



CORINTHIAN TITLE & ESCROW

Corinthian Title

Phone: (888) 828-8490

Fax: () -

Property Address: 12124 PUTTING GREEN ROW
SAN DIEGO, CA 92128

Assessor's Parcel No: 274-893-49-00

Title Representative: Customer Service

Thank You For Choosing Corinthian Title

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Property Information

Primary Owner : COOPER TRUST B (07-23-97)
Secondary Owner : COOPER TRUST A (07-23-97)
Site Address : 12124 PUTTING GREEN ROW
SAN DIEGO, CA 92128-3270
Mailing Address : 12124 PUTTING GREEN ROW
SAN DIEGO, CA 92128-3270
Assessor Parcel Number : 274-893-49-00
Census Tract : 0170.51
Housing Tract Number : 11111
Lot Number : 49
Page Grid : 1170-A4
Legal Description : Lot: 49 ; Tract No: 11111 ; Abbreviated Description: LOT:49 DIST:0020
CITY:SAN DIEGO SUBD:BERNARDO HEIGHTS N TR#:11111 TR 11111
LOT 49 MAP REF:011111; City/Muni/Thwp: SAN DIEGO

Property Characteristics

Bedrooms :	3	Year Built :	1986	Square Feet :	1586
Bathrooms :	2.0	Garage :	G	Lot size :	3548 SF
Partial Bath :	0	Fireplace :	N/A	Number of Units :	0
Total Rooms :	0	Pool/Spa :	N	Use Code :	Single Family Residential
Zoning :	R-1:SINGLE				

Sale Information

Transfer Date :		Document # :	
Transfer Value :	N/A	Cost/Sq Feet :	N/A

Assessment/Tax Information

Assessed Value :	\$306,478	Tax Amount :	\$3,405.76
Land Value :	\$148,361	Tax Status :	Current
Improvement Value :	\$158,117	Tax Rate Area :	8-262
Percent Improvement :	51 %	Homeowner Exemption :	Y



Mortgage Release

Recording Date:	01/17/2020	Document #:	2020-0028043
Loan Amount:	\$250,000	Document Description:	Release of Mortgage
Current Lender:	FIRST AMERICAN TITLE INSURANCE COMPANY, AS TRUSTEE, OR SUCCESSOR TRUSTEE, OR SUBSTITUTE TRUSTEE	Origination Mortgage Recording Date:	09/09/2013
Borrower Name:	COOPER,BONNIE LOU;THE COOPER TRUST "A" UDT 7/23/97;THE COOPER TRUST "B" UDT 7/23/97	Origination Mortgage Document #:	2013-0556150
Original Lender:	US BANK NA		

Mortgage Record

Recording Date:	09/09/2013	Document #:	2013-0556150
Loan Amount:	\$250,000	Loan Type:	Credit Line (Revolving)
TD Due Date:	08/13/2028	Type of Financing:	VAR
Lender Name:	US BANK NA		
Lender Type:	Bank		
Buyer Vesting:	COOPER,BONNIE LOU; THE COOPER TRUST,		
Vesting:	Trust		

Mortgage Release

Recording Date:	09/03/2013	Document #:	2013-0545533
Loan Amount:	\$50,000	Document Description:	Release of Mortgage
Current Lender:	U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE OR SUCCESSOR TRUSTEE	Origination Mortgage Recording Date:	01/20/2004
Borrower Name:	COOPER,BONNIE LOU;COOPER,BONNIE LOU;THE COOPER TRUST "A", U/D/T, JULY 23, 1997;THE COOPER TRUST "B", U/D/T JULY 23, 1997	Origination Mortgage Document #:	2004-0041762
Original Lender:	SAN DIEGO NATIONAL BANK		

Mortgage Assignment

Recording Date:	09/01/2010	Document #:	2010-0459037
Loan Amount:	\$50,000	Document Description:	Assignment of Mortgage
Original Lender:	SAN DIEGO NATIONAL BANK	Origination Mortgage Recording Date:	01/20/2004
Borrower Name:	COOPER,BONNIE LOU	Origination Mortgage Document #:	2004-0041762
Assignor Name:	FEDERAL DEPOSIT INSURANCE CORPORATION;SAN DIEGO NATIONAL BANK, SAN DIEGO, CALIFORNIA	Assignee Name:	U.S. BANK NATIONAL ASSOCIATION

Mortgage Record

Recording Date:	01/20/2004	Document #:	2004-0041762
Loan Amount:	\$50,000	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type of Financing:	VAR
Lender Name:	SAN DIEGO NATIONAL BANK		
Lender Type:	Bank		
Buyer Vesting:	COOPER,BONNIE LOU; COOPER TRUST A,		
Vesting:	Trust		

