



16.00

\* \$ R 0 0 1 4 3 0 2 4 7 7 \$ \*

202300086204 2:06 pm 04/14/23

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**RECORDING REQUESTED BY:**

LENNAR TITLE

**MAIL TAX STATEMENTS TO AND  
WHEN RECORDED MAIL TO:**

Sunnova Energy Corporation  
DBA: SunStreet Energy Group  
5201 Blue Lagoon Drive  
Suite 978, 8<sup>th</sup> Floor  
Miami, Fl 33126  
Attn: Post Closing Dept.

DOCUMENTARY TRANSFER TAX \$NONE  
This conveyance of an easement and the consideration  
and value is less than \$100.00.  
(California R&T Code Section 11911)

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The Undersigned  
Signature of Declarant or Agent Determining Tax

EXEMPT FROM FEE PER GC 27388.1 (A) (2); RECORDED CONCURRENTLY "IN CONNECTION WITH" A TRANSFER SUBJECT TO IMPOSITION OF DOCUMENTARY TRANSFER TAX (DTT).

APN: 930-051-07

**QUITCLAIM DEED**

**AFFECTING GRANT OF EASEMENTS FOR SOLAR ENERGY EQUIPMENT**

KNOW ALL MEN BY THESE PRESENTS, That for valuable consideration, receipt of which is acknowledged, Sunnova Energy Corporation, DBA: SunStreet Energy Group, a Delaware corporation ("**Grantor**") remises, releases and quitclaims to **Sai Vivekananda Pavani** ("**Grantee**"), being the owner(s) of the real property **227 Sash, Irvine, CA 92618** ("**Property**") in the City of Irvine, County of Orange, California, described on **Exhibit A** attached to and incorporated in this Quitclaim Deed, any and all right, title and interest in the easement rights and all other rights reserved by Grantor in the Grant of Easements for Solar Energy Equipment ("**Solar Easement**") recorded against the Property and other real property described in the Solar Easement recorded on **10/25/2022** as Document No. **2022000344425** in the Records of said County. This Quitclaim Deed is intended to fully but solely release Grantee and the Property from the encumbrance and affect of the Solar Easement. This Quitclaim Deed does not release, quitclaim or affect any other real property interests encumbered by the Solar Easement.

[GRANTOR'S SIGNATURE TO QUITCLAIM DEED ON NEXT PAGE]



**EXHIBIT A  
TO  
QUITCLAIM DEED  
AFFECTING GRANT OF EASEMENTS FOR SOLAR ENERGY EQUIPMENT**

**LEGAL DESCRIPTION OF PROPERTY**

PARCEL 1: AN UNDIVIDED INTEREST IN COMMON AREA:

A ONE-TENTH (1/10TH) UNDIVIDED FRACTIONAL FEE INTEREST AS A TENANT-IN-COMMON IN AND TO THE COMMON AREA AS SHOWN AND DESCRIBED ON THAT CERTAIN CONDOMINIUM PLAN RECORDED ON MAY 18, 2022, AS INSTRUMENT NO. 2022000185584, IN THE OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA, AS SAME MAY BE AMENDED FROM TIME TO TIME (THE "PHASE 1 CONDOMINIUM PLAN"). THE COMMON AREA CONSISTS OF A THREE-DIMENSIONAL VOLUME OF AIRSPACE LOCATED ABOVE PORTIONS OF LOT(S) 3 OF TRACT 19036, WHICH TRACT IS SHOWN ON A MAP RECORDED IN BOOK 988, PAGES 25 THROUGH 28, INCLUSIVE, OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER FOR ORANGE COUNTY, CALIFORNIA.

PARCEL 2: THE CONDOMINIUM UNIT:

UNIT 35, AS SHOWN AND DESCRIBED ON THE PHASE 1 CONDOMINIUM PLAN AND AS DEFINED IN THAT CERTAIN "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, AND RESERVATION OF EASEMENTS FOR MULBERRY AT SOLIS PARK" RECORDED ON OCTOBER 25, 2022 AS INSTRUMENT NO. 2022000344423 IN THE OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA, AS SAME MAY BE RE-RECORDED, RESTATED AND/OR AMENDED FROM TIME TO TIME (THE "NEIGHBORHOOD DECLARATION").

PARCEL 3: EXCLUSIVE USE AREAS:

AN EXCLUSIVE EASEMENT APPURTENANT TO THE AFORE-DESCRIBED CONDOMINIUM UNIT ON, OVER, ACROSS AND THROUGH THOSE CERTAIN PORTIONS OF THE NEIGHBORHOOD ASSOCIATION PROPERTY AS DEFINED AND DESCRIBED IN THE NEIGHBORHOOD DECLARATION AS EXCLUSIVE USE AREAS FOR ENTRY PORCHES, DECKS, COURTYARDS, AIR CONDITIONER CONDENSER AREAS AND/OR TELEPHONE WIRING PURPOSES, AS APPLICABLE.

PARCEL 4: NONEXCLUSIVE EASEMENT OVER THE NEIGHBORHOOD ASSOCIATION PROPERTY:

A NONEXCLUSIVE EASEMENT APPURTENANT TO THE AFORE-DESCRIBED CONDOMINIUM UNIT FOR INGRESS, EGRESS, ACCESS, USE AND ENJOYMENT ON, OVER AND ACROSS ALL PORTIONS OF THE NEIGHBORHOOD ASSOCIATION PROPERTY PRESENTLY INCLUDED OR SUBSEQUENTLY ANNEXED INTO THE NEIGHBORHOOD WHICH ARE INTENDED FOR SUCH USE AND WHICH DO NOT CONSTITUTE EXCLUSIVE USE AREAS APPURTENANT TO A CONDOMINIUM UNIT IN THE NEIGHBORHOOD AND WHICH ARE NOT SUBJECT TO RIGHTS RESERVED IN FAVOR OF GRANTOR OR OTHERS AS PROVIDED IN THE NEIGHBORHOOD DECLARATION.

PARCEL 5: NONEXCLUSIVE EASEMENT FOR ACCESS AND OTHER PURPOSES UNDER THE NEIGHBORHOOD DECLARATION:

A NONEXCLUSIVE EASEMENT APPURTENANT TO THE AFORE-DESCRIBED CONDOMINIUM UNIT FOR INGRESS, EGRESS, ACCESS, MAINTENANCE, DRAINAGE, ENCROACHMENT, SUPPORT, USE AND ENJOYMENT AND FOR ALL OTHER PURPOSES AS SET FORTH IN THE NEIGHBORHOOD DECLARATION.

PARCEL 6: NONEXCLUSIVE EASEMENT FOR ACCESS AND OTHER PURPOSES UNDER THE MASTER DECLARATION AND THE NOTICE OF ANNEXATION:

A NONEXCLUSIVE EASEMENT APPURTENANT TO THE AFORE-DESCRIBED CONDOMINIUM UNIT FOR INGRESS, EGRESS, ACCESS, MAINTENANCE, DRAINAGE, ENCROACHMENT, SUPPORT, USE AND ENJOYMENT AND FOR ALL OTHER PURPOSES AS SET FORTH IN THE MASTER DECLARATION AND/OR IN THE NOTICE OF ANNEXATION REFERENCED BELOW.

PARCEL 7: TEMPORARY EASEMENT FOR VEHICULAR AND PEDESTRIAN ACCESS:

A TEMPORARY NON-EXCLUSIVE EASEMENT APPURTENANT TO THE AFORE-DESCRIBED CONDOMINIUM UNIT FOR VEHICULAR AND PEDESTRIAN INGRESS, EGRESS AND ACCESS OVER THE ROADS DEDICATED TO THE CITY OF IRVINE AS INDICATED ON THE MAP OF SAID TRACT 19036, BUT ONLY TO THE EXTENT NECESSARY TO PROVIDE ACCESS TO THE UNIT AND ONLY UNTIL SUCH TIME THAT SUCH ROADS ARE ACCEPTED BY THE CITY.

(PARCELS 1 THROUGH 7, INCLUSIVE, ARE HEREINAFTER COLLECTIVELY REFERRED TO AS THE "CONDOMINIUM ESTATE.")