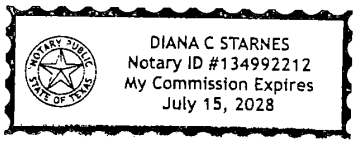
By: _____
Jackline Staples, Authorized Signor

State of Texas
County of Collin

On __04/22/2025__ before me, Diana C Starnes, Notary Public, personally appeared Jackline Staples, who is personally known by and, additionally 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 they executed the same in their authorized capacity, and that by their 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 Texas that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Diana Starnes (Seal)



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Requested By: LCopeland, Printed: 4/28/2026 3:21 PM

DOC # 2026-0027568
01/28/2026 02:37 PM Fees: $20.00
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Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

This document was electronically submitted to the County of Riverside for recording
Receipted by: SOOSAN #785

RECORDING REQUESTED BY:
First IntegrityTitle National Solutions LLC

AND WHEN RECORDED MAIL DEED AND TAX STATEMENTS TO:
Department Veterans Affairs
Loan Guaranty Service
3401 West End Avenue, Suite 760W
Nashville, TN 37203

T.S. No.: CA-25-1024835-GPS SPACE ABOVE THIS LINE FOR RECORDERS USE
VA No.: 77-77-6-5493856

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S):

X	Document Transfer Tax is $0.00
	Computed on full value of property conveyed
	Computed on full value less liens or encumbrances remaining at time of sale
X	This transaction is exempt from taxation pursuant to Revenue and Taxation Code, Section 11922
X	APN: 339-423-021

For valuable consideration, receipt of which is hereby acknowledged, **Nationstar Mortgage LLC,** hereby GRANT(S) to, **Secretary of Veterans Affairs, an officer of the United States** to its successors in such office as such herein called grantee, the following described real property in the City of **MENIFEE,** County of **RIVERSIDE**, State of **California**:

Lot 49 of Tract No. 28921, in the County of Riverside, State of California, as shown by map on File in Book 303, Pages 67 through 70, inclusive of maps, records of Riverside County, California.

T.S. No.: CA-25-1024835-GPS

Dated: 10/14/2025

Nationstar Mortgage LLC

Talya Harris

Signed by: Talya Harris

Print Name: Assistant Secretary

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of: Texas)

County of: Dallas)

On October 14, 2025 before me, Felecee Davis a notary public, personally appeared Talya Harris, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal. **(Seal)**

Felecee Davis

Signature

FD TH

FELECEE DAVIS
Notary Public, State of Texas
Comm. Expires 08-05-2027
Notary ID 130321962

Certificate of Acceptance

T.S. No.:	CA-25-1024835-GPS
Property Address:	25073 BABBLING BROOK CIRCLE, MENIFEE, CA 92584
VA No.:	77-77-6-5493856
Servicer Loan No.:	0757726450
APN No.:	339-423-021
Title Order:	FIN-25016460

This is to certify that the interest in Real Property conveyed by the attached Deed or Grant dated 10/14/2025 from Nationstar Mortgage LLC to the Secretary of Veterans Affairs, an Officer of the United States of America, successors and assigns, at U.S. Department of Veterans Affairs, VA Regional Loan Center, 3333 N. Central Avenue, Phoenix, AZ 85012-2402 (Grantee), **is accepted if the Grantee determines the property meets the requirements of part 36 of Title 38, Code of Federal Regulations. The Grantee consents to the recordation thereof by its duly authorized officer. Nothing herein waives the Grantee's authority to determine that the property is not acceptable pursuant to 38 C.F.R. 36.4323.**

Michael Barthel, Loan Administration Officer, Loan Guaranty, on behalf of the Secretary of Veterans Affairs, an Officer of the United States of America, successors and assigns, pursuant to the delegation of authority at 38 C.F.R. 36.4345, but subject to the limitations of 38 C.F.R. 36.4323.

Dated: 10-29-2025

By: _____

Name Michael Barthel

Title: Loan Administration Officer

State of Florida
County of Pinellas

On 10/29/25 before me, the undersigned, notary public, personally appeared Michael Barthel who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity and that by his/her signature on the instrument the person, or the entity on behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of FL that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

Signature _____ (Seal)

KAROLINA J QUEARRY
Notary Public - State of Florida
Commission # HH 724976
My Comm. Expires Sep 25, 2029
Bonded through National Notary Assn.