

# PROJECT REPORT

**TO: PLANNING DIRECTOR ACTION (PDA)**  
**FROM: PLANNING & DEVELOPMENT SERVICES**

**AGENDA DATE: August 13, 2025**  
**AGENDA TIME: 3:30PM / No. 1**

PROJECT TYPE: AWCC Campo Verde LLC  
Lot Line Adjustment (LLA) # 00342 SUPERVISOR DIST. #2  
LOCATION: 1148, 1105, and 1118 Liebert Road APN(s): 051-350-018, -019, and -015  
El Centro, CA 92243 PARCEL SIZE(s): ±171.43-AC., ±14.48-AC., & 106-AC.  
GENERAL PLAN (existing) Agriculture GENERAL PLAN (proposed) N/A  
ZONE (existing) A-3 (Heavy Agriculture) and A-3-RE ZONE (proposed) N/A

GENERAL PLAN FINDINGS ☒ CONSISTENT ☐ INCONSISTENT ☐ MAY BE/FINDINGS

PLANNING COMMISSION DECISION: HEARING DATE: N/A

☐ APPROVED ☐ DENIED ☐ OTHER

PLANNING DIRECTOR'S DECISION: HEARING DATE: 08/13/25

☐ APPROVED ☐ DENIED ☐ OTHER

ENVIRONMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: N/A  
INITIAL STUDY: N/A

☐ NEGATIVE DECLARATION ☐ MITIGATED NEG. DECLARATION ☐ EIR

## DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS	<input type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
AG	<input type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
APCD	<input type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
E.H.S.	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
FIRE / OES	<input type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
OTHER		Quechan Indian Tribe		

## **REQUESTED ACTION:**

STAFF RECOMMENDS THAT THE PLANNING DIRECTOR HOLD A PUBLIC HEARING, HEAR ALL THE PROPONENTS AND OPPONENTS OF THE PROPOSED PROJECT, AND THEN TAKE THE FOLLOWING ACTIONS:

1. FIND THAT LOT LINE ADJUSTMENT #00342 IS CATEGORICALLY EXEMPT FROM CEQA PER ARTICLE 19, SECTION 15305 (MINOR ALTERATIONS IN LAND USE LIMITATIONS) AND THAT NO FURTHER ENVIRONMENTAL DOCUMENTATION IS REQUIRED; AND,
2. FIND THAT LOT LINE ADJUSTMENT #00342 IS CONSISTENT WITH APPLICABLE ZONING AND BUILDING ORDINANCES; AND,
3. APPROVE LOT LINE ADJUSTMENT #00342, SUBJECT TO THE ATTACHED CONDITIONS.

Imperial County Planning & Development Services Department

801 MAIN ST., EL CENTRO, CA, 92243 442-265-1736,

Jim Minnick, Director of ICPDS

AM/KM/S:\AllUsers\APN\051\350\015\LLA00342\PD\Project Report.docx

**STAFF REPORT**  
**Planning Director Action**  
**August 13, 2025**  
**Lot Line Adjustment (LLA) #00342**

**Applicants:**           **AWCC Campo Verde, LLC**  
                                  **One Park Place, Suite 200**  
                                  **Annapolis, MD 21401**

**Imperial Irrigation District**  
                                  **333 East Barioni Boulevard**  
                                  **Imperial, CA 92251**

**Big Rock ESS Assets, LLC**  
                                  **2093A Philadelphia Pike, Suite 312**  
                                  **Claymont, DE 19703**

**Agent:**                   **Dubose Design Group**  
                                  **Annette Leon**  
                                  **1065 State Street**  
                                  **El Centro, CA 92243**

**Project Location:**

The proposed project site is located at 1148, 1105, and 1118 Liebert Road, El Centro, CA 92243; and further identified as Assessor's Parcel Number(s) 051-350-018 (Parcel A), 051-350-019 (Parcel B), and 051-350-015 (Parcel C), respectively.

"Parcel A" is legally described as Parcel A (LLA #269) also being portion of the east half of the west half and portion on the west half of the east half of section 34, northerly of Westside Main Canal, containing 171.43 acres. "Parcel B" is legally described Parcel B (LLA #269) also being portion of the west half of the east half of section 34, northerly of Westside Main Canal, containing 14.48 acres. "Parcel C" is legally described as portion of the east half of the northeast quarter and northeast quarter of the southeast quarter of section 34 containing 106 acres and all being in T16S., R12E., S.B.B.M.

**Project Summary:**

Big Rock ESS Assets, LLC (Big Rock) is currently leasing Parcel C from the property owner, Childers Carolyn TRS (Childers), and plans to construct a switchyard on the site. The Imperial Irrigation District (IID) requires ownership of any land containing a switchyard. Accordingly, Childers and Big Rock are in negotiations with IID for the sale

of an approximately 3.63-acre portion of Parcel C to enable IID to own and operate the proposed switchyard.

The proposed lot line adjustment will facilitate the transfer of ownership of the proposed switchyard by modifying the boundary lines of Parcel “A”, “B”, and “C”. AWCC Campo Verde, LLC owns Parcel A and will transfer the narrow strip of land, which includes Liebert Road, between Parcel B and Parcel C to Parcel B. As previously mentioned, Parcel C will transfer approximately 3.63 acres to Parcel B.

The proposed switchyard will be used in conjunction with, among other energy facilities, the battery storage facility to be located on the remainder of Parcel C. Building Permit No. 61777 was issued in 2024 for the installation of a 201 MW Battery Energy Storage Facility on Parcel C.

Parcel “A”, “B”, and “C” will continue to receive water via Westside Main Canal and any further development will provide sewer services via a septic system. Parcel A and Parcel B will maintain physical access via Liebert Road and Parcel C will maintain physical access via Wixom Road.

**Existing Parcels:**

- “Parcel A” (051-350-018-000) –  $\approx \pm 171.43$  Acres
- “Parcel B” (051-350-019-000) –  $\approx \pm 14.48$  Acres
- “Parcel C” (051-350-015-000) –  $\approx \pm 106$  Acres

**Proposed Parcels:**

The proposed adjusted parcel sizes would be:

- “Parcel A” (051-350-018-000) –  $\approx \pm 169.55$  Acres
- “Parcel B” (051-350-019-000) –  $\approx \pm 20$  Acres
- “Parcel C” (051-350-015-000) –  $\approx \pm 102.37$  Acres

**County Ordinance:**

Lot Line Adjustment (LLA) #00342 is consistent with the Imperial County Land Use Ordinance (Title 9), Division 8 – Subdivision Ordinance, Section 90807.00 as no new parcels are created or eliminated. The proposed project is also consistent with Section 66412(d) of the Subdivision Map Act since the land taken from one parcel is added to an adjoining parcel. Per Section 66426.5, any conveyance of land to a public entity is not considered a division of land.

**Land Use Analysis:**

Per Imperial County General Plan, the land use designation for all three parcels is Agriculture and zoned “A-3” (Heavy Agricultural) per Zoning Map #40 of the Imperial

County Title 9 Land Use Ordinance. Furthermore, Parcel C has a Renewable Energy overlay. The proposed project is consistent with the County's General Plan and zoning ordinances.

**Surrounding Land Use Ordinance:**

DIRECTION	CURRENT LAND USE	ZONING	GENERAL PLAN
Project Site	Solar Development/ Battery Storage	A-3	Agriculture
North	Solar Development	A-2-R-RE	Agriculture
South	Battery Storage	A-3	Agriculture
East	Agriculture	A-3-RE	Agriculture
West	Vacant	A-3	Agriculture

**Environmental Determination:**

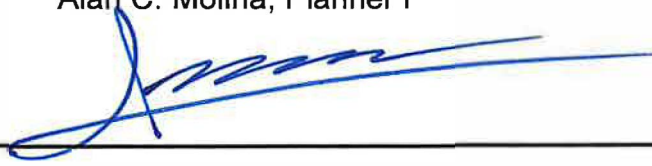
After review of the CEQA Guidelines, it has been determined that Lot Line Adjustment (LLA) #00342 is categorically exempt from CEQA per Article 19, Section 15305, Class 5 (Minor Alterations in Land Use Limitations); therefore, no further environmental documentation is required by State Law.

**Staff Recommendation:**

It is recommended that the Planning Director hold a public hearing, hear all the proponents and opponents of the proposed project, and then take the following actions:

1. Find that Lot Line Adjustment (LLA) #00342 is categorically exempt from CEQA per Article 19, Section 15305 (Minor Alterations in Land Use Limitations) and that no further environmental documentation is necessary; and
2. Find that Lot Line Adjustment (LLA) #00342 is consistent with applicable Zoning and Building Ordinances; and
3. Approve Lot Line Adjustment (LLA) #00342, subject to the attached conditions.