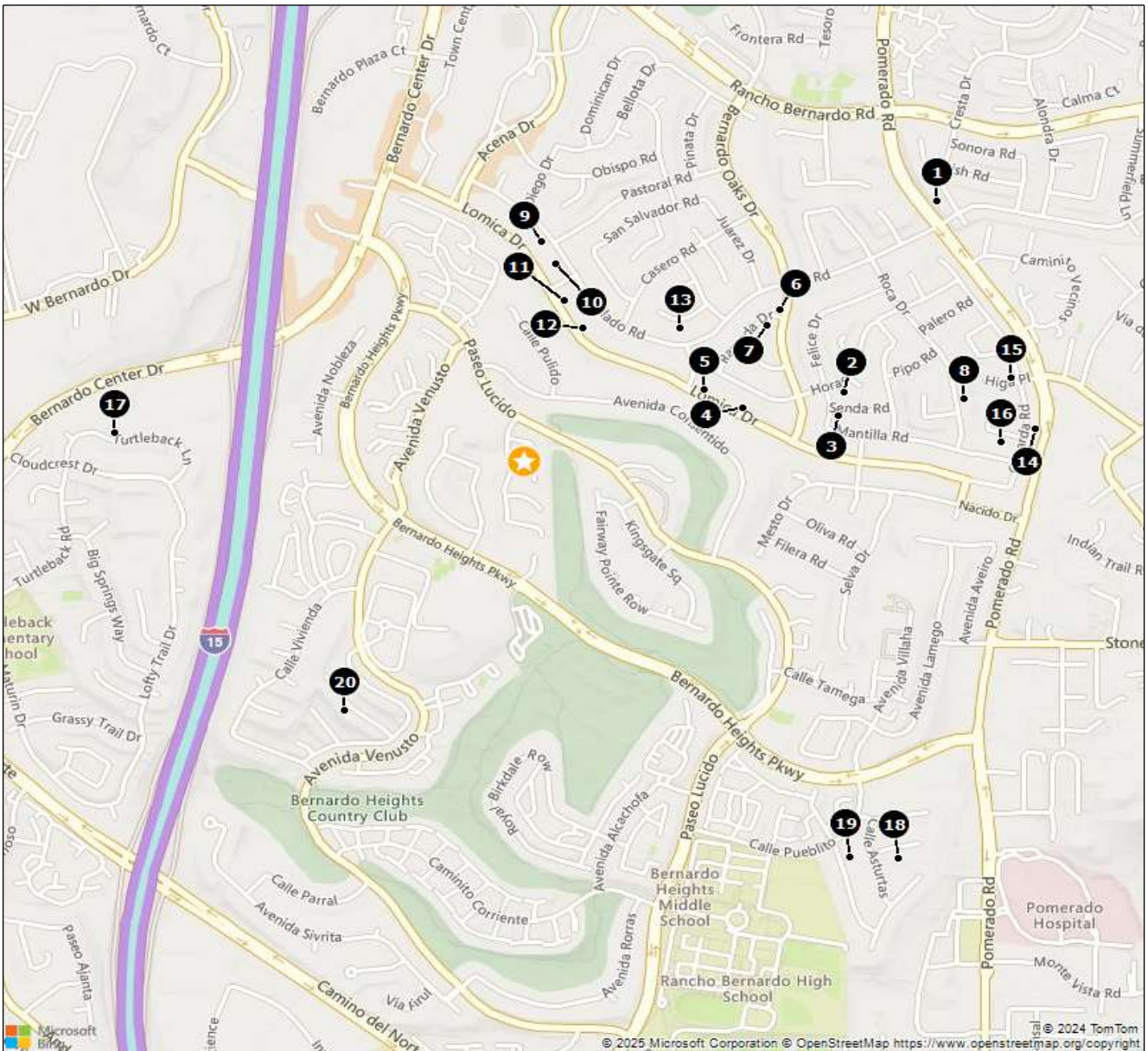
Prior Transfer

Recording Date:	10/27/1997	Document #:	1997-0538368
Price:		Document Type:	Intrafamily Transfer & Dissolution
First TD:		Type of Sale:	
Lender Name:			
Buyer Name:	COOPER, BONNIE LOU; THE COOPER TRUST A,		
Buyer Vesting:	Trust		
Sell Name:	, COOPER BONNIE L; COOPER TRUST B,		
City/Muni/Twp:	SAN DIEGO		
Legal:	CITY:SAN DIEGO BERNARDO HEIGHTS NORTH LOT 49		

Prior Transfer

Recording Date:	09/23/1997	Document #:	1997-0469626
Price:		Document Type:	Intrafamily Transfer & Dissolution
First TD:		Type of Sale:	
Lender Name:			
Buyer Name:	COOPER, BONNIE LOU; THE COOPER TRUST B,		
Buyer Vesting:	Trust		
Sell Name:	, COOPER BONNIE L; COOPER FAMILY TRUST,		
City/Muni/Twp:	SAN DIEGO		
Legal:	CITY:SAN DIEGO BERNARDO HEIGHTS NORTH LOT 49		

12124 PUTTING GREEN ROW
 SAN DIEGO, CA 92128-3270



Address	Date	Price	SqFt	BR/Bth	Year Built	Lot Size
1. 16736 Cresta Dr, San Diego	10/16/2024	\$1,130,000	1400	3/2	1964	13800
2. 12365 Horado Rd, San Diego	11/14/2024	\$925,000	1395	3/2	1964	7100
3. 16349 Felice Dr, San Diego	12/31/2024	\$870,000	1402	2/2	1965	7400
4. 12244 Lomica Dr, San Diego	01/06/2025	\$975,000	1402	3/2	1965	5700
5. 12208 Lomica Dr, San Diego	11/12/2024	\$827,500	1314	2/2	1965	6500
6. 16494 Ramada Dr, San Diego	11/07/2024	\$875,000	1395	3/2	1965	7300
7. 16473 Ramada Dr, San Diego	01/28/2025	\$750,000	1402	2/2	1965	7800
8. 16369 Roca Dr, San Diego	11/06/2024	\$875,000	1402	2/2	1965	5700
9. 12043 Callado Rd, San Diego	12/16/2024	\$785,000	1472	2/2	1965	7200
10. 12065 Callado Rd, San Diego	10/11/2024	\$780,000	1518	2/2	1985	8100

Address	Date	Price	SqFt	BR/Bth	Year Built	Lot Size
11. 12018 Lomica Dr, San Diego	01/03/2025	\$1,075,000	1652	2/2	1965	6000
12. 12048 Lomica Dr, San Diego	11/27/2024	\$855,000	1403	2/2	1965	6000
13. 12195 San Tomas Pl, San Diego	11/18/2024	\$830,000	1770	2/2	1969	8300
14. 16327 Gabarda Rd, San Diego	02/04/2025	\$900,000	1770	2/2	1971	7200
15. 16362 Gabarda Rd, San Diego	10/30/2024	\$670,000	1450	2/2	1971	7600
16. 12631 Bendito Dr, San Diego	01/06/2025	\$1,219,000	1614	3/2	1972	6700
17. 11366 Turtleback Ln, San Diego	10/30/2024	\$1,295,000	1823	4/2	1980	6262
18. 12645 Via Galacia, San Diego	02/05/2025	\$1,090,000	1533	2/2	1986	9042
19. 15525 Caldas De Reyes, San Diego	01/14/2025	\$1,195,000	1533	2/2	1988	6142
20. 15804 Caminito Cercado, San Diego	12/27/2024	\$860,000	1461	3/2	1987	4298



Criteria Selected:

Searched by Radius: 1 miles
 Minimum Area: 1,268 SqFt. Maximum Area: 1,903 SqFt.
 Maximum Bathrooms: 3 Minimum Bathrooms: 1
 Maximum Bedrooms: 4 Minimum Bedrooms: 2
 Pool: All
 Land Use: Same as Subject
 Date Range: 03/01/2024 to 02/24/2025

Area Sales Analysis

	Low	Median	High
Bedrooms:	2	2	4
Baths:	2	2	2
Lot Size:	4,298	7,150	13,800
Living Area (SqFt):	1,314	1,455	1,823
Sale Price:	\$670,000	\$875,000	\$1,295,000
Year Built:	1964	1965	1988
Age:	37	60	61

Subject Property

Sale Date: N/A Year Built: 1986 Price: N/A Pool: N
 Lot Size: 3,548 SF Square Feet: 1,586 \$/SF: N/A BR/Bth: 3/2.0

Comparable Sales Data

No.	Address	Date	Price	\$/SF	SqFt	BR/Bth	Year Built	Lot Size	Pool
1	16736 CRESTA DR SAN DIEGO, CA 92128	10/16/2024	\$1,130,000	\$807	1,400	3/2	1964	13,800 SF	N/A
	Owner: AJAY DESHPANDE, SUNIDHI SUBHASH		Seller: PAVEL SHAINSKY, KIMBERLY SHAINSKY						
	APN: 274-180-03-00		Document #: 2024-0278661						
	Legal: Lot:26 Subdivision:BERNARDO HOMES UNIT NO 2		Map Ref:MAP 5152City/Muni/Twp:SAN DIEGO						
	Land Use: Single Family Residential		Located approximately 0.87 miles from subject property.						
2	12365 HORADO RD SAN DIEGO, CA 92128	11/14/2024	\$925,000	\$663	1,395	3/2	1964	7,100 SF	N/A
	Owner: SRABONI CARLSON, SETH CARLSON		Seller: ONE MISSION PROPERTIES LLC						
	APN: 274-330-43-00		Document #: 2024-0316939						
	Legal: Lot:456 Subdivision:SEVEN OAKS 5		Map Ref:MAP 5225City/Muni/Twp:SAN DIEGO						
	Land Use: Single Family Residential		Located approximately 0.57 miles from subject property.						
3	16349 FELICE DR SAN DIEGO, CA 92128	12/31/2024	\$870,000	\$620	1,402	2/2	1965	7,400 SF	N/A
	Owner: GLEN JOSEPH BALOGH, PATRICIA M		Seller: CAQ VENTURES LLC						
	APN: 274-370-07-00		Document #: 2024-0359544						
	Legal: Lot:574 Subdivision:SEVEN OAKS UNIT NO 7		Map Ref:MAP 5279City/Muni/Twp:SAN DIEGO						
	Land Use: Single Family Residential		Located approximately 0.56 miles from subject property.						
4	12244 LOMICA DR SAN DIEGO, CA 92128	01/06/2025	\$975,000	\$695	1,402	3/2	1965	5,700 SF	N/A
	Owner: CASIMR SZUBERLA, SUSAN SUZUBERLA		Seller: HODGES PROPERTIES INC						
	APN: 274-390-02-00		Document #: 2025-0002664						
	Legal: Lot:616 Subdivision:SEVEN OAKS UNIT NO 7		Map Ref:MAP 5279City/Muni/Twp:SAN DIEGO						
	Land Use: Single Family Residential		Located approximately 0.39 miles from subject property.						

Comparable Sales Data

No.	Address	Date	Price	\$/SF	SqFt	BR/Bth	Year Built	Lot Size	Pool
5	12208 LOMICA DR SAN DIEGO, CA 92128	11/12/2024	\$827,500	\$629	1,314	2/2	1965	6,500 SF	N/A
	Owner: SAN MIGUEL INVESTMENTS LLC APN: 274-390-08-00 Legal: Lot:622 Subdivision:SEVEN OAKS UNIT NO 7 Land Use: Single Family Residential								
									Located approximately 0.34 miles from subject property.
6	16494 RAMADA DR SAN DIEGO, CA 92128	11/07/2024	\$875,000	\$627	1,395	3/2	1965	7,300 SF	N/A
	Owner: JERRY PASTOR, MARGARET PASTOR APN: 274-400-12-00 Legal: Lot:659 Subdivision:SEVEN OAKS UNIT NO 7 Land Use: Single Family Residential								
									Located approximately 0.53 miles from subject property.
7	16473 RAMADA DR SAN DIEGO, CA 92128	01/28/2025	\$750,000	\$534	1,402	2/2	1965	7,800 SF	N/A
	Owner: EDWARD TAYLOR JONES, PATRICIA DAVIS APN: 274-400-24-00 Legal: Lot:677 Subdivision:SEVEN OAKS UNIT NO 7 Land Use: Single Family Residential								
									Located approximately 0.50 miles from subject property.
8	16369 ROCA DR SAN DIEGO, CA 92128	11/06/2024	\$875,000	\$624	1,402	2/2	1965	5,700 SF	N/A
	Owner: TIMOTHY KERANS, SHIZUKA KAMMA APN: 274-423-08-00 Legal: Lot:498 Subdivision:SEVEN OAKS UNIT NO SIX Land Use: Single Family Residential								
									Located approximately 0.78 miles from subject property.
9	12043 CALLADO RD SAN DIEGO, CA 92128	12/16/2024	\$785,000	\$533	1,472	2/2	1965	7,200 SF	N/A
	Owner: SOON OK CHOI APN: 274-460-24-00 Legal: Lot:739 Subdivision:SEVEN OAKS UNIT NO 10 Land Use: Single Family Residential								
									Located approximately 0.42 miles from subject property.
10	12065 CALLADO RD SAN DIEGO, CA 92128	10/11/2024	\$780,000	\$513	1,518	2/2	1985	8,100 SF	N/A
	Owner: ORCA PROPERTIES INC APN: 274-460-28-00 Legal: Lot:739 Subdivision:SEVEN OAKS UNIT NO 10 Land Use: Single Family Residential								
									Located approximately 0.38 miles from subject property.
11	12018 LOMICA DR SAN DIEGO, CA 92128	01/03/2025	\$1,075,000	\$650	1,652	2/2	1965	6,000 SF	N/A
	Owner: RICHARD HUGHES, JULIA HUGHES APN: 274-470-15-00 Legal: Lot:814 Subdivision:SEVEN OAKS UNIT NO 10 Land Use: Single Family Residential								
									Located approximately 0.31 miles from subject property.
12	12048 LOMICA DR SAN DIEGO, CA 92128	11/27/2024	\$855,000	\$609	1,403	2/2	1965	6,000 SF	N/A
	Owner: JANGJAE KIM, KYUNGBOON KIM APN: 274-480-15-00 Legal: Lot:809 Subdivision:SEVEN OAKS UNIT NO 10 Land Use: Single Family Residential								
									Located approximately 0.27 miles from subject property.
13	12195 SAN TOMAS PL SAN DIEGO, CA 92128	11/18/2024	\$830,000	\$468	1,770	2/2	1969	8,300 SF	N/A
	Owner: JOSE MARTINEZ ROCHA APN: 274-640-14-00 Legal: Lot:1212 Subdivision:SEVEN OAKS UNIT NO 16 Land Use: Single Family Residential								
									Located approximately 0.37 miles from subject property.

Comparable Sales Data

No.	Address	Date	Price	\$/SF	SqFt	BR/Bth	Year Built	Lot Size	Pool
14	16327 GABARDA RD SAN DIEGO, CA 92128	02/04/2025	\$900,000	\$508	1,770	2/2	1971	7,200 SF	N/A
	Owner: MARGARITA HIDALGO APN: 274-710-13-00 Legal: Lot:1923 Subdivision:SEVEN OAKS UNIT NO 18 Land Use: Single Family Residential								
									Located approximately 0.90 miles from subject property.
15	16362 GABARDA RD SAN DIEGO, CA 92128	10/30/2024	\$670,000	\$462	1,450	2/2	1971	7,600 SF	N/A
	Owner: GOLDEN GATE REALTY & INVESTMENT INC APN: 274-710-21-00 Legal: Lot:1923 Subdivision:SEVEN OAKS UNIT NO 18 Land Use: Single Family Residential								
									Located approximately 0.86 miles from subject property.
16	12631 BENDITO DR SAN DIEGO, CA 92128	01/06/2025	\$1,219,000	\$755	1,614	3/2	1972	6,700 SF	N/A
	Owner: JON LANGLEY PARKHURST, EILEEN APN: 274-710-51-00 Legal: Lot:2083 Subdivision:SEVEN OAKS UNIT NO 19 Land Use: Single Family Residential								
									Located approximately 0.83 miles from subject property.
17	11366 TURTLEBACK LN SAN DIEGO, CA 92127	10/30/2024	\$1,295,000	\$710	1,823	4/2	1980	6,262 SF	N/A
	Owner: ANOOP KOYILY, SANGEETHA PITTAN APN: 313-321-13-00 Legal: Lot:73 Subdivision:HIGH COUNTRY WEST UNIT NO 1 Land Use: Single Family Residential								
									Located approximately 0.72 miles from subject property.
18	12645 VIA GALACIA SAN DIEGO, CA 92128	02/05/2025	\$1,090,000	\$711	1,533	2/2	1986	9,042 SF	N/A
	Owner: ROBERT LOMBARDI, ROBIN LOMBARDI APN: 313-481-41-00 Legal: Lot:41 Subdivision:BERNARDO HEIGHTS UNIT NO 14 Land Use: Single Family Residential								
									Located approximately 1.00 miles from subject property.
19	15525 CALDAS DE REYES SAN DIEGO, CA 92128	01/14/2025	\$1,195,000	\$779	1,533	2/2	1988	6,142 SF	N/A
	Owner: JAD MAAMARY, FATMA AMAR APN: 313-482-12-00 Legal: Lot:100 Subdivision:BERNARDO HEIGHTS UNIT NO 14 Land Use: Single Family Residential								
									Located approximately 0.94 miles from subject property.
20	15804 CAMINITO CERCADO SAN DIEGO, CA 92128	12/27/2024	\$860,000	\$588	1,461	3/2	1987	4,298 SF	N/A
	Owner: AP MORTGAGE COMPANY APN: 313-503-09-00 Legal: Lot:98 Subdivision:WOODCREST BERNARDO HEIGHTS Land Use: Single Family Residential								
									Located approximately 0.57 miles from subject property.



<p><i>NOBLE WILLIAM E FAMILY TRUST (01-23-16)</i> 12134 PUTTING GREEN ROW SAN DIEGO, CA 92128 APN: 274-893-48-00 Bedrooms: 3 Square Feet: 1,586 Bathrooms: 2 Year Built: 1986 Lot size: 3,461 Sale Date: 03/11/2009 Garage: G Land Use: Single Family Residential</p>	<p><i>BURGESS LAURENCE E</i> 12114 PUTTING GREEN ROW SAN DIEGO, CA 92128 APN: 274-893-50-00 Bedrooms: 2 Square Feet: 1,500 Bathrooms: 2 Year Built: 1986 Lot size: 4,030 Sale Date: Garage: G Land Use: Single Family Residential</p>
<p><i>RAJKOTIA VAISHALI</i> 12144 PUTTING GREEN ROW SAN DIEGO, CA 92128 APN: 274-893-47-00 Bedrooms: 2 Square Feet: 1,500 Bathrooms: 2 Year Built: 1986 Lot size: 3,338 Sale Date: Garage: G Land Use: Single Family Residential</p>	<p><i>WEBER LYDIA D LIVING TRUST (03-18-19)</i> 12104 PUTTING GREEN ROW SAN DIEGO, CA 92128 APN: 274-893-51-00 Bedrooms: 3 Square Feet: 1,586 Bathrooms: 2 Year Built: 1986 Lot size: 4,207 Sale Date: Garage: G Land Use: Single Family Residential</p>
<p><i>CASTLE REVOCABLE TRUST (02-07-92)</i> 12135 CADDY ROW SAN DIEGO, CA 92128 APN: 274-893-55-00 Bedrooms: 3 Square Feet: 1,965 Bathrooms: 2 Year Built: 1986 Lot size: 5,087 Sale Date: 03/15/2001 Garage: G Land Use: Single Family Residential</p>	<p><i>KUMAR ANKIT & GUPTA NISHA</i> 12125 CADDY ROW SAN DIEGO, CA 92128 APN: 274-893-54-00 Bedrooms: 2 Square Feet: 1,500 Bathrooms: 2 Year Built: 1986 Lot size: 5,345 Sale Date: Garage: Land Use: Single Family Residential</p>
<p><i>CHEN JIHUI & LI NAN</i> 12154 PUTTING GREEN ROW SAN DIEGO, CA 92128 APN: 274-893-46-00 Bedrooms: 3 Square Feet: 1,965 Bathrooms: 2 Year Built: 1986 Lot size: 3,753 Sale Date: 05/24/2010 Garage: G Land Use: Single Family Residential</p>	<p><i>TAGUE CATHERINE M REVOCABLE INTER VIVOS TRUST</i> 12117 PUTTING GREEN ROW SAN DIEGO, CA 92128 APN: 274-893-38-00 Bedrooms: 3 Square Feet: 1,586 Bathrooms: 2 Year Built: 1986 Lot size: 4,107 Sale Date: 08/08/2000 Garage: G Land Use: Single Family Residential</p>
<p><i>FLANERY TRUST (06-19-97)</i> 12175 CADDY ROW SAN DIEGO, CA 92128 APN: 274-893-56-00 Bedrooms: 3 Square Feet: 1,913 Bathrooms: 2 Year Built: 1986 Lot size: 17,977 Sale Date: 05/29/2008 Garage: G Land Use: Single Family Residential</p>	<p><i>SHABATAY YEHUDA & VIRGINIA TRUST (02-04-03)</i> 12115 CADDY ROW SAN DIEGO, CA 92128 APN: 274-893-53-00 Bedrooms: 3 Square Feet: 1,586 Bathrooms: 2 Year Built: 1986 Lot size: 5,185 Sale Date: 02/06/2003 Garage: G Land Use: Single Family Residential</p>

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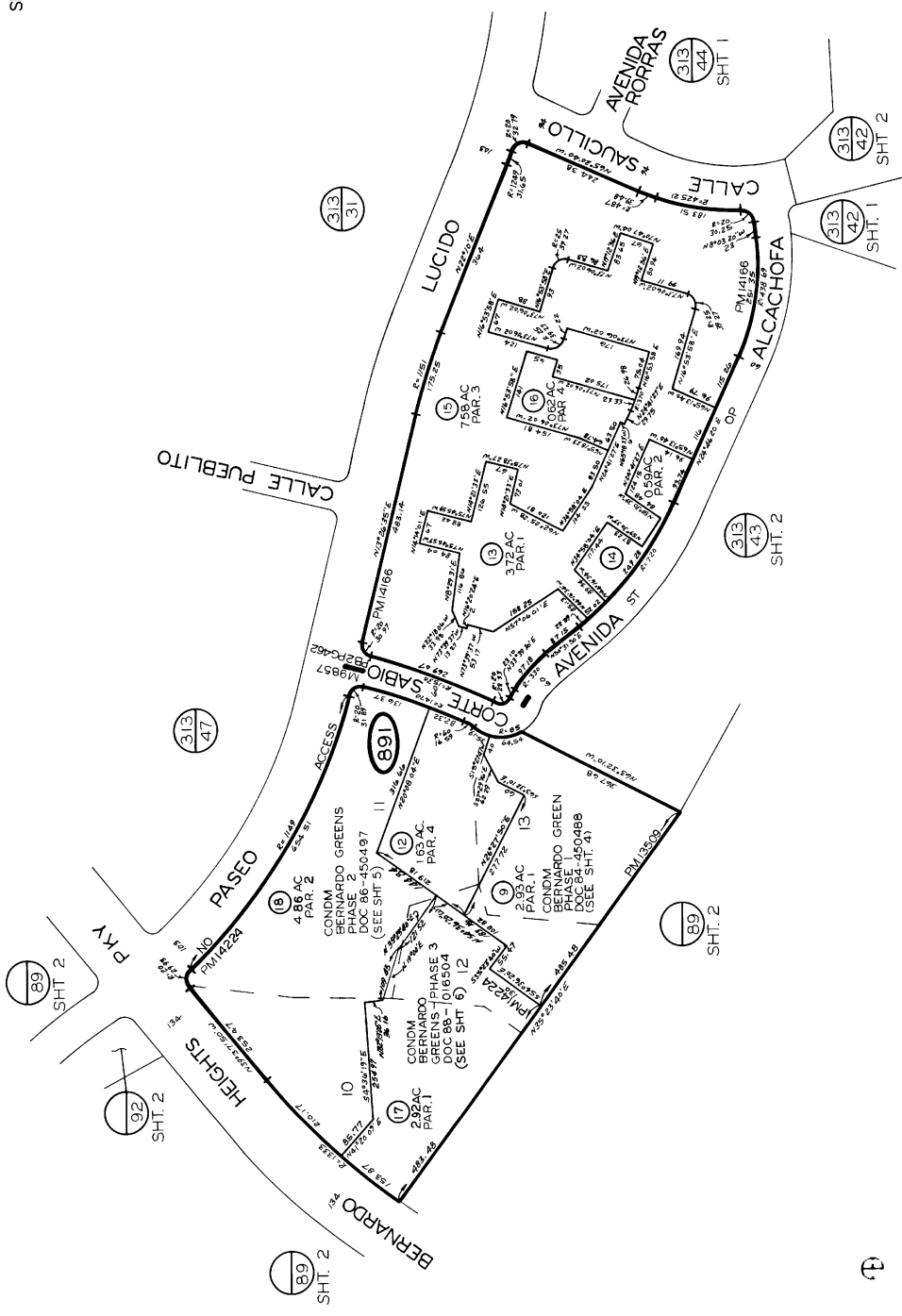
Customer Service Rep:





4-2-99 LJB ✓

CHANGES	BLK	OLD	NEW	CUT
891	5-8	9-12	85	1967
1-4	9-12	85	249	
9	CONDOM	85	799	
10	CONDOM	85	2544	
11	CONDOM	87	1488	
12	CONDOM	87	68	
17	CONDOM	89	508	



MAP 9857 - BERNARDO HEIGHTS - UNIT NO. 10
PB 2 PG 462 - RHO. SAN BERNARDO - POR.
LS 427

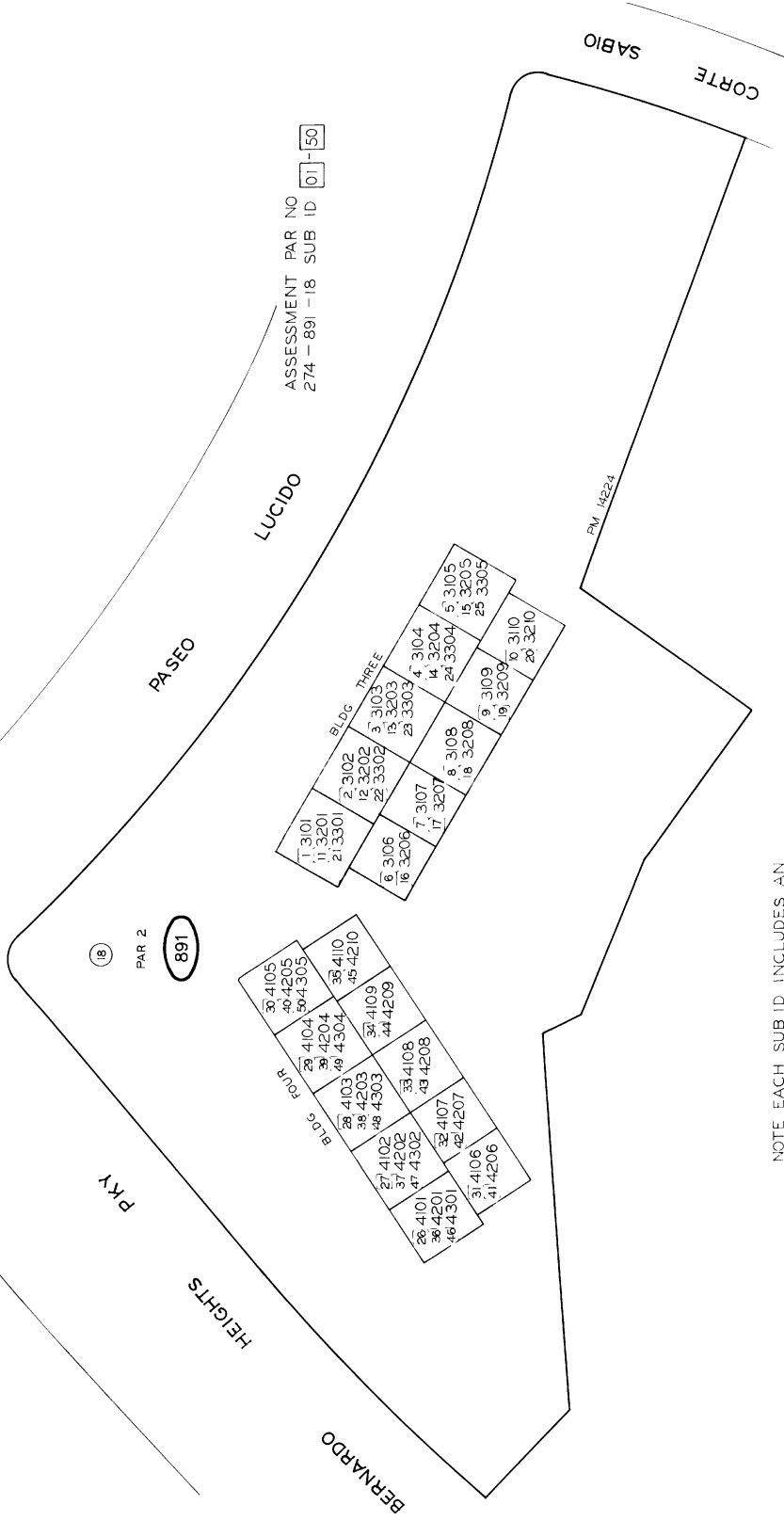
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. OWNERS AND APPLICANTS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

SAN DIEGO COUNTY
BOOK 274 PAGE 89 SHT 1 OF 6



274-89
SHT 5
NO SCALE

3-6-27 R.S.S.



NOTE EACH SUB ID INCLUDES AN UND INT IN COMMON AREA.

CONDOMINIUM
BERNARDO GREENS - PHASE TWO
DOC. 86-450497
MAP 9857 - BERNARDO HEIGHTS - UNIT 10, POR. LOTS 10.11 & 12

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 274 PAGE 88 SHT 5



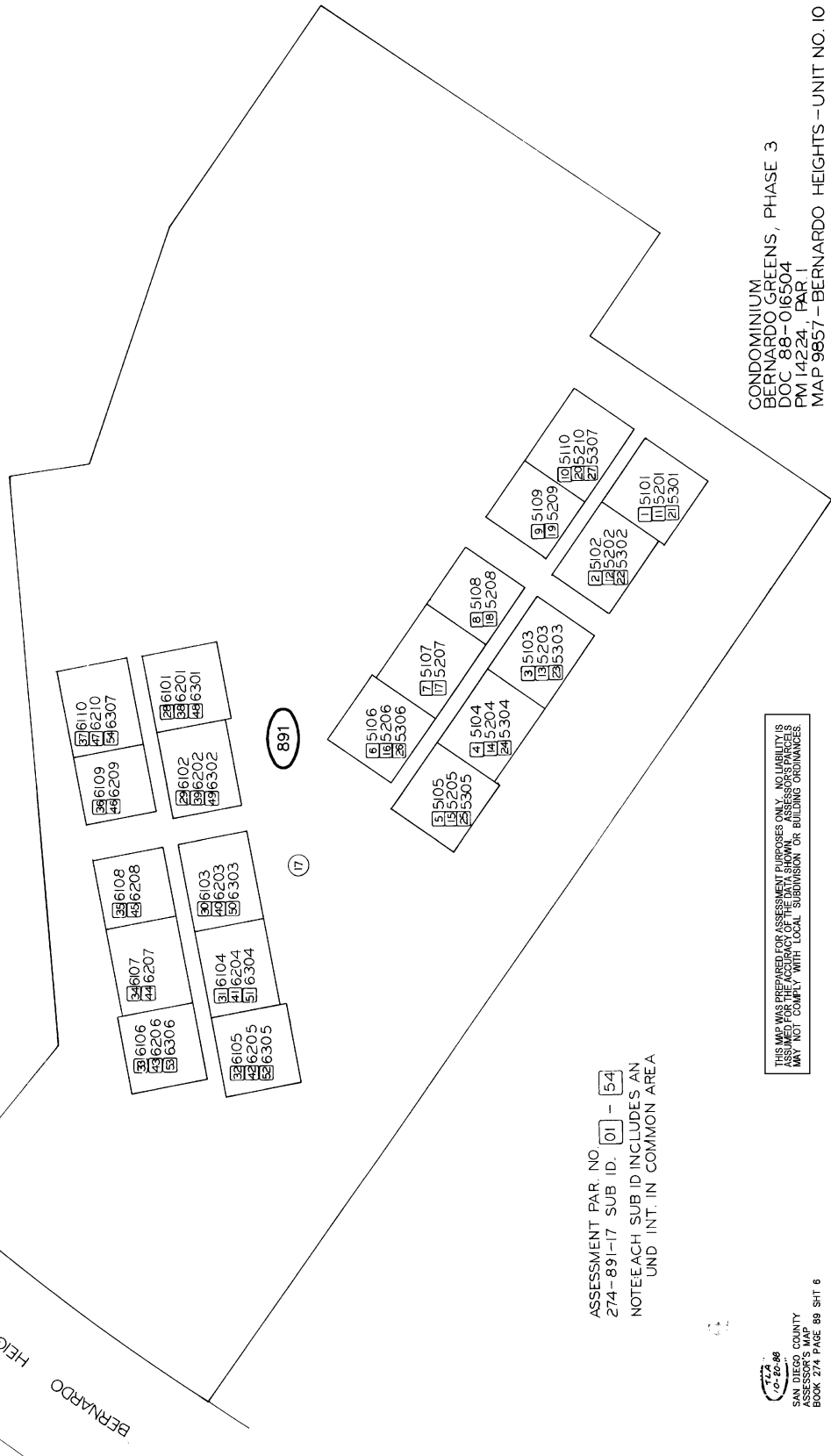
274-89
SHT 6



1)-20-93 TLA D

08

BERNARDO HEIGHTS PKY



ASSESSMENT PAR. NO. 01 - 54
 274-891-17 SUB ID. 01 - 54
 NOTE: EACH SUB ID INCLUDES AN
 UND INT. IN COMMON AREA

274-89
 20-20-88
 SAN DIEGO COUNTY
 ASSESSOR'S MAP
 BOOK 274 PAGE 89 SHT 6

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS
 ASSUMED FOR ANY ERRORS OR OMISSIONS. THE USER OF THIS MAP
 MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES

CONDOMINIUM
 BERNARDO GREENS, PHASE 3
 DOC 88-016504
 PM 142224, PAR 1
 MAP 9857 - BERNARDO HEIGHTS - UNIT NO. 10

Tax Search



San Diego, California
Searched: 274-893-49-00
 Non-Order Search

Tax Year: 2024-2025
 Tax Cover: 02/14/2025
 Searched By: ANDREA GAETA
 Searched On: 2/24/2025 11:35 AM

Company: CORINTHIAN TITLE | SAN DIEGO | 01 | CRN: 00025-00001

APN:	274-893-49-00
Described As:	BERNARDO HEIGHTS NORTH 011111 LOT 49
Address:	12124 PUTTING GREEN RW
City:	SAN DIEGO CITY
Billing Address:	12124 PUTTING GREEN RW SAN DIEGO CA 92128
Assessed Owner(s):	COOPER TRUST B 07-23-97 AND COOPER TRUST A 07-23-97
Search As:	Lot 49 Tract 11111

Tax Rate Area:	08262	Value	Conveyance Date:	10/27/1997
Use Code:	111	Land:	Conveying Instrument:	538368
SINGLE FAMILY RESIDENCE		Improvements:	Date Transfer Acquired:	
Region Code:		Personal Property:	Vesting:	
Flood Zone:		Fixtures:	Year Built:	
Zoning Code:	SINGLE FAMILY RESIDENTIAL	Inventory:	Year Last Modified:	
Taxability Code:		Exemptions	Square Footage	
Tax Rate:	1.137232	Homeowner:	Land:	
Auditor Tax Rate:	1.125458	Inventory:	Improvements:	
Bill #:		Personal Property:	Tax Defaulted:	
Issue Date:		Religious:	Total Tax:	3,405.76
		All Other:		
		Net Taxable Value:		

Installment	Amount	Penalty	Due Date	Status	Payment Date	Balance
1st	1,702.88	170.28	12/10/2024	PAID	11/25/2024	0.00
2nd	1,702.88	180.28	04/10/2025	UNPAID		1,702.88
					Total Balance:	1,702.88

Parcel Status:	Exempt: NO	Common Area:
----------------	-------------------	--------------

Account	Special Lien Description	Amount
511911	CO MOSQUITO/RAT CTRL	3.00
511914	MOSQUITO VECTOR CONT	10.76
672718	WATER STANDBY CHARGE	11.50
675418	CWA WTR AVAIL CTY SD	10.00

Open Orders				
Company	Department	Title Unit	Order No.	Date Created
Pacific Coast Title	Orange - (FNFSTR)	66	10299044	09/08/2024
Pacific Coast Title	Glendale - (FNFSTR)	01	1735526607	09/06/2024

THE INFORMATION PROVIDED IS A SUMMARIZED SEARCH OF OUR RECORDS. PROPERTY INSIGHT DOES NOT WARRANT NOR GUARANTEE THE ACCURACY NOR COMPLETENESS OF THE INFORMATION SHOWN. A FULL/EXTENDED TAX SEARCH IS RECOMMENDED.

***** END OF REPORT *****

Order No. 894878-13
Escrow No. 1-24728
Loan No.

1629

85-268101

RECORDED IN
OFFICIAL RECORDS
OF SAN DIEGO COUNTY, CA

1985 JUL 26 PM 3:59

VERA L. LYLE
COUNTY RECORDER

RF 3
AR 1
MG 1
UF
OC ✓
TXPD 172.70

RECORDED REQUEST OF FIRST AMERICAN TITLE CO.

WHEN RECORDED MAIL TO:

Roger L. Cooper and
Bonnie Cooper
12124 Putting Green Row
San Diego, Ca 92128

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:

Same As Above

DOCUMENTARY TRANSFER TAX \$..... 172.70
 X... Computed on the consideration or value of property conveyed, OR
 Computed on the consideration or value less liens or encumbrances
 Remaining at time of sale.
Bonnie Cooper *Fafco*
 Signature of Declarant or Agent determining tax - Firm Name
 Home Federal Escrow

274 2803 Ozwap

APN#

CORPORATION GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

W. WOLF PROPERTIES, INC.,

a corporation organized under the laws of the State of California

, does hereby

GRANT to ROGER L. COOPER AND BONNIE COOPER, husband and wife, as joint tenants

the real property in the City of San Diego
County of San Diego

, State of California, described as

Lot 49 of BERNARDO HEIGHTS NORTH, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 11111, filed in the Office of the County Recorder of San Diego County, California, December 18, 1984.

This Deed, and the conveyance herein made, are subject to easements of record and to each and every covenant, condition, restriction, limitation, term and provision of (1) that certain Declaration of Covenants, Conditions and Restrictions for the Community of Bernardo Heights (the "Community Declaration") recorded September 30, 1980 of Official Records of San Diego County, California, as File/Page No. 80-319018, as amended, and (II) that certain Fairway Heights Planned Development Declaration of Neighborhood Restrictions (the "Neighborhood Declaration") recorded December 20, 1984, of Official Records of San Diego County, California, as File/Page No. 84-475416, as amended, to the same effect as though the Community Declaration and the Neighborhood Declaration were set forth in full herein and the Community Declaration and the Neighborhood Declaration and each and every of said covenants, conditions, restrictions, limitations, terms and provisions are hereby incorporated herein by reference.

Dated June 21, 1985

W. Wolf Properties, Inc.,
a California corporation

STATE OF CALIFORNIA
COUNTY OF San Diego ss.

On July 16, 1985 before me,

the undersigned, a Notary Public in and for said State, personally appear-
ed Stephen Games

and
personally known to me (or proved to me on the basis of satisfactory
evidence) to be the persons who executed the within instrument as

AGENT President and
SECRETARY Secretary,

on behalf of
W WOLF PROPERTIES INC.

the corporation therein named, and acknowledged to me that such cor-
poration executed the within instrument pursuant to its by-laws or a
resolution of its board of directors.

WITNESS my hand and official seal
Signature Elaine M. Huston

[Signature]
BY _____
AGENT

By _____

OFFICIAL SEAL
ELAINE M. HUSTON
Notary Public-California
Principal Office in
San Diego County
My Comm. Exp. May 27, 1989

(This area for official notarial seal) 1144

MAIL TAX STATEMENTS AS DIRECTED ABOVE

No 268101

85-

21489

RECORDING REQUESTED BY
David E. Williams
Attorney at Law

173

89 076744

RECORDED

89 FEB 14 AM 10:18

VERA L. LYLE
COUNTY RECORDER

AND WHEN RECORDED MAIL TO

Name Mr. & Mrs. Roger L. Cooper
Street Address 12124 Putting Green Row
San Diego, CA 92128
City & State

MAIL TAX STATEMENTS TO

Name Mr. & Mrs. Roger L. Cooper
Street Address 12124 Putting Green Row
San Diego, CA 92128
City & State

RF	3
AR	
MG	1
UF	
OC	
TXPD	

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Individual Quitclaim Deed

CAT. NO. NN00580
TO 1922 CA (2-83)

THIS FORM FURNISHED BY TICOR TITLE INSURERS

APN 274-893-49

ALL P.T.N.

The undersigned grantor(s) declare(s): -0- (Transfer to Revocable Family Trust)
Documentary transfer tax is \$ _____
() computed on full value of property conveyed, or
() computed on full value less value of liens and encumbrances remaining at time of sale.
() Unincorporated area: (x) City of San Diego, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
ROGER L. COOPER AND BONNIE COOPER, husband and wife, as joint tenants

hereby REMISES, RELEASES AND QUITCLAIMS to ROGER LEE COOPER and BONNIE LOU COOPER, Co-T'ees, or their named successor T'ees, of that certain Revocable Trust Agreement executed January 17, 1989, by ROGER LEE COOPER and BONNIE LOU COOPER FBO the Cooper family the following described real property in the City of San Diego County of San Diego, State of California:

Lot 49 of BERNARDO HEIGHTS NORTH, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 11111, filed in the Office of the County Recorder of San Diego County, California, December 18, 1984.

This Deed, and the conveyance herein made, are subject to easements of record and to each and every covenant, condition, restriction, limitation, term and provisions of (I) that certain Declaration of Covenants, Conditions and Restrictions for the Community of Bernardo Heights (the "Community Declaration") recorded September 30, 1980 of Official Records of San Diego County, California, as File/Page No. 80-319018, as amended, and (II) that certain Fairway Heights Planned Development Declaration of Neighborhood Restrictions (the "Neighborhood Declaration") recorded December 20, 1984, of Official Records of San Diego County, California, as File/Page No. 84-475416, as amended, to the same effect as though the Community Declaration and the Neighborhood Declaration were set forth in full herein and the Community Declaration and the Neighborhood Declaration and each and every of said covenants, conditions, restrictions, limitations, terms and provisions are hereby incorporated herein by reference.

Dated: 2-1-89

Roger L. Cooper
Roger L. Cooper

STATE OF CALIFORNIA }
COUNTY OF SAN DIEGO } ss.

On 2-1-89 before me, the undersigned, a Notary Public in and for said State, personally appeared Roger L. Cooper and Bonnie Cooper

Bonnie Cooper
Bonnie Cooper

personally known to me or proved to me on the basis of satisfactory evidence to be the person s whose name s are subscribed to the within instrument and acknowledged that they executed the same.
WITNESS my hand and official seal.

Signature Michelle Lorraine Kasperski



(This area for official notarial)

Title Order No. _____ Escrow or Loan No. _____

MAIL TAX STATEMENTS AS DIRECTED ABOVE

No 076744
89

EXHIBIT A

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STATE OF CALIFORNIA

CERTIFICATION OF VITAL RECORD

COUNTY OF SAN DIEGO

129

CERTIFICATE OF DEATH

STATE FILE NUMBER		USE BLACK INK ONLY NO ERASURES, WHITEOUTS OR ALTERATIONS						LOCAL REGISTRATION NUMBER	
1. NAME OF DECEDENT—FIRST (GIVEN) ROGER			2. MIDDLE LEE			3. LAST (FAMILY) COOPER			
4. DATE OF BIRTH—MM/DD/CCYY 11/05/1927		5. AGE YRS. 69		6. SEX M		7. DATE OF DEATH—MM/DD/CCYY 07/23/1997		8. HOUR 1101	
9. STATE OF BIRTH OH.	10. SOCIAL SECURITY NO. 307-22-4199		11. MILITARY SERVICE <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		12. MARITAL STATUS Married		13. EDUCATION—YEARS COMPLETED 16.		
14. RACE White		15. HISPANIC—SPECIFY <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			16. USUAL EMPLOYER California Cannery & Growers				
17. OCCUPATION Vice President			18. KIND OF BUSINESS Food Processing			19. YEARS IN OCCUPATION 17			
20. RESIDENCE—STREET AND NUMBER OR LOCATION 12124 Putting Green Row									
21. CITY San Diego		22. COUNTY San Diego		23. ZIP CODE 92128		24. YRS IN COUNTY 12		25. STATE OR FOREIGN COUNTRY CA	
26. NAME, RELATIONSHIP Bonnie L. Cooper Wife			27. MAILING ADDRESS (STREET AND NUMBER OR RURAL ROUTE NUMBER, CITY OR TOWN, STATE, ZIP) 12124 Putting Green Row, San Diego CA 92128						
28. NAME OF SURVIVING SPOUSE—FIRST Bonnie		29. MIDDLE Lou		30. LAST (MAIDEN NAME) Stamm					
31. NAME OF FATHER—FIRST Raymond		32. MIDDLE D.		33. LAST Cooper		34. BIRTH STATE IN			
35. NAME OF MOTHER—FIRST Ina		36. MIDDLE Belle		37. LAST (MAIDEN) Fix		38. BIRTH STATE OH			
39. DATE MM/DD/CCYY 07/25/1997		40. PLACE OF FINAL DISPOSITION 3 miles off coastline of Pt. Loma, San Diego CA							
41. TYPE OF DISPOSITIONS CR/SEA		42. SIGNATURE OF EMBALMER Not Embalmed					43. LICENSE NO. -		
44. NAME OF FUNERAL DIRECTOR Poway-Bernardo Mortuary		45. LICENSE NO. F-1195		46. SIGNATURE OF LOCAL REGISTRAR <i>[Signature]</i>			47. DATE MM/DD/CCYY 07/25/1997		
101. PLACE OF DEATH Pomerado Hospital		102. IF HOSPITAL, SPECIFY ONE: <input type="checkbox"/> IP <input checked="" type="checkbox"/> ER/OP <input type="checkbox"/> DOA		103. FACILITY, OTHER THAN HOSPITAL: <input type="checkbox"/> CONV <input type="checkbox"/> HOSP <input type="checkbox"/> RES <input type="checkbox"/> CARE <input type="checkbox"/> OTHER		104. COUNTY San Diego			
105. STREET ADDRESS—STREET AND NUMBER OR LOCATION 15615 Pomerado Road		106. CITY Poway							
107. DEATH WAS CAUSED BY (ENTER ONLY ONE CAUSE PER LINE FOR A, B, C, AND D) (A) Cardiopulmonary Failure		TIME INTERVAL BETWEEN ONSET AND DEATH Hrs		108. DEATH REPORTED TO CORONER <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO REFERRAL NUMBER 7-357					
DUE TO (B) Atherosclerotic Coronary Artery Disease		Yrs		109. BIOPSY PERFORMED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO					
DUE TO (C) Diabetes Mellitus		Yrs		110. AUTOPSY PERFORMED <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO					
DUE TO (D)				111. USED IN DETERMINING CAUSE <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO					
112. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RELATED TO CAUSE GIVEN IN 107 None									
113. WAS OPERATION PERFORMED FOR ANY CONDITION IN ITEM 107 OR 112? IF YES, LIST TYPE OF OPERATION AND DATE. Stent Placed, Right Coronary Artery 03/--/1997									
114. I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE DEATH OCCURRED AT THE HOUR, DATE, AND PLACE STATED FROM THE CAUSES STATED. DECEDENT ATTENDED SINCE [] DECEDENT LAST SEEN ALIVE [] 10/24/1994 07/03/1997		115. SIGNATURE AND TITLE OF CERTIFIER <i>[Signature]</i>		116. LICENSE NO. 6069380		117. DATE MM/DD/CCYY 07/24/1997			
118. TYPE ATTENDING PHYSICIAN'S NAME, MAILING ADDRESS, ZIP 11939 Rancho Bernardo Road, San Diego CA 92128		119. TYPE ATTENDING PHYSICIAN'S NAME, MAILING ADDRESS, ZIP Derrick De Leon M.D.		120. INJURY AT WORK <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		121. INJURY DATE MM/DD/CCYY		122. HOUR	
123. PLACE OF INJURY		124. DESCRIBE HOW INJURY OCCURRED (EVENTS WHICH RESULTED IN INJURY)							
110. MANNER OF DEATH <input type="checkbox"/> NATURAL <input type="checkbox"/> SUICIDE <input type="checkbox"/> HOMICIDE <input type="checkbox"/> ACCIDENT <input type="checkbox"/> PENDING INVESTIGATION <input type="checkbox"/> COULD NOT BE DETERMINED									
125. LOCATION (STREET AND NUMBER OR LOCATION AND CITY, ZIP)									
126. SIGNATURE OF CORONER OR DEPUTY CORONER <i>[Signature]</i>			127. DATE MM/DD/CCYY		128. TYPED NAME, TITLE OF CORONER OR DEPUTY CORONER				
STATE REGISTRAR		A		B		C		D	
		E		F		G		H	
		I		J		K		L	
		M		N		O		P	
		Q		R		S		T	
		U		V		W		X	
		Y		Z		FAX AUTH. #		CENSUS TRACT	
						9710263			

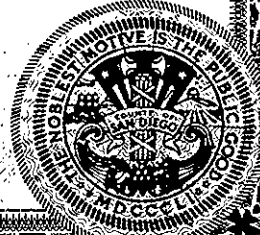
A0051304

County of San Diego - Department of Health Services - 3851 Rosecrans Street. This is to certify that, if bearing the OFFICIAL SEAL OF THE STATE OF CALIFORNIA, the OFFICIAL SEAL OF SAN DIEGO COUNTY AND THEIR DEPARTMENT OF HEALTH SERVICES EMBOSSED SEAL, this is a true copy of the ORIGINAL DOCUMENT FILED. Required fee paid.

DATE ISSUED: July 29, 1997

[Signature]
ROBERT E. ROSS, M.D.
REGISTRAR OF VITAL RECORDS
County of San Diego

This copy not valid unless prepared on engraved border displaying seal and signature of Registrar.



ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

EXHIBIT A

Lot 49 of BERNARDO HEIGHTS NORTH, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 11111, filed in the Office of the County Recorder of San Diego County, California, December 18, 1984.

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1672

EXHIBIT A

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RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENT TO:

Name Lo-shan & Wen Lee
Street 12122 Caddy Row
Address
City & State San Diego, Ca. 92128
Zip

Title Order No. _____ Escrow No. _____

DOC # 2000-0072959

Feb 11, 2000 11:15 AM

3501

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY J. SMITH, COUNTY RECORDER
FEES: 10.00
OC: OC

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CTC 1-103 (8-93)

Quitclaim Deed



2000-0072959

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$ 0
 _____ unincorporated area City of SAN DIEGO
Parcel No. 274-893-63-00

computed on full value of property conveyed, or
 computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Lo-shan & Wen L. Lee
hereby REMISE, RELEASE AND FOREVER QUITCLAIM to
LO-SHAN LEE FAMILY TRUST

the following described real property in the
county of San Diego, state of California: 92128

12122 Caddy Row, San Diego, Ca. 92128
Subdivision: Bernardo Heights North, Lot Unit 63, SMAP Number 011111

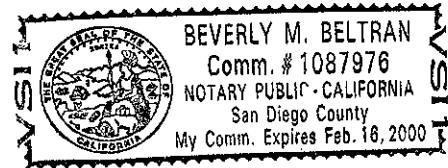
Dated November 29, 1999

[Handwritten signatures of Lo-shan Lee and Wen L. Lee]

STATE OF CALIFORNIA } S.S.
COUNTY OF San Diego }
On November 29, 1999 before me,
Beverly M. Beltran
a Notary Public in and for said County and State, personally appeared
Lo-shan and Wen L. Lee

personally known to me (or 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.

WITNESS my hand and official seal
Signature Beverly M. Beltran



(This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

Name

Street Address

City & State

ALL PURPOSE ACKNOWLEDGEMENT

3502

STATE OF CALIFORNIA }
COUNTY OF San Diego } SS.

On November 29, 1999 before me, Beverly M. Beltran
personally appeared Lo-Shan and Wen L. Lee

_____ personally known to me (or 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.

WITNESS my hand and official seal.



(This area for official notarial seal)

Signature Beverly M. Beltran

te
2

DOC# 2023-0241186

RECORDING REQUESTED BY
Sunrun Inc.
Operations Department



Sep 06, 2023 09:52 AM

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

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

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.

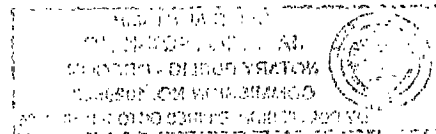
THIS REAL PROPERTY IS RECEIVING PART OF ITS ELECTRIC SERVICE FROM AN INDEPENDENT SOLAR ENERGY PRODUCER THAT HAS RETAINED OWNERSHIP OF A SOLAR ELECTRIC GENERATION SYSTEM THAT IS LOCATED ON THE REAL PROPERTY. THE INDEPENDENT SOLAR ENERGY PRODUCER PROVIDES ELECTRIC SERVICE TO THE CURRENT OWNER OF THIS REAL 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 August 9, 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 April 11, 2023 (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: Bonnie Cooper
Address: 12124 Putting Green Row, San Diego, CA, 92128
County: San Diego
Parcel #: 274-893-49-00



Notice of an Independent Solar Energy Producer Contract

SRC23151779403A

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 4/11/2023 and is expected to terminate on 4/4/2048, 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: 
Stephen Bohach, Manager

State of Oregon
County of Multnomah

On 08/09/2023 before me, Jameela Fox-King, 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)

