# CORINTHIAN TITLE & ESCROW

# **Corinthian Title**

Phone: (888) 828-8490 Fax: ( ) -

Property Address:12124 PUTTING GREEN ROW<br/>SAN DIEGO, CA 92128Assessor's Parcel No:274-893-49-00Title Representative:Customer Service

# Thank You For Choosing Corinthian Title

This title information has been furnished without charge by Corinthian Title in conformance with the rules established by the California Insurance Commissioner, who urges you to shop for the best service available and compare charges and fees for title insurance and other services associated with the purchase or sale of a home.

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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 CITY:SAN DIEGO SUBD:BERNARDO HEIGHTS N TR#:11111 LOT 49 MAP REF:011111; City/Muni/Twp: SAN DIEGO	DIST:0020 TR 11111

## **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 :	Ν	Use Code :	Single Family Residential
Zoning :	R-1:SINGLE				

## **Sale Information**

Transfer Date : Transfer Value : N/A Document # : 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

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CORINTHIAN TITLE & ESCROW



#### 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 Re	cord		
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 T	RUST,	
Bayer veeling.	Trust	,	

#### Mortgage Release

09/03/2013	Document #:	2013-0545533
\$50,000	Document Description:	Release of Mortgage
,	Origination Mortgage Recording Date:	01/20/2004
COOPER,BONNLE LOU;COOPER,BONNLE 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
SAN DIEGO NATIONAL BANK		
signment		
09/01/2010	Document #:	2010-0459037
\$50,000	Document Description:	Assignment of Mortgage
SAN DIEGO NATIONAL BANK	Origination Mortgage Recording Date:	01/20/2004
COOPER, BONNIE LOU	Origination Mortgage Document #:	2004-0041762
FEDERAL DEPOSIT INSURANCE CORPORATION;SAN DIEGO NATIONAL BANK, SAN DIEGO, CALIFORNIA	Assignee Name:	U.S. BANK NATIONAL ASSOCIATION
cord		
01/20/2004	Document #:	2004-0041762
\$50,000		Credit Line (Revolving)
SAN DIEGO NATIONAL BANK Bank	Type of Financing:	VAR
	U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE OR SUCCESSOR TRUSTEE COOPER,BONNLE LOU;COOPER,BONNLE LOU;THE COOPER TRUST "A", U/D/T, JULY 23, 1997;THE COOPER TRUST "B", U/D/T JULY 23, 1997 SAN DIEGO NATIONAL BANK signment 09/01/2010 \$50,000 SAN DIEGO NATIONAL BANK COOPER,BONNIE LOU FEDERAL DEPOSIT INSURANCE CORPORATION;SAN DIEGO NATIONAL BANK, SAN DIEGO, CALIFORNIA cord 01/20/2004 \$50,000 SAN DIEGO NATIONAL BANK	\$50,000Document Description:\$50,000Document Description:U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEEOrigination MortgageCOOPER,BONNLEOrigination MortgageLOU;COOPER,BONNLE LOU;THE COOPER TRUST "A", U/D/T, JULY 23, 1997;THE COOPER TRUST "B", U/D/TOrigination Mortgage Document #:09/01/2010Document #:09/01/2010Document Description:SAN DIEGO NATIONAL BANKOrigination Mortgage Recording Date:09/01/2010Document #:\$50,000Document Description:SAN DIEGO NATIONAL BANKOrigination Mortgage Recording Date:COOPER,BONNIE LOUOrigination Mortgage Document Description:SAN DIEGO NATIONAL BANKOrigination Mortgage Document #:FEDERAL DEPOSIT INSURANCE CORPORATION;SAN DIEGO NATIONAL BANK, SAN DIEGO, CALIFORNIAAssignee Name:01/20/2004Document #:\$50,000Document #:1/20/2004Document #:\$50,000SAN DIEGO NATIONAL BANK

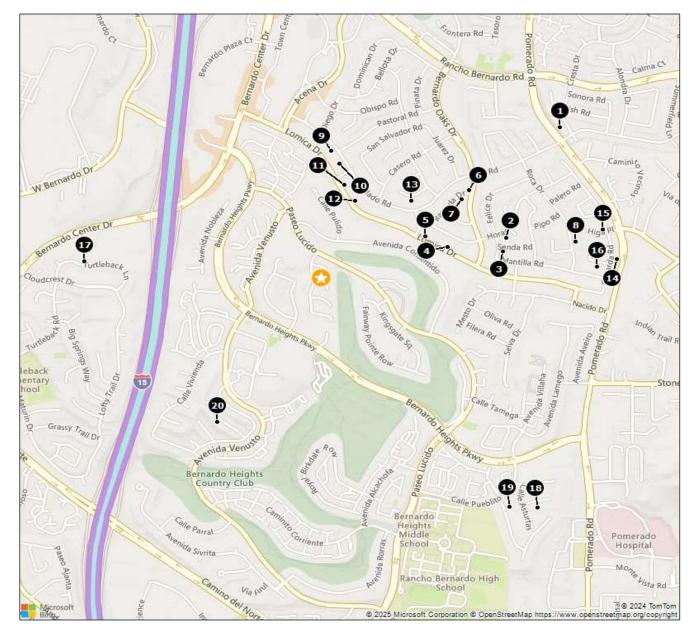
#### **Prior Transfer**

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

#### **Prior Transfer**

Recording Date Price:	: 09/23/1997	Document #: Document Type:	1997-0469626 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	S 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 PI, 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 Bathrooms: 3 Maximum Bedrooms: 4 Pool: All Land Use: Same as Subject Date Range: 03/01/2024 to 02/24/2025

Maximum Area: 1,903 SqFt. Minimum Bathrooms: 1 Minimum Bedrooms: 2

#### 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 CREST SAN DIEGO,		10/16/2024	\$1,130,000	\$807	1,400	3/2	1964	13,800 SF	N/A
	Owner: APN: Legal: Land Use:	AJAY DESHPANE 274-180-03-00 Lot:26 Subdivision Single Family Res	:BERNARDO			#: 2024-027 f:MAP 5152	78661 2City/Muni/	, KIMBERLY /Twp:SAN DI miles from s	EGO	
2	12365 HORAI SAN DIEGO,		11/14/2024	\$925,000	\$663	1,395	3/2	1964	7,100 SF	N/A
	Owner: APN: Legal: Land Use:	SRABONI CARLS 274-330-43-00 Lot:456 Subdivisio Single Family Res	on:SEVEN OA		•	#: 2024-03 /Muni/Twp:	16939 SAN DIEG	OPERTIES L O miles from s		erty.
3	16349 FELICE SAN DIEGO,		12/31/2024	\$870,000	\$620	1,402	2/2	1965	7,400 SF	N/A
	Owner: APN: Legal: Land Use:	GLEN JOSEPH B 274-370-07-00 Lot:574 Subdivisio Single Family Res	on:SEVEN OA			#: 2024-03 5279City/	/uni/Twp:8		ubject prope	erty.
4	12244 LOMIC SAN DIEGO,		01/06/2025	\$975,000	\$695	1,402	3/2	1965	5,700 SF	N/A
	Owner: APN: Legal: Land Use:	CASIMR SZUBER 274-390-02-00 Lot:616 Subdivisio Single Family Res	on:SEVEN OA			#: 2025-000 5279City/N	02664 /Juni/Twp:§	RTIES INC SAN DIEGO miles from s	ubject prope	erty.

Comparable Sales Data

No.	Address		Date	Price	\$/SF	SqFt	BR/Bth Y	ear Built	Lot Size	Pool
5	12208 LOMIC SAN DIEGO,		11/12/2024	\$827,500	\$629	1,314	2/2	1965	6,500 SF	N/A
	Owner: APN: Legal: Land Use:	SAN MIGUEL IN 274-390-08-00 Lot:622 Subdivis Single Family Re	ion:SEVEN OAI	-		: 2024-031 5279City/M	4121 luni/Twp:SA	N DIEGO	VICK FAMI	
6	16494 RAMA SAN DIEGO,		11/07/2024	\$875,000	\$627	1,395	3/2	1965	7,300 SF	N/A
	Owner: APN: Legal: Land Use:	JERRY PASTOR 274-400-12-00 Lot:659 Subdivis Single Family Re	ion:SEVEN OAI			: 2024-031 5279City/M	0366 luni/Twp:SA	AN DIEGO	DMAN BICA ubject prope	
7	16473 RAMA SAN DIEGO,		01/28/2025	\$750,000	\$534	1,402	2/2	1965	7,800 SF	N/A
	Owner: APN: Legal: Land Use:	EDWARD TAYLO 274-400-24-00 Lot:677 Subdivis Single Family Re	ion:SEVEN OAI		Document # Map Ref:MAP	: 2025-002 5279City/M	1711 luni/Twp:SA	N DIEGO	_SON FAMI	
8	16369 ROCA SAN DIEGO,		11/06/2024	\$875,000	\$624	1,402	2/2	1965	5,700 SF	N/A
	Owner: APN: Legal: Land Use:	TIMOTHY KERA 274-423-08-00 Lot:498 Subdivis Single Family Re	ion:SEVEN OAI			2024-030 P 5325City	8470 /Muni/Twp:	SAN DIEG	LY TRUST O ubject prope	erty.
9	12043 CALLA SAN DIEGO,		12/16/2024	\$785,000	\$533	1,472	2/2	1965	7,200 SF	N/A
	Owner: APN: Legal: Land Use:	SOON OK CHOI 274-460-24-00 Lot:739 Subdivis Single Family Re	ion:SEVEN OAI	KS UNIT NO 1		: 2024-034 9 5381City/I	6301 Muni/Twp:S			erty.
10	12065 CALLA SAN DIEGO,		10/11/2024	\$780,000	\$513	1,518	2/2	1985	8,100 SF	N/A
	Owner: APN: Legal: Land Use:	ORCA PROPER 274-460-28-00 Lot:743 Subdivis Single Family Re	ion:SEVEN OAI	KS UNIT NO 1		: 2024-027 5381City/I	4962 Muni/Twp:S	SAN DIEGO	HARD SCO ubject prope	
11	12018 LOMIC SAN DIEGO,		01/03/2025	\$1,075,000	\$650	1,652	2/2	1965	6,000 SF	N/A
	Owner: APN: Legal: Land Use:	RICHARD HUGH 274-470-15-00 Lot:814 Subdivis Single Family Re	ion:SEVEN OAI			: 2025-000 5381City/I	1877 Muni/Twp:S			erty.
12	12048 LOMIC SAN DIEGO,		11/27/2024	\$855,000	\$609	1,403	2/2	1965	6,000 SF	N/A
	Owner: APN: Legal: Land Use:	JANGJAE KIM, K 274-480-15-00 Lot:809 Subdivis Single Family Re	ion:SEVEN OAI			: 2024-033 9 5381City/I	1119 Muni/Twp:S			erty.
13	12195 SAN T SAN DIEGO,		11/18/2024	\$830,000	\$468	1,770	2/2	1969	8,300 SF	N/A
	Owner: APN: Legal: Land Use:	JOSE MARTINE 274-640-14-00 Lot:1212 Subdivi Single Family Re	sion:SEVEN OA	AKS UNIT NO		: 2024-032 P 5920City	0420 /Muni/Twp:			erty.

Comparable Sales Data

No.	Address		Date	Price	\$/SF	SqFt	BR/Bth	Year Built	Lot Size	Pool
14	16327 GABA SAN DIEGO,		02/04/2025	\$900,000	\$508	1,770	2/2	1971	7,200 SF	N/A
	Owner: APN: Legal: Land Use:	MARGARITA HII 274-710-13-00 Lot:1923 Subdivi Single Family Re	sion:SEVEN O	AKS UNIT NO 1		: 2025-002 AP 6438City	8342 //Muni/Twp	AT HEJAZIM D:SAN DIEG miles from si	0	
15	16362 GABA SAN DIEGO,		10/30/2024	\$670,000	\$462	1,450	2/2	1971	7,600 SF	N/A
	Owner: APN: Legal: Land Use:	GOLDEN GATE 274-710-21-00 Lot:1963 Subdivi Single Family Re	sion:SEVEN O		Document # 8 Map Ref:MA	: 2024-029 AP 6438City	7683 //Muni/Twp	RD, DECLA D:SAN DIEG miles from si	0	
16	12631 BENDI SAN DIEGO,		01/06/2025	\$1,219,000	\$755	1,614	3/2	1972	6,700 SF	N/A
	Owner: APN: Legal: Land Use:	JON LANGLEY F 274-710-51-00 Lot:2083 Subdivi Single Family Re	sion:SEVEN O			: 2025-000 AP 6758City	2251 //Muni/Twp	E ADAM KA D:SAN DIEG miles from si	0	
17	11366 TURTL SAN DIEGO,		10/30/2024	\$1,295,000	\$710	1,823	4/2	1980	6,262 SF	N/A
	Owner: APN: Legal: Land Use:	ANOOP KOYILY 313-321-13-00 Lot:73 Subdivision Single Family Re	on:HIGH COUN			Ref:MAP 90	9016 06City/Mu	ini/Twp:SAN miles from si		erty.
18	12645 VIA GA SAN DIEGO,		02/05/2025	\$1,090,000	\$711	1,533	2/2	1986	9,042 SF	N/A
	Owner: APN: Legal: Land Use:	ROBERT LOMB, 313-481-41-00 Lot:41 Subdivision Single Family Re	on:BERNARDO			: 2025-002 Ref:MAP 11	9621 155City/N	WILKINSON luni/Twp:SAI miles from si	N DIEGO	
19	15525 CALDA SAN DIEGO,	AS DE REYES CA 92128	01/14/2025	\$1,195,000	\$779	1,533	2/2	1988	6,142 SF	N/A
	Owner: APN: Legal: Land Use:	JAD MAAMARY, 313-482-12-00 Lot:100 Subdivis Single Family Re	ion:BERNARD(			: 2025-000 Ref:MAP 1	9923 1155City/	RL HANSON Muni/Twp:S/ miles from si	AN DIEGO	
20	15804 CAMIN SAN DIEGO,	IITO CERCADO CA 92128	12/27/2024	\$860,000	\$588	1,461	3/2	1987	4,298 SF	N/A
	Owner: APN: Legal: Land Use:	AP MORTGAGE 313-503-09-00 Lot:98 Subdivisio Single Family Re	on:WOODCRES	ST BERNARDO		: 2024-035 p Ref:MAP	6349 11457City	BRUNI, JEA //Muni/Twp:S miles from si	SAN DIEGC	



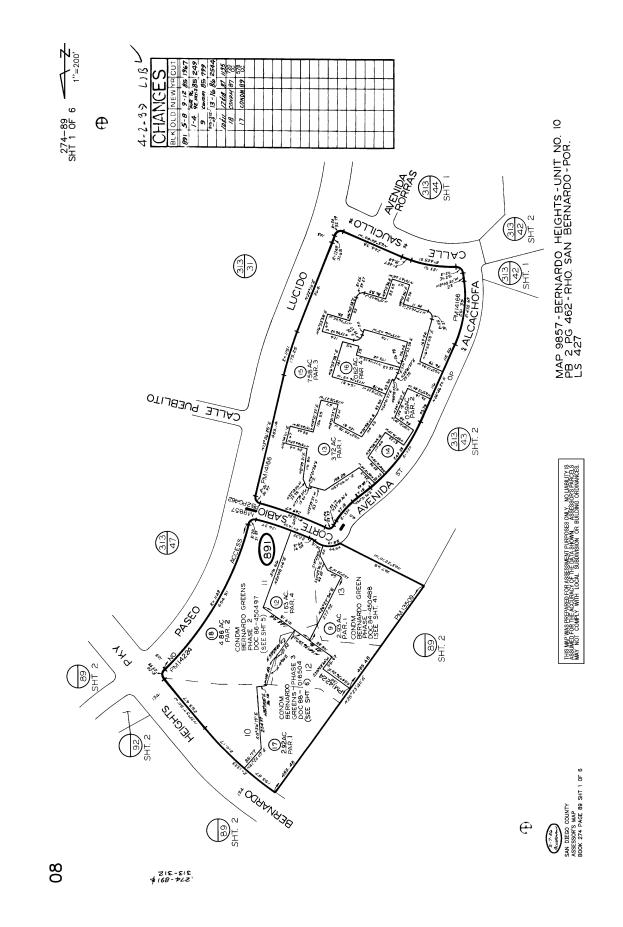
NOBLE WILLIAM E FAMILY TRUST (01-23-16)12134 PUTTING GREEN ROWSAN DIEGO, CA 92128APN: 274-893-48-00Bedrooms: 3Square Feet: 1,586Bathrooms: 2Year Built: 1986Lot size: 3,461Sale Date: 03/11/2009Garage: GLand Use:Single Family Residential	BURGESS LAURENCE E12114 PUTTING GREEN ROWSAN DIEGO, CA 92128APN: 274-893-50-00Bedrooms: 2Square Feet: 1,500Bathrooms: 2Year Built: 1986Lot size: 4,030Sale Date:Garage: GLand Use:Single Family Residential
RAJKOTIA VAISHALI12144 PUTTING GREEN ROWSAN DIEGO, CA 92128APN: 274-893-47-00Bedrooms: 2Square Feet: 1,500Bathrooms: 2Year Built: 1986Lot size: 3,338Sale Date:Garage: GLand Use:Single Family Residential	WEBER LYDIA D LIVING TRUST (03-18-19)12104 PUTTING GREEN ROWSAN DIEGO, CA 92128APN: 274-893-51-00Bedrooms: 3Square Feet: 1,586Bathrooms: 2Year Built: 1986Lot size: 4,207Sale Date:Garage: GLand Use:Single Family Residential
CASTLE REVOCABLE TRUST (02-07-92)12135 CADDY ROWSAN DIEGO, CA 92128APN: 274-893-55-00Bedrooms: 3Square Feet: 1,965Bathrooms: 2Year Built: 1986Lot size: 5,087Sale Date: 03/15/2001Garage: GLand Use:Single Family Residential	KUMAR ANKIT & GUPTA NISHA12125 CADDY ROWSAN DIEGO, CA 92128APN: 274-893-54-00Bedrooms: 2Square Feet: 1,500Bathrooms: 2Year Built: 1986Lot size: 5,345Sale Date:Garage:Land Use:Single Family Residential
CHEN JIHUI & LI NAN12154 PUTTING GREEN ROWSAN DIEGO, CA 92128APN: 274-893-46-00Bedrooms: 3Square Feet: 1,965Bathrooms: 2Year Built: 1986Lot size: 3,753Sale Date: 05/24/2010Garage: GLand Use:Single Family Residential	TAGUE CATHERINE M REVOCABLE INTER VIVOS TRUST 12117 PUTTING GREEN ROW SAN DIEGO, CA 92128 APN: 274-893-38-00Bedrooms: 3Square Feet: 1,586Bathrooms: 2Year Built: 1986Lot size: 4,107Sale Date: 08/08/2000Garage: GLand Use:Single Family Residential
FLANERY TRUST (06-19-97)12175 CADDY ROWSAN DIEGO, CA 92128APN: 274-893-56-00Bedrooms: 3Square Feet: 1,913Bathrooms: 2Year Built: 1986Lot size: 17,977Sale Date: 05/29/2008Garage: GLand Use:Single Family Residential	SHABATAY YEHUDA & VIRGINIA TRUST (02-04-03)12115 CADDY ROWSAN DIEGO, CA 92128APN: 274-893-53-00Bedrooms: 3Square Feet: 1,586Bathrooms: 2Year Built: 1986Lot size: 5,185Sale Date: 02/06/2003Garage: GLand Use: Single Family Residential

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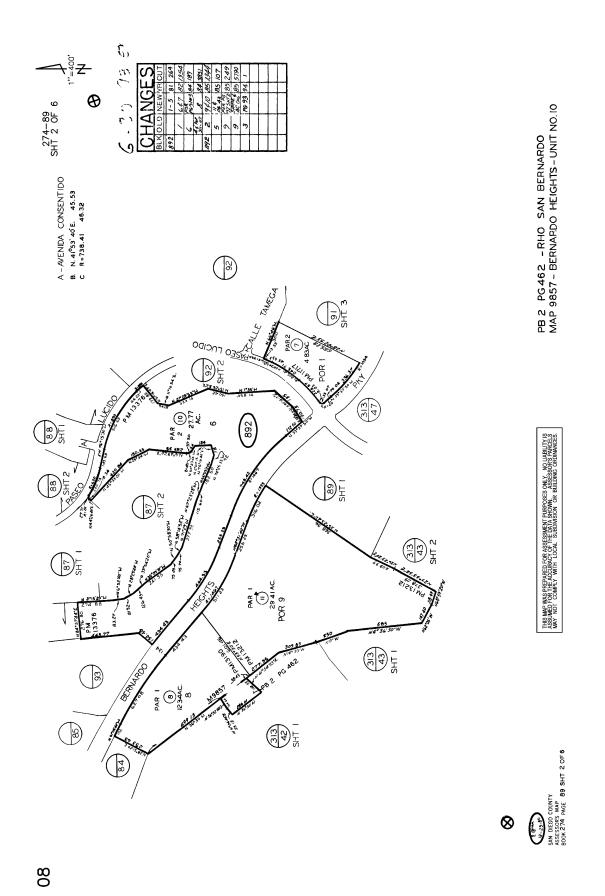


Customer Service Rep:



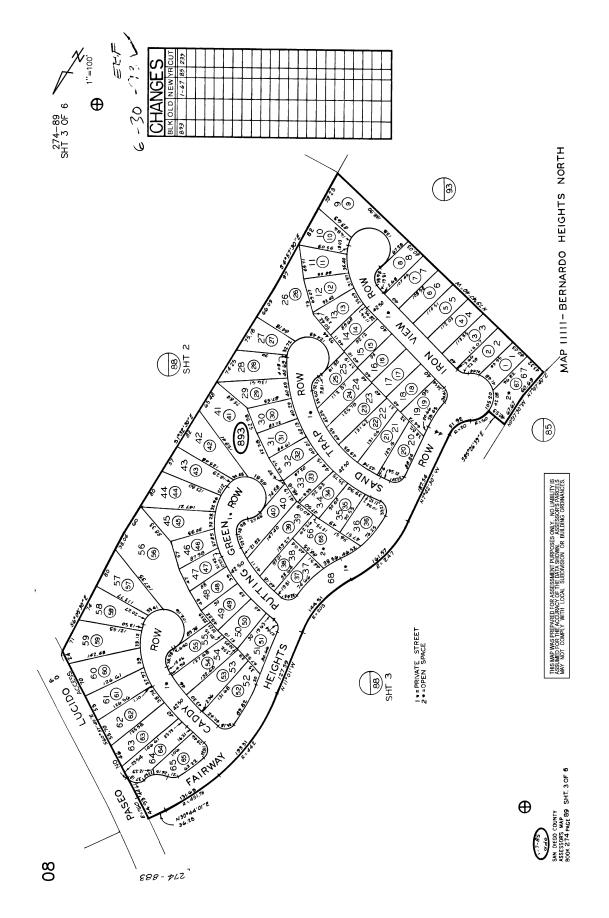
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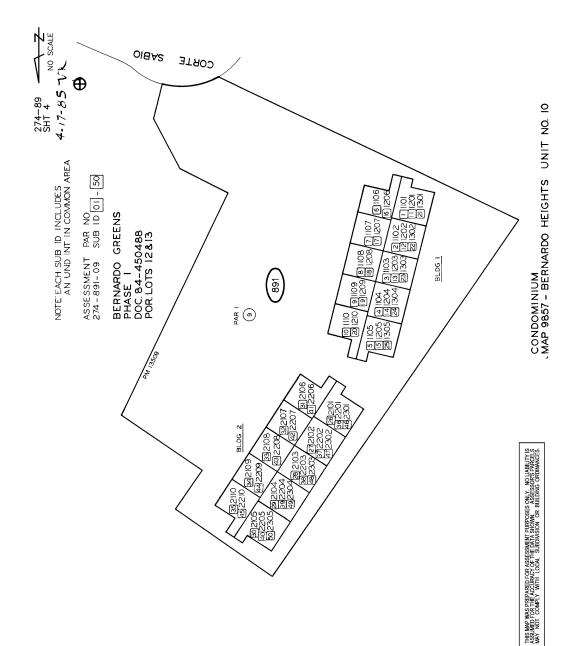
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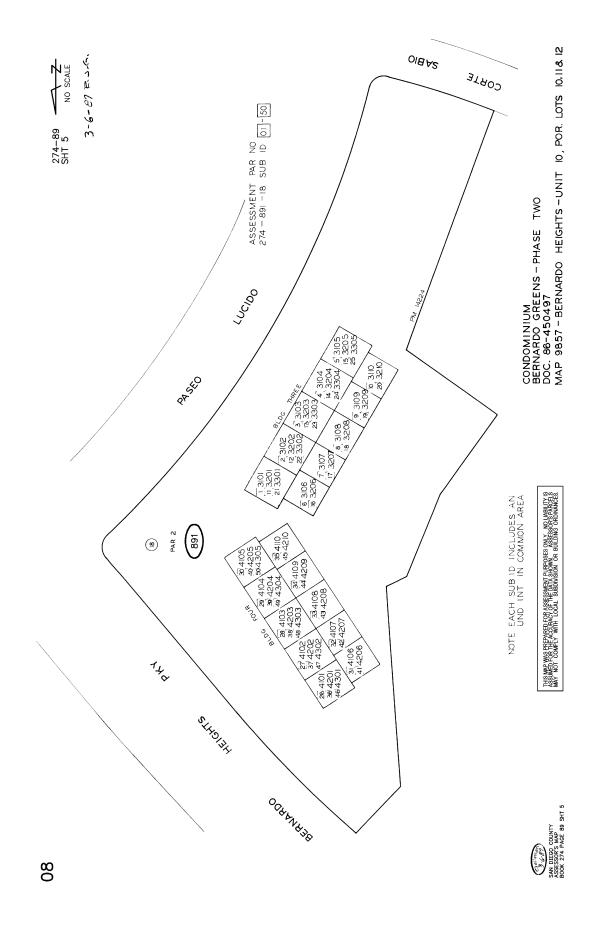




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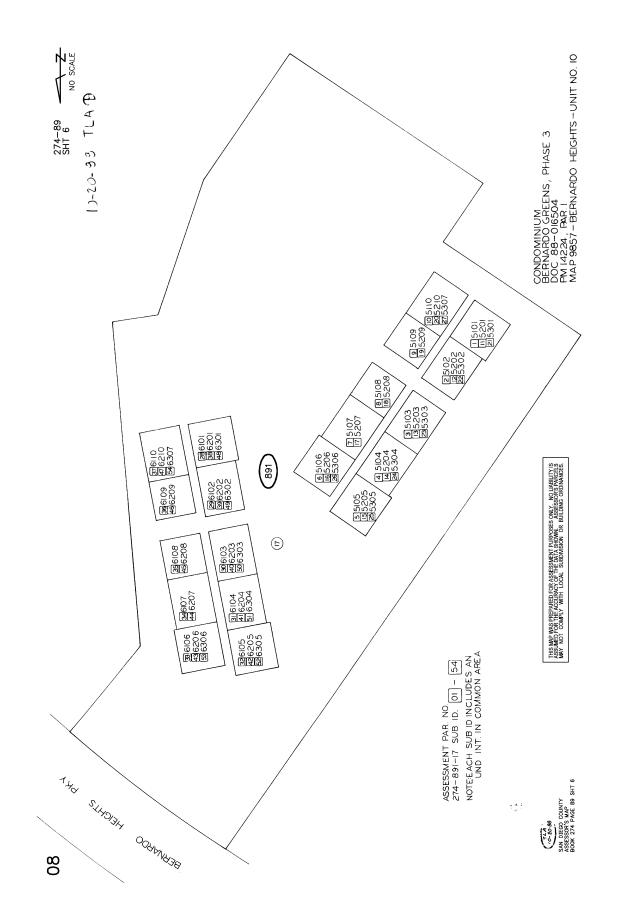
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2/24/2025

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

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



Tax Year: Tax Cover: Searched By: Searched On:

2024-2025 02/14/2025 ANDREA GAETA 2/24/2025 11:35 AM

APN:	274-893-49-00						
Described As:	<b>BERNARDO HEIGHT</b>	S NORTH 011	111 LOT 49				
Address:	12124 PUTTING GRE	EN RW					
City:	SAN DIEGO CITY						
Billing Address:	12124 PUTTING GRE	EN RW SAN D	<b>IEGO CA 9212</b>	8			
Assessed Owner(s):	COOPER TRUST B 02	7-23-97 AND C	<b>OOPER TRUS</b>	ГА 07-23-97			
Search As:	Lot 49 Tract 11111						
Tax Rate Area:	08262		Value		Conveyance	Data	10/27/1997
Tax Kate Alea.	06202	Land:	value	148,361.00	Conveying 1		538368
Use Code:	111			158,117.00		er Acquired:	550500
	ILY RESIDENCE	Personal Prope		130,117.00	Vesting:	er Acquirea.	
Region Code:	ILT RESIDENCE	Fixtures:	ity.		Year Built:		
Flood Zone:		Inventory:			Year Last N	Iodified <sup>.</sup>	
Zoning Code:	SINGLE FAMILY				1 our Dubt Iv		
Zoning Code.	RESIDENTIAL		Exemptions				
Taxability Code:		Homeowner:	Lacinptions	7,000.00		<b>Square Footage</b>	
·		Inventory:		.,	Land:	~18.	
Tax Rate:	1.137232		ertv:		Improvemen	nts:	
Auditor Tax Rate:	1.125458	Religious:	5		1		
		All Other:			Tax Default	ed:	
		Net Taxable	e Value:	299,478.00	Total Tax:		3,405.76
Bill #:							
Issue Date:							
Installment	Amount	Penalty	Due Date	Status	Pa	yment Date	Balance
1st	1,702.88	170.28	12/10/2024	PAID	1	1/25/2024	0.00
2nd	1,702.88	180.28	04/10/2025	UNPAI	D		1,702.88
					Т	otal Balance:	1,702.88
Parcel Status:		Exempt: N	10	С	ommon Area	:	
Account	t Special Lier	n Description					Amount
511911		UITO/RAT CT	<b>FRL</b>				3.00
511914		O VECTOR C					10.76
672718		TANDBY CHA					11.50
675418		R AVAIL CTY					10.00
Open Orders							
Company	Department	Title	Unit	Order No	0.	<b>Date Created</b>	
Pacific Coast Title	Orange - (FNFSTR			10299044		09/08/2024	
-	Glendale - (FNFST	· · · · · · · · · · · · · · · · · · ·		17355266		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 Luzin No. 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	1629	SS-268101 OF FICIAL RELONDS OF SAN DELECTION TY CA 1995 JUL 26 PM 3: 59 VEPALLOTIC COUNTY RECORDER	RF3 AR / MG / UF OC TXPD/72.70
		SPACE ABOVE THIS LINE FOR RECOR	DER'S USE
MAIL TAX STATEMENTS TO:		DOCUMENTARY TRANSFER TAX \$	of property conveyed, OR
Same As Above		Computed on the consideration or value Pemaining at time f sale. Signature of Declarant or Agent determine	FALLE
		Signatore the Televal Foot	*017

APNi

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

and with the Rubble Rubble Contractory of

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

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

, State of California, described as

, does hereby

Ú

Home Federal Escrow

of BERNARDO HEIGHTS NORTH, in the City of San Diego, County of San Diego, State Lot 49 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.

June 21, 1985	W. Wolf Properties, Inc., a California corporation	
STATE OF CALIFORNIA COUNTY OF		No
On, July 16, 1985, before me, the undersigned, a Notary Public in and for said State, personally appear-	AGENT MA	26
ed <u>Stephen Games</u>		8

and personally known to me (or proved to me on the basis of satisfactory By evidence) to be the persons who executed the within instrument as President and OFFICIAL SEAL AGENT ELAINE M. HUSTON Netary Public California on behalf of. Principal Office In W WOLF PRODUCT Inc San Diego County the corporation therein named, and acknowledged to me that such cor-My Comm. Exp. May 27, 1939 poration executed the within instrument pursuant to its by-laws of a resolution of its board of directors. WITNESS my hand and official seal (This area for official notarial seal) m. 1144. Elazur Signature STATEMENTS AS DIRECTED ABOVE Requested By: agaeta, Printed: 2/24/2025 8:36 AM Non-Order Search Page 1 of 1 Doc: SD:1985 00268101

RECORDING REQUE David E. Williams Attorney at Law	STED BY	89 076744
AND WHEN RECORDE	Cooper Row	89 FEB 14 AM ID: 18
City & State L MAIL TAX STATEMI Mail TAX STATEMI Mail TAX STATEMI Mail TAX STATEMI Mail TAX STATEMI Mail TAX STATEMI 1 Name Mr. & Mrs. Roger L. Street 12124 Putting Green Address San Diego, CA 92128 City &	Cooper Row	RF 3 AR / MG / UF OC L TXPD
CAT. NO. NN00580 TO 1922 CA (2- 83)	SP Individual Qu THIS FORM FURNISHED B	
Image: Construction of the second	(s) declare(s): x is \$	mbrances remaining at time of sale. , and is hereby acknowledged,
Co-T'ees, or their na ted January 17, 1989, the following described r County of San Diego Lot 49 of BERNARDO of California, acco	amed successor T'ees, of th , by ROGER LEE COOPER and E real property in the City of Sa HEIGHTS NORTH, in the City	, State of California: of San Diego, County of San Diego, Stat 1111, filed in the Office of the County
This Deed, and the each and every cove	conveyance herein made, ar mant, condition, restricti	ember 18, 1984. The subject to easements of record and the on, limitation, term and provisions of Inditions 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 STATE OF CALIFORNIA SAN DIEGO SS. COUNTY OF 2-1-89 before Bonnie Cooper On me, the undersigned, a Notary Public in and for said State, personally appeared Roger L. Cooper and personally appeared \_ EONNE COOPER personally known to me or proved to me on the basis of satisfactory evidence to be the person S whose name S are OFFICIAL SEAL subscribed to the within instrument and acknowledged Michalle Lorraine Kasperski that \_\_\_\_\_ executed the same. - Y FUELIC - CALIFORNIA WITNESS my hand and official scal. IN THE PAL OFFICE IN Vi 02624 SAN DIEGO COUNTY My Commission Exp. Mar. 5, 1990 Signature (Thukille) (This area for official notarial Title Order No.\_ Escrow or Loan No. MAIL TAX STATEMENTS AS DIRECTED ABOVE

DOC # 1997-046 **RÉCORDING REQUESTED BY:** MARK A. ANDERSON 1997 4:59 SEP 23. PM 205 West Fifth Avenue, Suite 106 \*\* OFFICIAL RECORDS Escondido, California 92025 127 SAN DIEGO COUNTY RECORDER'S OFFICE \*\* GREGORY J. SMITH, COUNTY RECORDER WHEN RECORDED, PLEASE MAIL THIS FEES: 13.00 DEED AND TAX STATEMENTS TO: ΩC. 0C: Ms. Bonnie Cooper 12124 Putting Green Row (Space above this line San Diego, CA 92128 for Recorder's Lise

#### AFFIDAVIT - DEATH OF Co-TRUSTEE

STATE OF CALIFORNIA	)
COUNTY OF SAN DIEGO	) ss. )

BONNIE LOU COOPER, of legal age, being first duly sworn, deposes and says: That ROGER LEE COOPER, the Decedent mentioned in the attached certified copy of Certificate of Death, is the same person as ROGER LEE COOPER named as one of the parties in that certain deed dated February 1, 1989, executed by ROGER L. COOPER and BONIE COOPER to ROGER LEE COOPER and BONNIE LOU COOPER, as Trustees of the COOPER FAMILY TRUST, recorded as Instrument No. 89-076744 on February 14, 1989, in Official Records of San Diego County, State of California, concerning the property described in "Exhibit A" attached hereto and made a part hereof.

DATED. 1997 22, 1997

I, BONNIE LOU COOPER, the affiant in this matter, declare that I have read the affidavit and know its contents, which are true to my own knowledge. I declare under penalty of perjury under the laws of the State of California the foregoing is true and correct.

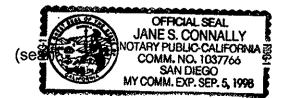
Dated <u>Sept 22</u>, 1997

BONNIF LOU COOPER

Affiant

SUBSCRIBED AND SWORN TO before me

this <u>22nd</u> day of <u>September</u>, 1997 Signature <u>Jane D. Corraely</u>



#### 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.

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.

# STATE OF CALLEGENLA CERTIFICATION OF VITAL RECORD

# **COUNTY OF SAN DIEGO**

129

	1 (1997) (1997) 	OH 3 14. PACE White 17. OCCUPATION Vice President 20. RESIDENCE STREET AN 12124 Putting ( at. curv San Diego 26. NAME, BELVIONENH Bonnie L. Coöpe 28. NAME OF SURVING SE Bonnie J. Compositions 31. NAME OF ADJECT FILE Raymond Street Tha 32. NAME OF MOTHER FILE (CR/SEA) 4. THE OF DISCONTIONS	D A CO C Y Y 5. AGE YR 69 0. SOCIAL SECURITY AG 307-22-4199 15. HISPANIC 15. HISPANIC YES. 10 NUMBER OR LOCATE STEPRING 10. NUMBER OR LOCATE STEPRING 10. NUMBER OR LOCATE 10. NUMBER OR L	CONTRACTOR	TARY BERVICE	AIF COOS 2128 BEES (FIRST AND Call	COOPER COOPER	97 18. EDUCATION- 16 ers & Grot 19. YEARS IN CO 17. NTY 25. STATE O CA TE HUMBER, CITY O Diego CA	S. HOUR 1101 
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DATE ISSUED: July 29, 1997

ROBERT & ROSS, M.D. REGISTRAR OF VITAL RECORDS County of San Diego 5

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

ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

Requested By: agaeta, Printed: 2/24/2025 8:36 AM

Page 3 of 3

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#1 11 <sup>#</sup>			888 U 4885	A11010.
RECORDING REQUESTED BY AND WHEN RECORDED, MAIL TO:	**		DOC # 1997-	-0467620
·	**		SEP 23, 1997	4=59
MARK A. ANDERSON	**			CODDC
205 West Fifth Avenue, Suite 106	**	•	OFFICIAL RE	
Escondido, California 92025	7. **	190	SAN DIEGO COUNTY REC	
MAIL TAX STATEMENTS TO:	4 **	130	GREGORY J. SMITH, C FEES:	10.00
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BONNIE LOU COOPER	1 **		UC+	00
12124 Putting Green Row	L **			
San Diego, California 92128	**			
	**		(Space above this line	
****	*********	*****	for Recorder's Use	
	QUITCLAIN	DEED		
DOCUMENTARY TRANSFER TAX: NONE (Consideration less dian \$100.)				
(Consideration less than \$100.) (This conveyange transfers the Quitclaimor's interest into a revocable twing rus, R & Tysec, 11911.)				
1 million and the				
Declarant or Agent determining Tax			•	
(for the firm of MARK A. ANDERSON)				
FOR VALUABLE CONSIDERATION, receipt	of which is	hereby ackno	wledged, BONNIE LOU CO	OPER, as
Trustee of the COOPER FAMILY TRUST, u/d/t,	6-29-93, he	reby quitclair	is to BONNIE LOU COOPE	R. as Trustee
of THE COOPER TRUST "B", u/d/t/ July 23, 199	97. all that re	al property id	Caleu in the City of San Die	
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#### 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.

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.

э. х '	RECORDING REQUESTED BY AND WHEN RECORDED, MAIL TO: MARK A. ANDERSON 205 West Fifth Avenue, Suite 106 Escondido, California 92025 MAIL TAX STATEMENTS TO: BONNIE LOU COOPER 12124 Putting Green Row San Diego, California 92128	*** F2 *** *** *** *** *** *** ***	DOC # 1997-0538368 OCT 27, 1997 3=57 PM OFFICIAL RECORDS SAN DIEGO COUNTY RECORDER'S OFFICE GREGORY J. SMITH, COUNTY RECORDER FEES: 10.00 OC: OC
	DOCUMENTARY TRANSFER TAX: NONE (Consideration less than \$100.) (This conveyance transfere the Quitclaimor's Interest into a revocable Trying tryst. R & T Sec. 11911.)	** ** QUITCLAIM DEED	

Declarant or Agent determining Tax (for the firm of MARK A. ANDERSON)

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, BONNIE LOU COOPER, as Trustee of the COOPER TRUST "B", u/d/t, July 23, 1997, hereby quitclaims a 39.5% interest to BONNIE LOU COOPER, as Trustee of THE COOPER TRUST "A", u/d/t/ July 23, 1997, of that real property located in the City of San Diego, County of San Diego, State of California, described in "Exhibit A" attached hereto and made a part hereof.

Assessor's Parcel No. 274-893-49

Executed on 10/21, 1997, at San Diego County, California.

STATE OF CALIFORNIA )

( COUNTY OF SAN DIEGO

On 10/2/, 1997, before me

Jane S. Connally

personally appeared BONNIE LOU COOPER

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 acknowledge to me that he/she/they executed the same in his/her/their authorized capacity(ies), and by that 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 of Notary (Seal) OFFICIAL SEAL JANES. CONNALLY TARY PUBLIC-CALIFORNIA COMM. NO. 1037766 SAN DIEGO MY COMM. EXP. SEP. 5, 1998

in long

CAPACITY CLAIMED BY SIGNER

□ Corporate\_\_\_\_\_ Officer\_\_\_\_\_\_ □ Partner(s) □ Attorney-in-fact □ Trustee(s) □ Subscribing Witness □ Guardian/Conservator

I D Other\_

SIGNER IS REPRESENTING

# 1672

#### EXHIBIT A

Lot 49 of BERNARDO HEIGHIS 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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DOC	# 2000-0072959
Feb 1	1, 2000 11:15 AM
	OFFICIAL RECORDS DIEGO COUNTY RECORDER'S OFFICE EORY J. SMITH, COUNTY RECORDER
SBACE ABOVE	FEES: 10.00 0C: 0C
TRANSFER TAX IS \$ $-10^{-10}$ reported area $\times$ City of $-34^{-10}$ $893-63-00^{-10}$ Il value of property conveyed, or 1 value tess value of liens or encumbra	nces remaining at time of sale, and
QUITCLAIM to	
92128	Jumber 011111
	Um Land .
} S.S.	Under .
	Under .
pefore me,	BEVERLY M. BELTRAN Comm. # 1087976 NOTARY PUBLIC - CALIFORNIA San Diego County My Comm. Expires Feb. 16, 2000
	Feb 1

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### ALL PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA SS. COUNTY OF SA

November 20 \_ before me, <u>baverly</u> M-Betran On lo-shan personally appeared

\_personally known to me (or proved

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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)

M. Beco Bank Signature

RECORDING REQUESTED BY Sunrun Inc. Operations Department

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

# DOC# 2023-0241186

Sep 06, 2023 09:52 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

<u>NOT AN ENCUMBRANCE</u>: 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, 32<sup>nd</sup> 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

<u>16.1566.000</u> 中国 建常盘杆式 停止 网络 STREAMED BEDGE VERTORS "LARBON ON VALUE MARKED 5-1-C020 038172 Match 201

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Notice of an Independent Solar Energy Producer Contract

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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 the Solar Facility, Sunrun 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.

OFFICIAL STAMP JAMEELA FOX-KING NOTARY PUBLIC - OREGON COMMISSION NO. 1029622 MY COMMISSION EXPIRES OCTOBER 18, 2026

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Notice of an Independent Solar Energy Producer Contract

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