**PREPARED BY:** Alan C. Molina, Planner I



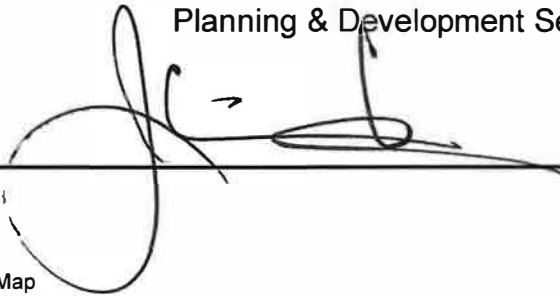
---

**REVIEWED BY:** Michael Abraham, AICP, Assistant Director of  
Planning & Development Services Department



---

**APPROVED BY:** Jim Minnick, Director of  
Planning & Development Services Department



---

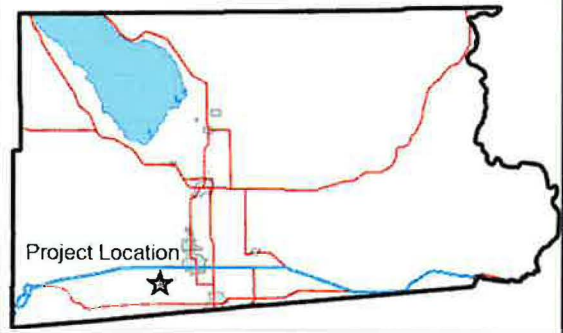
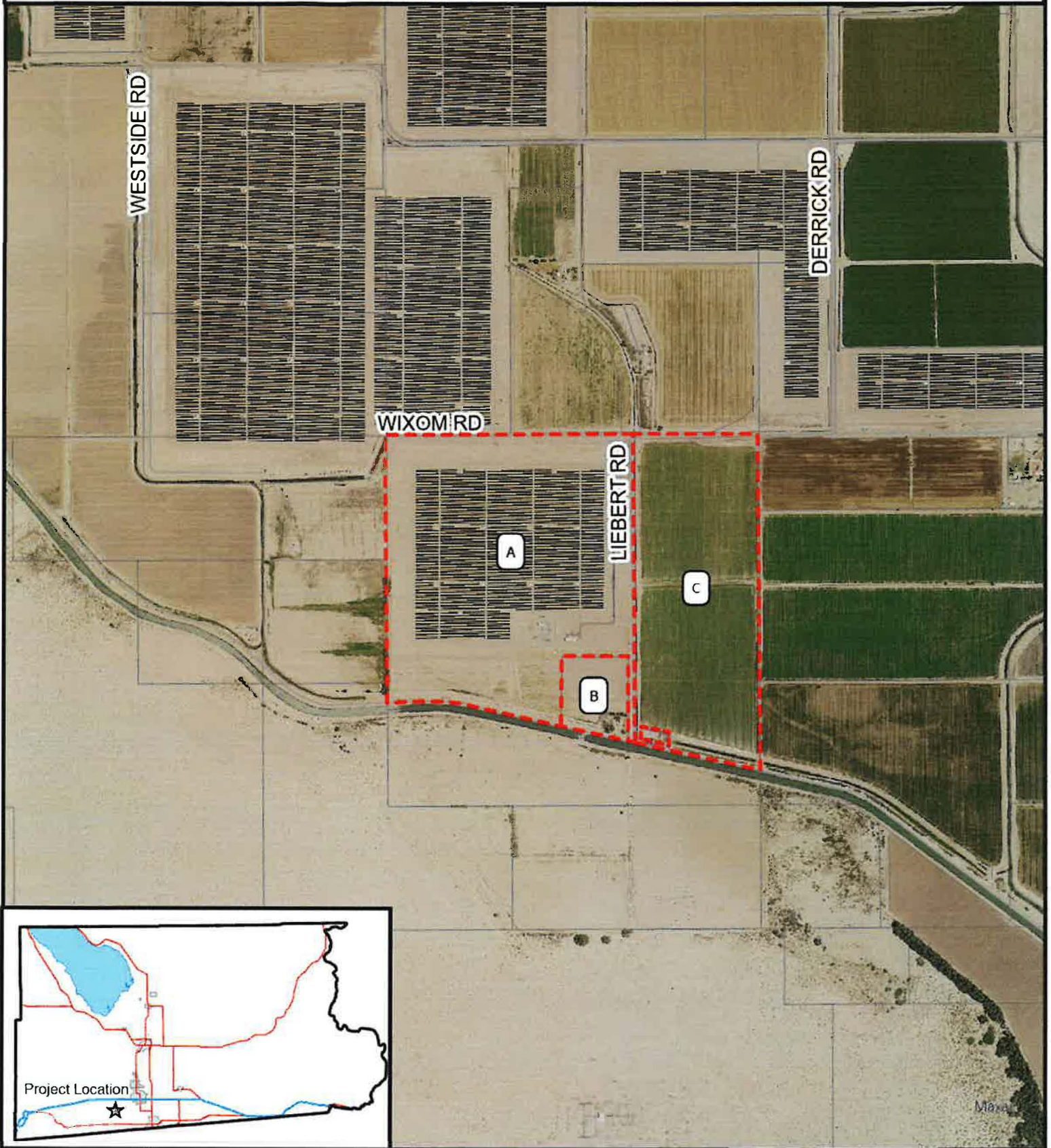
**ATTACHMENTS:**

- A. Vicinity Map
- B. Site Plan
- C. PC Resolutions & Findings
- D. Lot Line Adjustment (LLA) #00342 Conditions of Approval
- E. Application & Supporting Documents
- F. Comment Letters

# **ATTACHMENT “A”**

## **VICINITY MAP**

# PROJECT LOCATION MAP



**AWCC CAMPO VERDE LLC**  
**LLA #00342**  
**APN'S# 051-350-015, -018, -019**

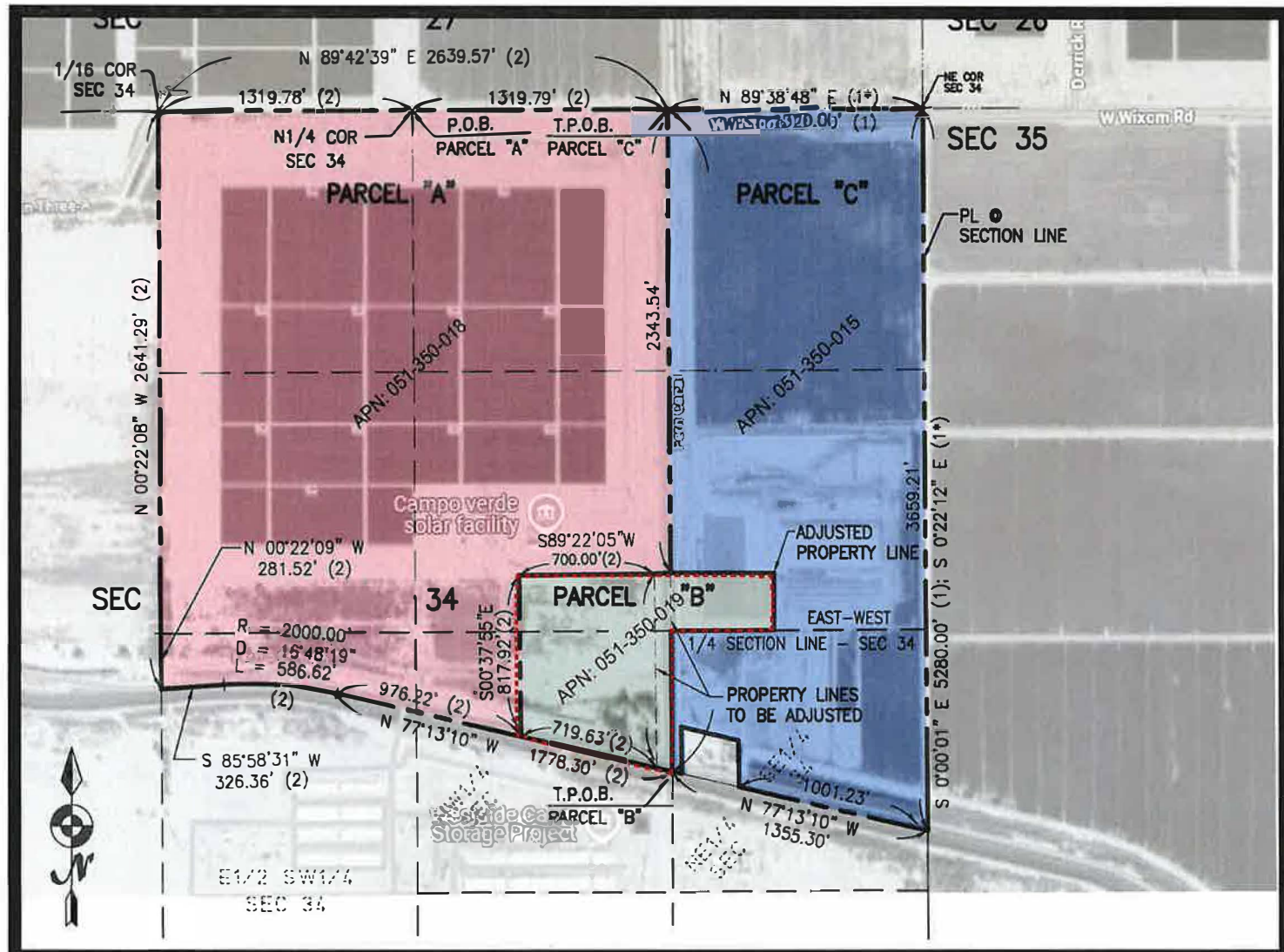
- Project Location "A, B & C"
- Parcels
- Centerline



# **ATTACHMENT “B”**

## **SITE PLAN**

# Project Exhibit



## Legend

Parcel "A"  
APN: 051-350-018

Parcel "B"  
APN: 051-350-019

Parcel "C"  
APN: 051-350-015

Area of Adjustment

For graphic illustrative purposes

0 .25 MI .5 MI

Graphic Scale in MI

**ATTACHMENT “C”**  
**PC RESOLUTION & FINDINGS**

## **RESOLUTION NO.**

### **A RESOLUTION OF THE PLANNING DIRECTOR OF THE COUNTY OF IMPERIAL, CALIFORNIA, APPROVING “LOT LINE ADJUSTMENT #00342” AWCC CAMPO VERDE, LLC, IMPERIAL IRRIGATION DISTRICT, & BIG ROCK ESS ASSETS, LLC**

**WHEREAS**, AWCC Campo Verde, LLC, Imperial Irrigation District, and Big Rock ESS Assets, LLC, submitted an application for Lot Line Adjustment #00342 to modify the boundaries of three parcels to increase the area of “Parcel B” by incorporating a portion of land from “Parcel C” and eliminating the section of “Parcel A” that borders both Parcel B and Parcel C, transferring it to Parcel B. This adjustment is to facilitate the transfer of a portion of Parcel C to the Imperial Irrigation District (IID) for use as a switchyard in connection with, among other energy facilities, a battery storage facility to be located on the remaining portion of Parcel C; and,

**WHEREAS**, the project is exempt from the California Environmental Quality Act (CEQA), per Government Code 15305; and,

**WHEREAS**, public notice of said application has been given, and the Planning Director has considered evidence presented by the Imperial County Planning & Development Services Department and other interested parties at a public hearing held with respect to this item on August 13, 2025; and,

**NOW, THEREFORE**, the Planning Director of the County of Imperial **DOES HEREBY RESOLVE** as follows:

**SECTION 1.** The Planning Director has considered the proposed Lot Line Adjustment prior to approval. The Planning Director finds and determines that the Lot Line Adjustment is adequately prepared in accordance with the requirements of the Imperial County General Plan, Land Use Ordinance, Subdivision Map Act, and California Environmental Quality Act (which assesses environmental effects) based upon the following findings and determinations.

**SECTION 2.** That in accordance with State Planning and Zoning law and the County of Imperial regulations, the following findings for approving the Lot Line Adjustment #00342 have been made as follows:

**A. Whether the lot line adjustment conforms to State law and County Ordinances.**

Lot Line Adjustment (LLA) #00342 conforms to California State Law through Section 66412(d) (Map Act Exclusions) of the Subdivision Map Act and Section 15305(a) (Minor Alterations in Land Use Limitations) of the California

Environmental Quality Act (CEQA); additionally, the Lot Line Adjustment conforms with the Imperial County Land Use Ordinance, Title 9, Division 8 - Subdivision Ordinance, particularly section 90807.00 et. seq. (Lot Line Adjustments).

**B. The lot line adjustment is consistent with County Zoning and Building law.**

Lot Line Adjustment (LLA) #00342 is zoned A-3 (Heavy Agriculture) and A-3-RE and it is consistent with the Imperial County Land Use Ordinance (Title 9), Section 90509.00 et. seq. In addition, Lot Line Adjustment (LLA) #00342 is consistent with Building laws since no improvements to the land are being proposed.

**C. That the lot line adjustment is not a re-subdivision pursuant to Government Code 66499.20 et. seq.**

Lot Line Adjustment (LLA) #00342 is not a re-subdivision pursuant to Government Code 66499.20 et. seq.

**D. That the lot line adjustment does not create any new lots or parcels or delete any lots or parcels.**

Lot Line Adjustment (LLA) #00342 will not create nor delete any new lots or parcels. The proposed project will transfer approximately  $\approx \pm 1.88$  acres from Parcel A (APN 051-350-018) and  $\approx \pm 3.64$  acres from Parcel C (APN 051-350-015) to Parcel B (APN 051-350-019).

**E. Determine what CEQA documentation is necessary to be filed for the applicants.**

Lot Line Adjustment (LLA) #00342 is exempt from CEQA pursuant to Article 19, Section 15305 (a) - Minor Alterations in Land Use Limitations. Therefore, no further CEQA documentation is required. Nevertheless, a Notice of Exemption will be filed with Imperial County Recorder's Office for thirty (30) days.

**F. Determine what conditions are necessary for compliance with Zoning and Building Ordinances, and to facilitate the relocation of existing utilities, infrastructure, easements or improvements.**

The planning staff has established conditions for Lot Line Adjustment (LLA) #00342 to assure that the affected parcels comply with the County's Zoning and Building Ordinances (see attachment D).

**NOW, THEREFORE**, based on the above findings, the Imperial County Planning Director **DOES HEREBY APPROVE** Lot Line Adjustment #00342, subject to the attached Conditions of Approval.

---

**Jim Minnick**

Imperial County Planning & Development  
Services Director

AM/S:\ALLUSERS\APN\051\350\015\LLA00342\PDA\RESOLUTION.DOCX

# **ATTACHMENT “D”**

**LOT LINE ADJUSTMENT (LLA)**

**#00342 CONDITIONS OF**

**APPROVAL**

# CONDITIONS OF APPROVAL

---

## LOT LINE ADJUSTMENT (LLA) #00342

APN(s) # 051-350-018-000, 051-350-019-000, & 051-350-015-000

### **NOTICE TO APPLICANT!**

*The above-referenced Lot Line Adjustment, upon approval by the County, shall be subject to all of the following conditions, which may include modification or rescission, in whole or in part, by the PLANNING DIRECTOR, PLANNING COMMISSION and/or BOARD OF SUPERVISORS from the conditions recommended by staff. In the event any conditions are deferred the APPLICANT or any subsequent owner(s), shall comply with all of the CONDITIONS specified herein, whether at the time of recordation of the Map/Legal Descriptions or prior to any development permits. It is the obligation of the property owner (current or future) to comply with these conditions; hereinafter the term "applicant" shall mean the current and future owners. If approved, this project having been reviewed for compliance with the General Plan, the Subdivision Map Act and County Land Use Ordinance, the applicant shall comply with all of the requirements of said documents whether specified herein or not.*

### **GENERAL CONDITIONS:**

[General Conditions may be either advisory or mandatory depending on the condition. These conditions appear on all lot line adjustments as generic conditions; however, they are as important as the Site Specific Conditions. The Planning Director established these conditions to be consistent, to be informative, and to cover a broad range of generic requirements and notices. The term applicant(s) shall mean the current and future owner(s) of record.]

**Unless expressly deferred in these conditions all conditions are to be satisfied prior to recordation of the lot line adjustment.**

1. The applicant shall pay any and all amounts as determined by the County to defray all costs for the review of reports, field investigations, or other activities related to compliance with this permit/approval, County Ordinances, and/or any other laws that apply to this Lot Line Adjustment.
2. The applicant shall comply with all local, state and/or federal laws, rules, regulations, and/or standards as they may pertain to this project, whether specified herein or not.
3. As a condition of this Lot Line Adjustment, the applicant agrees to defend, indemnify, hold harmless, and release the County, its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the lot line adjustment or adoption of the environmental document which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs,

expenses, attorney's fees, or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this Lot Line Adjustment, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, or employees.

4. Each parcel created or affected by this lot line adjustment shall abut a maintained road and/or have legal and physical access to a public road before this Lot Line Adjustment is recorded.
5. Applicant shall provide water and sewer to Federal, State and County standards. Water and sewer systems shall be approved by the Environmental Health Services and the Planning & Development Services Department upon further development.
6. The applicant shall comply with all County Fire Department regulations, rules and standards and shall meet all Fire Department requirements necessary to attain compliance upon further development. Any physical improvements required by the Fire Department shall be inspected and approved prior to a building permit being issued by the Planning & Development Services Building Department.
7. All applicable plans, reports, and studies shall be reviewed and approved by the respective responsible agencies when further development occurs for constructing or installing any site improvements and the installation of future improvements shall be reviewed, inspected, and approved by the respective responsible agency.
8. Applicant shall provide a full legal description acceptable to the Planning & Development Services Department, for review and approval by the County Department of Public Works. The legal description shall be prepared, signed and stamped along with closure sheets by a California Licensed Land Surveyor or a California Registered Civil Engineer licensed to practice in the category of work performed. The legal description shall be typed on plain bond paper (8 ½" x11"). Letterhead is not acceptable.
9. Applicant shall obtain a **Tax Certificate** from the Tax Collector.
10. Applicant shall pay all applicable fees for the recordation of the **Certificate of Compliance and the Tax Certificate**.

#### **SITE SPECIFIC CONDITIONS:**

---

1. Provide a Lot Line Adjustment prepared by a California-licensed Land Surveyor or Civil Engineer and submit to the Department of Public Works, for review and recordation. The Engineer must be licensed in the category required by the California Business & Professions Code.
2. Provide tax certificate from the Tax Collector's Office prior to recordation of the Lot Line Adjustment.

3. Ensure all recorded access and utility easement agreements apply to all parcels and adjustments.<sup>1</sup>
4. Ensure access routes used by emergency response apparatus are unaffected and/or unchanged by any lot line adjustments.<sup>1</sup>
5. Access to all parcels meet California Fire Code Chapter 5 section 503 Fire Apparatus Access Roads.<sup>1</sup>
6. Imperial County Fire Department shall conduct annual fire and life safety inspections.<sup>1</sup>
7. The legal description and plat shall be prepared by a California Licensed Land Surveyor and submitted to the Imperial County Department of Public Works for review and approval.<sup>2</sup>
8. The lot line adjustment shall be reflected in a deed, which shall be recorded.<sup>2</sup>
9. The applicant shall provide an Irrevocable Offer of Dedication (IOD) or dedicate the required portion for sufficient right of way for future development of **Liebert Road**, being classified as **Minor Collector – Local Collector – two (2) lanes**, requiring **seventy (70)** feet of right of way, being **thirty-five (35)** feet from the existing centerline. It is required that sufficient right of way be provided to meet this road classification. **(As directed by Imperial County Board of Supervisors per Minute Order #6 dated 11/22/1994 per the Imperial County Circulation Element Plan of the General Plan).**<sup>2</sup>

1 - Imperial County Fire Department comment letter dated July 1, 2025

2 – Imperial County Department of Public Works comment letter dated July 9, 2025

**ATTACHMENT “E”**  
**APPLICATION & SUPPORTING**  
**DOCUMENTS**

# LOT LINE ADJUSTMENT

I.C. PLANNING & DEVELOPMENT SERVICES DEPT  
801 Main Street, El Centro, CA 92243 (760) 482-4236

- APPLICANT MUST COMPLETE ALL NUMBERED (black) SPACES - Please type or print -

1. PROPERTY OWNER'S "A" NAME <b>AWCC Campo Verde, LLC</b>	EMAIL ADDRESS <b>hlanger@hasi.com</b>	
2. MAILING ADDRESS <b>c/o Hannon Armstrong Capital, LLC, One Park Place, Suite 200, Annapolis, MD</b>	ZIP CODE <b>21401</b>	PHONE NUMBER <b>410-571-6190</b>
3. PROPERTY OWNER'S "B" NAME <b>Imperial Irrigation District</b>	EMAIL ADDRESS <b>JPacheco@iid.com</b>	
4. MAILING ADDRESS <b>333 E. Barioni Blvd., Imperial, CA</b>	ZIP CODE <b>92251</b>	PHONE NUMBER <b>760-339-9381</b>
5. PROPERTY "A" (site) ADDRESS <b>1148 Liebert Rd., El Centro, CA 92243</b>	LOCATION <b>Liebert along Westside Main Canal/ See APN</b>	
6. PROPERTY "A" ASSESSOR'S PARCEL NO.(s) <b>051-350-018</b>	SIZE OF PROPERTY (in acres or square foot) <b>171.43 AC</b>	
7. PROPERTY "A" LEGAL DESCRIPTION (attach separate sheet if necessary) <b>*See Attached Exhibit A</b>		
8. PROPERTY "B" (site) ADDRESS <b>1105 Liebert Rd., El Centro, CA 92243</b>	LOCATION <b>Liebert along Westside Main Canal/ See APN</b>	
9. PROPERTY "B" ASSESSOR'S PARCEL NO.(s) <b>051-350-019</b>	SIZE OF PROPERTY (in acres or square foot) <b>14.48 AC</b>	
10. PROPERTY "B" LEGAL DESCRIPTION (attach separate sheet if necessary) <b>*See Attached Exhibit A</b>		

11.	PARCEL	PROPOSED SIZE	EXISTING USE	PROPOSED USE
	<b>A</b>	<b>169.55 AC</b>	<b>Solar Field</b>	<b>Solar Field</b>
	<b>B</b>	<b>20.00 AC</b>	<b>Vacant Lot</b>	<b>IID Switchyard</b>

12. EXPLAIN PROPOSED ADJUSTMENT Please see attached information for Parcel C. Proposed adjustment is to (1) add area to Parcel B from Parcel C and (2) eliminate that piece of Parcel A that borders Parcel B and Parcel C and add it to Parcel B.

13. EXPLAIN REASON FOR REQUEST To transfer ownership of part of Parcel C to IID for use as a switchyard in connection with, among other energy facilities, a battery storage facility to be located on the remainder of Parcel C.

I / WE THE LEGAL OWNER (S) OF THE ABOVE PROPERTY CERTIFY THAT THE INFORMATION SHOWN OR STATED HEREIN IS TRUE AND CORRECT.

\*See Attached Signature Pages

Print Name (owner "A") \_\_\_\_\_ Date \_\_\_\_\_

Signature (owner "A") \_\_\_\_\_

Print Name (owner "B") \_\_\_\_\_ Date \_\_\_\_\_

Signature (owner "B") \_\_\_\_\_

## REQUIRED SUPPORT DOCUMENTS

- A. MAP (20 copies – see instructions on back)
- B. PRELIMINARY TITLE REPORT (6 months or newer)
- C. NEW LEGAL DESCRIPTIONS – ONE TO DESCRIBE PARCEL "A" AND ONE FOR PARCEL "B"
- D. FEE \_\_\_\_\_
- E. OTHER \_\_\_\_\_

APPLICATION RECEIVED BY: LB / RM

APPLICATION DEEMED COMPLETE BY: \_\_\_\_\_

APPLICATION REJECTED BY: \_\_\_\_\_

TENTATIVE HEARING BY: \_\_\_\_\_

FINAL ACTION: ☐ APPROVED ☐ DENIED

DATE 05/13/25

DATE \_\_\_\_\_

DATE \_\_\_\_\_

DATE \_\_\_\_\_

DATE \_\_\_\_\_

REVIEW / APPROVAL BY  
OTHER DEPT'S required.

☐ P. W.

☐ E. H. S.

☐ A. P. C. D.

☐ O. E. S.

☐ \_\_\_\_\_


☐ \_\_\_\_\_

**LLA#**  
**LLA00342**

The legal owner of Property "A" certifies that the information shown or stated herein is true and correct.

**OWNER "A":**

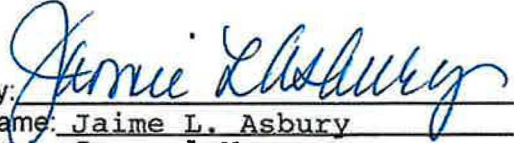
**AWCC Campo Verde, LLC,**  
a California limited liability company

By:   
Name: Marc Pangburn  
Title: Authorized Signatory  
Date: February 5, 2025

The legal owner of Property "B" certifies that the information shown or stated herein is true and correct.

**OWNER "B":**

**Imperial Irrigation District,**  
an irrigation district established under the  
Irrigation District Law

By:   
Name: Jaime L. Asbury  
Title: General Manager

Date: 10-22-2024

# LOT LINE ADJUSTMENT

I.C. PLANNING & DEVELOPMENT SERVICES DEPT  
801 Main Street, El Centro, CA 92243 (760) 482-4236

- APPLICANT MUST COMPLETE ALL NUMBERED (black) SPACES - Please type or print -

1. PROPERTY OWNER'S "A" NAME <b>Big Rock ESS Assets, LLC</b>		EMAIL ADDRESS <b>bigrock@gorestreetcap.com</b>													
2. MAILING ADDRESS <b>2093A Philadelphia Pike, Suite 312, Claymont, DE</b>		ZIP CODE <b>19703</b>	PHONE NUMBER <b>+44 (0) 203 826 0290</b>												
3. PROPERTY OWNER'S "B" NAME		EMAIL ADDRESS													
4. MAILING ADDRESS		ZIP CODE	PHONE NUMBER												
5. PROPERTY "A" (site) ADDRESS <b>1118 Liebert Rd., El Centro, CA 92243</b>		LOCATION <b>Liebert along Westside Main Canal/ See APN</b>													
6. PROPERTY "A" ASSESSOR'S PARCEL NO.(s) <b>051-350-015</b>		SIZE OF PROPERTY (in acres or square foot) <b>106 AC</b>													
7. PROPERTY "A" LEGAL DESCRIPTION (attach separate sheet if necessary) <b>*See Attached Exhibit A</b>															
8. PROPERTY "B" (site) ADDRESS		LOCATION													
9. PROPERTY "B" ASSESSOR'S PARCEL NO.(s)		SIZE OF PROPERTY (in acres or square foot)													
10. PROPERTY "B" LEGAL DESCRIPTION (attach separate sheet if necessary)															
11.	<table border="1" style="width:100%"><thead><tr><th>PARCEL</th><th>PROPOSED SIZE</th><th>EXISTING USE</th><th>PROPOSED USE</th></tr></thead><tbody><tr><td><b>A</b></td><td><b>102.374 AC</b></td><td><b>Vacant Farmland</b></td><td><b>Battery Storage</b></td></tr><tr><td><b>B</b></td><td></td><td></td><td></td></tr></tbody></table>	PARCEL	PROPOSED SIZE	EXISTING USE	PROPOSED USE	<b>A</b>	<b>102.374 AC</b>	<b>Vacant Farmland</b>	<b>Battery Storage</b>	<b>B</b>					
PARCEL	PROPOSED SIZE	EXISTING USE	PROPOSED USE												
<b>A</b>	<b>102.374 AC</b>	<b>Vacant Farmland</b>	<b>Battery Storage</b>												
<b>B</b>															
12. EXPLAIN PROPOSED ADJUSTMENT <u>The above information is for Parcel C. Please see attached information for Parcels A and B. Proposed adjustment is to (1) add area to Parcel B from Parcel C and (2) eliminate that piece of Parcel A that borders Parcel B and Parcel C and add it to Parcel B.</u>															
13. EXPLAIN REASON FOR REQUEST <u>To transfer ownership of part of Parcel C to IID for use as a switchyard in connection with, among other energy facilities, a battery storage facility to be located on the remainder of Parcel C.</u>															

I / WE THE LEGAL OWNER (S) OF THE ABOVE PROPERTY CERTIFY THAT THE INFORMATION SHOWN OR STATED HEREIN IS TRUE AND CORRECT.

**\*See Attached Signature Page**

Print Name (owner "A")	Date
Signature (owner "A")	
Print Name (owner "B")	Date
Signature (owner "B")	

## REQUIRED SUPPORT DOCUMENTS

- A. MAP (20 copies -- see instructions on back)
- B. PRELIMINARY TITLE REPORT (6 months or newer)
- C. NEW LEGAL DESCRIPTIONS - ONE TO DESCRIBE PARCEL "A" AND ONE FOR PARCEL "B"
- D. FEE \_\_\_\_\_
- E. OTHER \_\_\_\_\_

APPLICATION RECEIVED BY: \_\_\_\_\_

APPLICATION DEEMED COMPLETE BY: \_\_\_\_\_

APPLICATION REJECTED BY: \_\_\_\_\_

TENTATIVE HEARING BY: \_\_\_\_\_

FINAL ACTION: ☐ APPROVED ☐ DENIED

DATE \_\_\_\_\_

DATE \_\_\_\_\_

DATE \_\_\_\_\_

DATE \_\_\_\_\_

DATE \_\_\_\_\_

REVIEW / APPROVAL BY

OTHER DEPT'S required

☐ P. W.

☐ E. H. S.

☐ A. P. C. D.

☐ O. E. S.

☐ \_\_\_\_\_

☐ \_\_\_\_\_

**LLA#**


**LLA00342**

The lessee of Property "C" certifies that the information shown or stated herein is true and correct.

**OWNER "C":**

**Big Rock ESS Assets, LLC,**  
a Delaware limited liability company

By: GSF Americas Inc.,  
a Delaware corporation  
its sole Member and Managing Member

By:   
Name: JAY R. ROGERS  
Title: Authorized Signatory  
Date: 10/10/2024

**EXHIBIT "A"**

**LOT LINE ADJUSTMENT LLA \_\_\_\_\_  
PARCEL "A" - LEGAL DESCRIPTION**

THE LAND DESCRIBED HEREIN IS LOCATED IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, BEING THAT PORTION OF THE EAST HALF OF THE WEST HALF, TOGETHER WITH THAT PORTION OF THE WEST HALF OF THE EAST HALF OF SECTION 34, TOWNSHIP 16 SOUTH, RANGE 12 EAST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL GOVERNMENT PLAT THEREOF, LYING NORTHERLY OF THE PHYSICAL CENTERLINE OF THE WEST SIDE MAIN CANAL, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 34, THIS POINT ALSO BEING THE POINT OF BEGINNING (P.O.B.);

THENCE NORTH  $89^{\circ}42'39''$  EAST A DISTANCE OF 1319.79 FEET ALONG THE NORTH LINE OF SAID SECTION 34 TO THE NORTH 1/16 TH CORNER OF THE EAST HALF OF SAID SECTION 34;

THENCE ALONG THE EAST 1/16 TH SECTION LINE OF THE EAST HALF OF SAID SECTION 34 SOUTH  $00^{\circ}22'27''$  EAST A DISTANCE OF 2343.54 FEET TO A POINT DISTANT 296.46 FEET NORTHERLY FROM ITS INTERSECTION WITH THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 34;

THENCE SOUTH  $86^{\circ}50'40''$  WEST A DISTANCE OF 84.82 FEET TO A POINT;

THENCE SOUTH  $89^{\circ}22'05''$  W A DISTANCE OF 700.00 FEET TO A POINT;

THENCE SOUTH  $00^{\circ}37'55''$  EAST A DISTANCE OF 817.92 FEET TO THE PHYSICAL CENTERLINE OF THE WEST SIDE MAIN CANAL;

THENCE CONTINUING ALONG THE PHYSICAL CENTERLINE OF THE WEST SIDE MAIN CANAL THE FOLLOWING COURSES:

NORTH  $77^{\circ}13'10''$  WEST A DISTANCE OF 976.22 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 2000.00 FEET;

THENCE 586.62 FEET ALONG SAID CURVE SUSTAINED BY A CENTRAL ANGLE OF  $16^{\circ}48'19''$  TO THE END OF SAID 2000.00 FOOT RADIUS CURVE;

THENCE TANGENT TO SAID 2000.00 FOOT RADIUS CURVE, SOUTH  $85^{\circ}58'31''$  WEST A DISTANCE OF 326.36 FEET TO ITS INTERSECTION WITH THE NORTH-SOUTH 1/16 TH SECTION LINE OF THE WEST HALF OF SAID SECTION 34;

THENCE LEAVING SAID PHYSICAL CENTERLINE OF THE WEST SIDE MAIN CANAL NORTH 00°22'09" WEST A DISTANCE OF 281.52 FEET ALONG THE NORTH-SOUTH 1/16TH SECTION LINE OF THE WEST HALF OF SAID SECTION 34 TO ITS INTERSECTION WITH THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 34;

THENCE CONTINUING ALONG THE NORTH-SOUTH 1/16 TH SECTION LINE OF THE WEST HALF OF SAID SECTION 34, NORTH 00°22'08" WEST 2641.29 FEET TO THE NORTH 1/16 TH CORNER OF THE WEST HALF OF SAID SECTION 34;

THENCE ALONG THE NORTH SECTION LINE FOR SAID SECTION 34 NORTH 89°42'39" EAST A DISTANCE OF 1319.78 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PROPERTY INCLUDES AN AREA OF 169.55 ACRES OF LAND MORE OR LESS.

THE BEARINGS USED HEREIN ARE IN TERM OF THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83) ZONE 6 COORDINATES (EPOCH 2007.00). REFERENCED MAPS OR DOCUMENTS USED MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

ALL AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

DATED THIS 13 DAY OF MAY, 2025.

MAURICIO LAM  
PLS 8440, EXP. 12/31/2026



**EXHIBIT "A"**

**LOT LINE ADJUSTMENT LLA \_\_\_\_\_  
PARCEL "B" – LEGAL DESCRIPTION**

THE LAND DESCRIBED HEREIN IS LOCATED IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, BEING THAT PORTION OF THE WEST HALF OF THE EAST HALF TOGETHER WITH THAT PORTION OF THE EAST HALF OF THE EAST HALF OF SECTION 34, TOWNSHIP 16 SOUTH, RANGE 12 EAST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL GOVERNMENT PLAT THEREOF, LYING NORTHERLY OF THE PHYSICAL CENTERLINE OF THE WEST SIDE MAIN CANAL, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 34, THENCE NORTH 89°42'39" EAST A DISTANCE OF 1319.79 FEET ALONG THE NORTH LINE FOR SAID SECTION 34 TO THE NORTH 1/16 TH CORNER OF THE EAST HALF OF SAID SECTION 34;

THENCE ALONG THE 1/16 TH SECTION LINE OF THE EAST HALF OF SAID SECTION 34, SOUTH 00°22'27" EAST A DISTANCE OF 3351.25 FEET TO A POINT ON THE PHYSICAL CENTERLINE OF THE WEST SIDE MAIN CANAL, SAID POINT ALSO BEING THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING ALONG THE PHYSICAL CENTERLINE OF THE WEST MAIN CANAL, NORTH 77°13'10" WEST A DISTANCE OF 719.63 FEET TO A POINT;

THENCE LEAVING SAID PHYSICAL CENTERLINE OF THE WEST SIDE MAIN CANAL NORTH 00°37'55" WEST A DISTANCE OF 817.92 FEET TO THE NORTHWEST CORNER OF PARCEL "B" AS DEPICTED ON CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT #00269 RECORDED AS INSTRUMENT NUMBER 2014010730 ON JUNE 5, 2014 OFFICIAL RECORDS OF IMPERIAL COUNTY;

THENCE NORTH 89°22'05" EAST A DISTANCE OF 700.00 FEET TO THE NORTHEAST CORNER OF PARCEL "B" AS DEPICTED ON CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT #00269 RECORDED AS INSTRUMENT NUMBER 2014010730 ON JUNE 5, 2014 OFFICIAL RECORDS OF IMPERIAL COUNTY;

THENCE NORTH 86°50'40" EAST A DISTANCE OF 84.82 FEET TO A POINT ON THE EAST LINE OF PARCEL "A" AS DEPICTED ON CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT #00269 RECORDED AS INSTRUMENT NUMBER 2014010730 ON JUNE 5, 2014 OFFICIAL RECORDS OF IMPERIAL COUNTY;

THENCE NORTH 89°59'44" EAST A DISTANCE OF 535.79 FEET TO A POINT;

THENCE SOUTH 00°05'51" EAST A DISTANCE OF 293.92 FEET TO A POINT ON THE EAST-WEST MID-SECTION LINE OF SAID SECTION 34;

THENCE SOUTH 89°38'48" WEST ALONG SAID MID-SECTION LINE A DISTANCE OF 534.36 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 34;

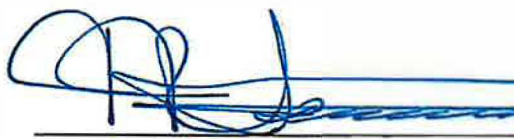
THENCE ALONG THE NORTH-SOUTH 1/16 TH SECTION LINE FOR EAST HALF OF SAID SECTION 34, SOUTH 00°22'27" EAST A DISTANCE OF 711.25 FEET TO THE **TRUE POINT OF BEGINNING**.

THE ABOVE DESCRIBED PROPERTY INCLUDES AN AREA OF 20.00 ACRES OF LAND MORE OR LESS.

THE BEARINGS USED HEREIN ARE IN TERM OF THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83) ZONE 6 COORDINATES (EPOCH 2007.00). REFERENCED MAPS OR DOCUMENTS USED MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

ALL AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

DATED THIS 13 DAY OF MAY, 2025.

  
\_\_\_\_\_  
MAURICIO LAM  
PLS 8440, EXP. 12/31/2026



**EXHIBIT "A"**

**LOT LINE ADJUSTMENT LLA \_\_\_\_\_  
PARCEL "C" - LEGAL DESCRIPTION**

THE LAND DESCRIBED HEREIN IS LOCATED IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, BEING THAT PORTION OF THE EAST HALF OF THE EAST HALF OF SECTION 34, TOWNSHIP 16 SOUTH, RANGE 12 EAST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL GOVERNMENT PLAT THEREOF, LYING NORTHERLY OF THE PHYSICAL CENTERLINE OF THE WEST SIDE MAIN CANAL, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 34, NORTH 89°42'39" EAST ALONG THE NORTH LINE OF SAID SECTION 34 A DISTANCE OF 1319.79 FEET TO THE NORTH 1/16 TH CORNER OF THE EAST HALF OF SAID SECTION 34, SAID POINT ALSO BEING THE **TRUE POINT OF BEGINNING**;

THENCE ALONG THE EAST 1/16 TH SECTION LINE OF THE EAST HALF OF SAID SECTION 34 SOUTH 00°22'27" EAST A DISTANCE OF 2343.54 FEET TO A POINT DISTANT 296.46 FEET NORTHERLY FROM ITS INTERSECTION WITH THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 34;

THENCE NORTH 89°59'44" EAST A DISTANCE OF 535.79 FEET TO A POINT;

THENCE SOUTH 00°05'51" EAST A DISTANCE OF 293.92 FEET TO A POINT ON THE EAST-WEST MID-SECTION LINE OF SAID SECTION 34;

THENCE SOUTH 89°38'48" WEST ALONG SAID MID-SECTION LINE A DISTANCE OF 534.36 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 34;

THENCE ALONG THE NORTH-SOUTH 1/16 TH SECTION LINE FOR EAST HALF OF SAID SECTION 34, SOUTH 00°22'27" EAST A DISTANCE OF 711.25 FEET TO A POINT ON THE PHYSICAL CENTERLINE OF THE WEST SIDE MAIN CANAL;

THENCE CONTINUING ALONG THE PHYSICAL CENTERLINE OF SAID WEST SIDE MAIN CANAL, SOUTH 77°13'10" EAST A DISTANCE OF 50.57 FEET TO A POINT;

THENCE LEAVING SAID CENTERLINE, NORTH 00°44'32" WEST A DISTANCE OF 230.98 FEET TO A POINT DISTANT 10.29 FEET SOUTH OF THE NORTHWEST CORNER OF PARCEL "B" AS DEPICTED ON RECORD OF SURVEY MAP FILED IN BOOK 2, PAGE 17 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY;

THENCE CONTINUING ALONG A LINE PARALLEL 10 FEET SOUTH FROM THE NORTH LINE OF SAID PARCEL "B" SOUTH 77°09'32" EAST A DISTANCE OF 303.61 FEET TO A POINT DISTANT 10.29 FEET SOUTH OF THE NORTH EAST CORNER OF SAID PARCEL "B";

THENCE ALONG THE EAST LINE OF SAID PARCEL "B", SOUTH 00°44'32" EAST A DISTANCE OF 230.65 FEET TO A POINT ON THE PHYSICAL CENTERLINE OF THE WEST SIDE MAIN CANAL;

THENCE CONTINUING ALONG THE PHYSICAL CENTERLINE OF SAID WEST SIDE MAIN CANAL, SOUTH 77°13'10" EAST A DISTANCE OF 1,001.59 FEET TO A POINT ON THE EAST SECTION LINE FOR SAID SECTION 34;

THENCE ALONG THE EAST SECTION LINE FOR SAID SECTION 34, NORTH 00°22'41" WEST A DISTANCE OF 3,657.78 FEET TO THE NORTHEAST CORNER OF SAID SECTION 34;


THENCE ALONG THE NORTH LINE FOR SAID SECTION 34, SOUTH 89°42'40" WEST A DISTANCE OF 1,319.83 FEET TO THE **TRUE POINT OF BEGINNING**.


THE ABOVE DESCRIBED PROPERTY INCLUDES AN AREA OF 102.374 ACRES OF LAND MORE OR LESS. A RECORD OF SURVEY MAP SHALL BE PREPARED TO DETERMINE AN EXACT AREA FOR THIS PROPERTY.

THE BEARINGS USED HEREIN ARE IN TERM OF THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83) ZONE 6 COORDINATES (EPOCH 2007.00). REFERENCED MAPS OR DOCUMENTS USED MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

ALL AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART OF.

DATED THIS 13 DAY OF MAY, 2025.

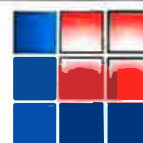
  
MAURICIO LAM  
PLS 8440, EXP. 12/31/2026



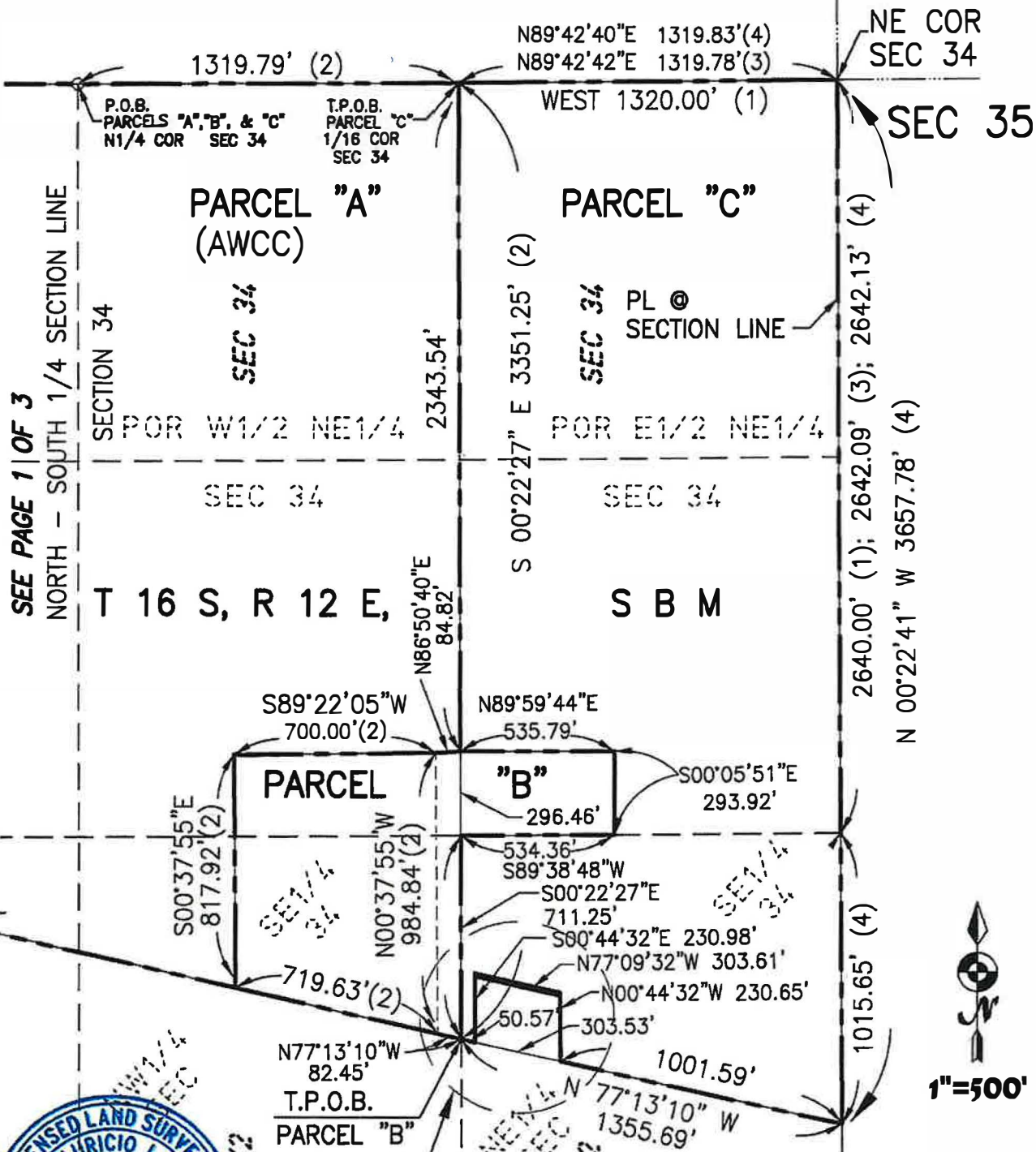
1. REFER TO SHEET 3 OF 3 FOR LEGEND
2. REFER TO SHEET 2 OF 3 FOR BLOW UP  
DETAIL OF PARCELS "A", "B", AND "C".



**FOR: APN 051-350-015, APN 051-350-018, APN 051-350-019**



LC Engineering Consultants, Inc.  
1065 STATE STREET, EL CENTRO, CA  
92243  
TEL 760.353.8110 FAX 760.562.6408  
LCE JOB NO.: C24014-00



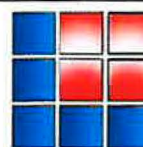
SEE PAGE 1 OF 3

SURVEYOR'S NOTES:

1. REFER TO SHEET 3 OF 3 FOR LEGEND
2. REFER TO SHEET 1 OF 3 FOR PROCEDURE OF SURVEY USING REC. DATA USING REC. DATA NOTED ON SHEET 3 OF 3.

EXHIBIT "B" - LOT LINE ADJUSTMENT LLA XX-XX

FOR: APN 051-350-015, APN 051-350-018, APN 051-350-019

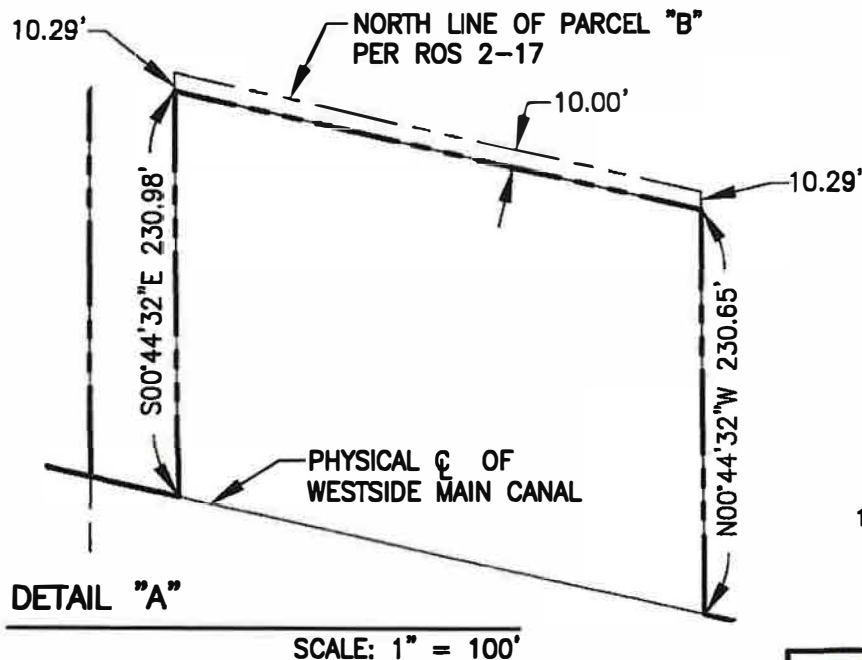
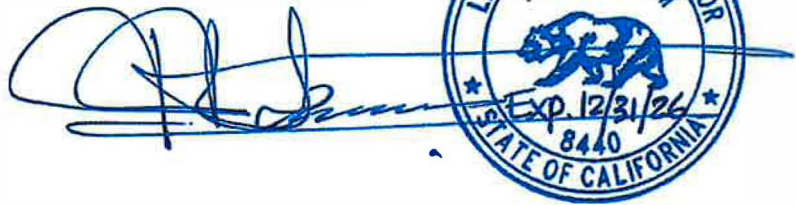


LC Engineering Consultants, Inc.  
1065 STATE STREET, EL CENTRO, CA 92243  
TEL 760.353.8110 FAX 760.562.6408  
LCE JOB NO.: C24014-00

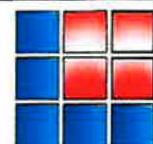
**LEGEND**

- · · · — SECTION LINE  
 - - - - - 1/4 OR 1/16TH SECTION LINE  
 - - - - - PROPERTY LINES TO BE ADJUSTED  
 — — — — — PROPERTY LINE

- (1) RECORD DATA PER USGLO RESURVEY PLAT FOR TOWNSHIP 16 S, RANGE 12 E SBM, DATED 3/15/1909
- (2) RECORD DATA PER CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT #00269, FILED AS INST. NO. 2014010730 ON 6/5/2014.
- (3) RECORD DATA PER RECORD OF SURVEY MAP FILED IN BOOK 22, PAGES 4 THRU 16 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.
- (4) RECORD DATA PER RECORD OF SURVEY MAP FILED IN BOOK 24, PAGES 81-82 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.

**SURVEYOR'S NOTES:**

1. ALTHOUGH PARCEL BOUNDARIES ARE BEING ADJUSTED AS DEPICTED HEREON, THESE ARE STILL SUBJECT TO ALL COVENANTS, EASEMENTS, AND AGREEMENTS OF RECORD.



LC Engineering Consultants, Inc.  
 1065 STATE STREET, EL CENTRO, CA.  
 92243  
 TEL 760.353.8110 FAX 760.562.6408  
 LCE JOB NO.: C24014-00

April 30, 2025

Imperial County Planning & Development Services  
801 Main Street  
El Centro, CA 92243  
Attn: Jim Minnick, Director

Re: AWCC & Campo Verde Covenant Amendment

Dear Mr. Minnick:

As the County of Imperial Planning Development Services is aware, this firm represents Big Rock ESS Assets, LLC (Big Rock) in connection with the application for a tri-party lot line adjustment submitted concurrently herewith by Big Rock, AWCC Campo Verde, LLC (AWCC), and Campo Verde Solar, LLC (Campo Verde) (the "**Lot Line Adjustment**"). As you may know, in February of this year, I corresponded with David Black about amending a certain covenant made between AWCC and Campo Verde in connection with the Lot Line Adjustment. (That covenant encumbers, among other land, a parcel designated under the covenant as Parcel 18, which is Parcel A under the Lot Line Adjustment.) Such proposed covenant amendment executed by AWCC and Campo Verde is attached hereto as Attachment A (the "**Covenant Amendment**"). For your convenience, we have also attached the original covenant as Attachment B.

Accordingly, should the County approve the Lot Line Adjustment, Big Rock respectfully requests that the County also sign the consent attached to the Covenant Amendment, with the Covenant Amendment containing such signed consent to be recorded immediately after the County records the certificate of compliance for the Lot Line Adjustment.

Please contact me at (619) 338-6542 or by email at [whodges@sheppardmullin.com](mailto:whodges@sheppardmullin.com) if you have any questions or should need any further information.

Sincerely,



Whitney A. Hodges  
for SHEPPARD, MULLIN, RICHTER & HAMPTON LLP

Enclosures:

Attachment A: Covenant Amendment  
Attachment B: Covenant

**Attachment A**

**Covenant Amendment**

*(See Attached)*

RECORDING REQUESTED BY  
AND WHEN RECORDED RETURN TO:

THIS SPACE ABOVE FOR RECORDER'S USE

**FIRST AMENDMENT TO  
COVENANT AND AGREEMENT TO  
HOLD PROPERTIES FOR USE AS A SINGLE UNIFIED SOLAR ENERGY FACILITY**

THIS FIRST AMENDMENT TO COVENANT AND AGREEMENT TO HOLD PROPERTIES FOR USE AS A SINGLE UNIFIED SOLAR ENERGY FACILITY (this "**Amendment**") is made this \_\_\_\_ day of \_\_\_\_\_, 2025, by and between Campo Verde Solar, LLC, a Delaware limited liability company ("**Developer**"), and AWCC Campo Verde, LLC, a Delaware limited liability company ("**Lessor**"), with reference to the following facts.

**RECITALS**

A. Developer and Lessor entered into that certain Covenant and Agreement to Hold Properties for Use as a Single Unified Solar Energy Facility recorded on February 5, 2013, in the Official Records of the County of Imperial (the "**County**"), State of California, as Document No. 2013-002812 (the "**Covenant**"), concerning the real property legally described therein.

B. The boundaries of Parcel 18 (previously identified by APN 051-350-014 and currently identified by APN 051-350-018) as described in Exhibit A to the Covenant have since changed due to a lot line adjustment approved by the County, as evidenced by that certain Certificate of Compliance recorded on \_\_\_\_\_, 2025, in the Official Records of the County as Document No. \_\_\_\_\_ (the "**CoC**").

C. In light of the aforementioned lot line adjustment, Developer and Lessor desire to amend the Covenant to replace the legal description of Parcel 18 as currently set forth in Exhibit A to the Covenant with the new legal description of Parcel 18 as set forth in the CoC.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Developer and Lessor agree as follows.

**AGREEMENT**

1. **Recitals.** The foregoing recitals are incorporated herein by reference.
2. **Amendment.** The legal description of Parcel 18 set forth in Exhibit A to the Covenant is hereby deleted in its entirety and replaced with the legal description of Parcel 18 set forth in the CoC and attached as **Exhibit A** to this Amendment.
3. **Full Force and Effect.** Except as expressly set forth in this Amendment, the Covenant shall remain unmodified and in full force and effect.

4. Recordation. This Amendment shall be recorded in the Official Records of the County.

5. Counterparts. This Amendment may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

*(Signature Pages Follow)*

IN WITNESS WHEREOF, Developer and Lessor have executed this Amendment as of the date first written above.

**DEVELOPER:**

**Campo Verde Solar, LLC,**  
a Delaware limited liability company

By: [Signature]  
Name: Parker White  
Title: Siting and Corporate Real Estate Manager

**ACKNOWLEDGEMENT**

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 Alabama )  
County of Jefferson )

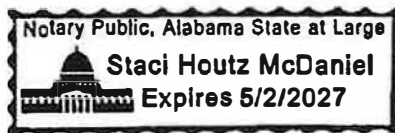
On 2/16/25, before me, Staci Houtz McDaniel, Notary Public, personally appeared Parker White, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their 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 Alabama that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]

(Signatures Continue on Following Page)



(Signature Page to Amendment)

**LESSOR:**

**AWCC Campo Verde, LLC,**  
a Delaware limited liability company

By: 

Name: Marc Pangburn

Title: Authorized Signatory

**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.

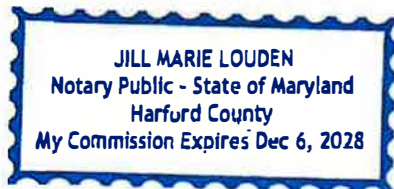
State of Maryland )  
County of Anne Arundel )

On February 5, 2025, before me, Jill Marie Loudon, Notary Public, personally appeared Marc Pangburn, 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.

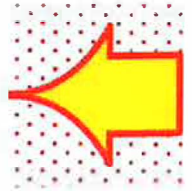
I certify under PENALTY OF PERJURY under the laws of the State of Maryland that the foregoing paragraph is true and correct.

WITNESS my hand and official seal





The County of Imperial, a political subdivision of the State of California, hereby consents to the foregoing Amendment.



\_\_\_\_\_  
James A. Minnick, ICPDS Planning Director  
County of Imperial

Date: \_\_\_\_\_

#### 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 \_\_\_\_\_ )  
County of \_\_\_\_\_ )

On \_\_\_\_\_, before me, \_\_\_\_\_, Notary Public, personally appeared \_\_\_\_\_, 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 \_\_\_\_\_ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

**Exhibit A**

**New Legal Description of Parcel 18**

**Attachment B**

**Covenant**

*(See Attached)*

02/05/2013  
01:25 PM  
IsabelVargasRECORDING REQUESTED BY  
AND WHEN RECORDED RETURN TO:**CHUCK STOREY**  
COUNTY CLERK/RECORDER

DPS Document Processing Solutions, Inc.

Farella Braun + Martel LLP  
Russ Building  
235 Montgomery St.  
San Francisco, CA 94104  
Attn: Richard Rabbitt, