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Pages: 0010

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

05/12/22 AT 02:24PM

FEES:	53.00
TAXES:	0.00
OTHER:	0.00
PAID:	53.00

LEADSHEET

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SECURE - Daily - Time Sensitive

THIS FORM IS NOT TO BE DUPLICATED

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CSCDA 2022.0[illegible] LOS AN

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO

Home Run Financing
c/o DTA
5000 Birch St, Ste. 6000
Newport Beach, CA 92660

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

NOTICE OF ASSESSMENT AND PAYMENT OF CONTRACTUAL ASSESSMENT REQUIRED

California Statewide Communities Development Authority Open PACE Program

Exempt from SB2 fees per Government Code Section 27388.1 (a) (2) (D)

County of LOS ANGELES

NOTICE IS HEREBY GIVEN that:
Pursuant to the requirements of Sections 5898.24 (d) and 5898.32 of the Streets and Highways Code of the State of California, the undersigned Secretary of the Commission of the California Statewide Communities Development Authority (CSCDA), State of California, hereby gives notice that an assessment has been levied against the property described below pursuant to the Memorandum Agreement of CSCDA Residential PACE Funding Program Assessment Contract as attached as Exhibit 1 hereto (the "Memorandum Agreement").

Current Property Owner(s) Name(s):	David E Gilmore, Christian Bolotano Ezar
Property Address:	6581 Lemon Ave
County in which Property is Located:	LOS ANGELES
Assessor's Parcel Number:	7115-011-018
Legal Description of Property Subject to the Contractual Assessment:	TRACT # 7155 LOT/SEC 19 BLK/DIV/TWN C
Annual Assessment Obligation Amount:	$6,122.89
Assessment Amount:	$104,361.17
Date of Assessment:	May 09, 2022
Date or Circumstances under Which the Contractual Assessment Expires:	See Section 6 of the Memorandum Agreement.
Purpose of Contractual Assessment:	See Section 5 of the Memorandum Agreement.

Entity to which funds from the contractual assessment will be paid:	**California Statewide Communities Development Authority** **c/o DTA, 5000 Birch St, Ste. 6000** **Newport Beach, CA 92660**
For prepayment requests:	**https://poportal.com/login**

Notice is further given that upon the recording of this notice in the office of the county recorder, the assessment shall become a lien upon such real property.

Dated: May 09, 2022

CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY

Authorized Signatory
Sendy young

Application ID: 5052979
Assessor Parcel Number: 7115-011-018

ACKNOWLEDGMENT

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 California
County of Sacramento)

On May 9, 2022 before me, Harolyn D. Brown, Notary Public

personally appeared Sendy Young **********,
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 California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature ______________________ **(Seal)**

HAROLYN D. BROWN
Notary Public - California
Sacramento County
Commission # 2388814
My Comm. Expires Dec 31, 2025

Document Title: Notice of Assessment **********

EXHIBIT 1

MEMORANDUM AGREEMENT OF CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY RESIDENTIAL PACE FUNDING PROGRAM ASSESSMENT CONTRACT

THIS MEMORANDUM AGREEMENT OF California Statewide Communities Development Authority (CSCDA) PACE FUNDING PROGRAM ASSESSMENT CONTRACT (RESIDENTIAL) is entered into as of June 30, 2020, between the Authority and (individually and collectively the "Property Owner"), the record owner(s) of the fee title to the real property identified on Exhibit A (the "Property") and constitutes a binding contract of the parties hereto.

1 The Authority has established the CSCDA Open PACE Program to allow financing of certain renewable energy, energy efficiency and water efficiency improvements and electric vehicle charging infrastructure that are permanently fixed to real property (the "Authorized Improvements") through the levy of contractual assessments pursuant to Chapter 29 of Division 7 of the California Streets & Highways Code ("Chapter 29") and the issuance of improvement bonds under the Improvement Bond Act of1915 (California Streets and Highways Code Sections 8500 and following) (the "1915 Act") upon the security of the unpaid contractual assessments.

2 The Authority and the Property Owner are executing in connection herewith, that certain CSCDA PACE Funding Program Assessment Contract (Residential) dated as of the date hereof (the "Assessment Contract").

3 The Property Owner hereby freely and willingly agrees to pay the assessment (the "Assessment") as provided in Exhibit B to the Assessment Contract plus interest and the Additional Administrative Assessment as provided in the Assessment Contract. The Assessment shall equal the total amount disbursed by the County to pay for (i) the Improvements identified on Exhibit A to the Assessment Contract, plus (ii) all costs, fees and interest associated therewith as reflected on Exhibit B to the Assessment Contract, which total amount is also known as the Actual Disbursement Amount (defined below).

4 Upon receipt of the fully executed and final Installation Certificate, as described in the current version of The PACE Funding Program Handbook (referred to herein as the "Handbook"), the County shall calculate and disburse payments to those entitled to receive them(the "Actual Disbursement Amount") hereunder subject to such revisions as are agreed to pursuant to the Assessment Contract and subject to any Addendum to the Assessment Contract provided for under the Assessment Contract agreed to and executed by the parties hereto. The

Property Owner shall comply with all requirements for contracting for the installation of the Improvements as required in the Assessment.Contract and shall deliver such Installation Certificates as are provided for in the Assessment Contract. The County shall comply with all disbursement and recording requirements provided for in the Assessment Contract. Upon satisfaction of Property Owner of the requirements set forth in this Assessment Contract.

5 The Assessment, the interest and penalties thereon as a result of a delinquency in the payment of any installment of the Assessment, and the Additional Administrative Assessment shall constitute a lien against the Property (the "Assessment Lien") until they are paid and shall be collected and shall have the lien priority as set forth in Chapter 29 and may be enforced through judicial foreclosure action that could result in the sale of the Property for payment of the delinquent installments, and all penalties, interest and costs of suit, including attorneys' fees subject to such forbearance and subordination as may be provided in any Subordination Agreement that may be executed between the County and any other lien holder now or hereafter.

6 Except as otherwise set forth herein or in the Assessment Contract, this Contract shall expire upon (i) the final Assessment payment as provided in the Assessment Contract or (ii) any prepayment of the Assessment, provided that such prepayment is meant to be permanent and the party who is then the Property Owner does not execute a document confirming the assumption and continuation of the Assessment Contract and the Assessment Lien.

7 This Contract establishes rights and obligations that are for the benefit of the Property and, therefore, such rights and obligations run with the land pursuant to Civil Code Section 1462. If the Property is subdivided while the Assessment remains unpaid, the Assessment will be assigned to the newly-created parcel as provided in the Assessment Contract.

8 The Property Owner hereby waives (i) any otherwise applicable requirements of Article XIIID of the California Constitution or any other provision of California law for an engineer's report, notice, public hearing, protest or ballot; (ii) any right to repeal the Assessment by initiative or any other action, or to file any lawsuit or other proceeding to challenge the Assessment or any aspect of the proceedings of the County undertaken in connection with the PACE Funding Program; and (iii) any rights waived in the Assessment Contract.

9 This Memorandum is subject to all of the terms, conditions and understandings of the Assessment Contract, which are incorporated herein by reference as though copied verbatim herein. In the event of a conflict between the terms of this Memorandum and the terms of the Assessment Contract, the terms of the Assessment Contract shall prevail.

EXHIBIT A

DESCRIPTION OF PROPERTY, NOTICE INFORMATION AND DESCRIPTION OF IMPROVEMENTS

Description of Property:

Property Owner(s) Name(s): David E Gilmore, Christian Bolotano Ezar
Property Address: 6581 Lemon Ave
State: CA Zip: 90805
APN(s): 7115-011-018
Legal Description: TRACT # 7155 LOT/SEC 19 BLK/DIV/TWN C
Participating Entity: Long Beach
County: LOS ANGELES

Notice Information:

Home Run Financing
750 University Ave. #140
Los Gatos, CA, 95032
contracts@homerunfinancing.com

DESCRIPTION OF IMPROVEMENTS

The Improvements consist of the following:

Project Type	Manufacturer	Quantity	Units	Cost
Solar Modules	Mission Solar	8400	watt	$51,910.00

Solar Inverters	SolarEdge	8400	watt	$7,000.00
Air Conditioning	Goodman	4	ton	$14,000.00
Roofing	Owens Corning	2000	Replacement Area (Sq. Ft.)	$12,000.00
			Total	**$84,910.00**

EXHIBIT B

LIST OF CONTRACT DOCUMENTS, DISBURSEMENT, AND SCHEDULE OF ANNUAL ASSESSMENT INSTALLMENTS, INCLUDING PRINCIPAL, INTEREST AND ANNUAL ASSESSMENT ADMINISTRATIVE FEE

Participating Contractor: The Right Choice Home Remodeling Inc

LIST OF CONTRACT DOCUMENTS

This Contract shall consist of the following documents:

1. This Contract and the exhibits hereto and any Addendum hereto;
2. The Application;
3. The Installation Certificate;
4. The Assessment Cost and Payment Summary;
5. The Notice of Assessment;
6. The Payment of Contractual Assessment Required;
7. The Program Handbook (CSCDA Program)
8. The Program website located at homerunfinancing.com.

Assessment:

The amount of the Assessment is $104,361.17 (the "Assessment Amount"), of which $84,910.00 is allocable to the cost of the Improvements, $18,115.15 is allocable to incidental expenses and $1,336.01 is allocable to capitalized interest.

Disbursement:

Funds equal to the cost of the Improvements will be disbursed directly to the Participating Contractor (set forth in Exhibit A) on behalf of the Proper Owner(s) within 5 business days of the execution of the Installation Certificate.

Maturity and Interest Rate:

1. The Final Maturity Date of the Bonds shall be no later than September 02, 2052.
2. The Assessment bears interest at a rate equal to Maximum Interest Rate of the Bonds, which is 3.99%.
3. The Annual Percentage Rate (APR) attributable to the Assessment is 5.79%. APR is the Effective Cost of Credit in consumer loans and real estate loans expressed as a percentage interest rate. The annual percentage rate is the interest rate the borrower actually pays, including fees required in order to participate in the Program.
4. The total administrative fees, recording fees and other fees and costs added to your assessment is $18,115.15

Tax Year (commencing July 1)	Interest	Principal	Total Assessment	Annual Administrative Assessment Fee*	Total Estimated Contractual Assessment Payment
2022 - 2023	$4,164.01	$1,863.88	$6,027.89	$95.00	$6,122.89
2023 - 2024	$4,089.64	$1,938.25	$6,027.89	$95.00	$6,122.89
2024 - 2025	$4,012.31	$2,015.58	$6,027.89	$95.00	$6,122.89
2025 - 2026	$3,931.88	$2,096.01	$6,027.89	$95.00	$6,122.89
2026 - 2027	$3,848.25	$2,179.64	$6,027.89	$95.00	$6,122.89
2027 - 2028	$3,761.29	$2,266.60	$6,027.89	$95.00	$6,122.89
2028 - 2029	$3,670.85	$2,357.04	$6,027.89	$95.00	$6,122.89
2029 - 2030	$3,576.80	$2,451.09	$6,027.89	$95.00	$6,122.89
2030 - 2031	$3,479.00	$2,548.89	$6,027.89	$95.00	$6,122.89
2031 - 2032	$3,377.30	$2,650.59	$6,027.89	$95.00	$6,122.89
2032 - 2033	$3,271.54	$2,756.35	$6,027.89	$95.00	$6,122.89
2033 - 2034	$3,161.57	$2,866.32	$6,027.89	$95.00	$6,122.89
2034 - 2035	$3,047.20	$2,980.69	$6,027.89	$95.00	$6,122.89
2035 - 2036	$2,928.27	$3,099.62	$6,027.89	$95.00	$6,122.89
2036 - 2037	$2,804.60	$3,223.29	$6,027.89	$95.00	$6,122.89
2037 - 2038	$2,675.99	$3,351.90	$6,027.89	$95.00	$6,122.89
2038 - 2039	$2,542.24	$3,485.65	$6,027.89	$95.00	$6,122.89
2039 - 2040	$2,403.17	$3,624.72	$6,027.89	$95.00	$6,122.89
2040 - 2041	$2,258.54	$3,769.35	$6,027.89	$95.00	$6,122.89
2041 - 2042	$2,108.14	$3,919.75	$6,027.89	$95.00	$6,122.89
2042 - 2043	$1,951.75	$4,076.14	$6,027.89	$95.00	$6,122.89
2043 - 2044	$1,789.11	$4,238.78	$6,027.89	$95.00	$6,122.89
2044 - 2045	$1,619.98	$4,407.91	$6,027.89	$95.00	$6,122.89
2045 - 2046	$1,444.10	$4,583.79	$6,027.89	$95.00	$6,122.89
2046 - 2047	$1,261.21	$4,766.68	$6,027.89	$95.00	$6,122.89
2047 - 2048	$1,071.02	$4,956.87	$6,027.89	$95.00	$6,122.89
2048 - 2049	$873.24	$5,154.65	$6,027.89	$95.00	$6,122.89
2049 - 2050	$667.57	$5,360.32	$6,027.89	$95.00	$6,122.89
2050 - 2051	$453.70	$5,574.19	$6,027.89	$95.00	$6,122.89
2051 - 2052	$231.26	$5,796.63	$6,027.89	$95.00	$6,122.89
				Total	**$183,686.70**

** Estimated, will remain subject to change*

UPON THE ISSUANCE OF THE BONDS, THE ACTUAL ANNUAL ASSESSMENT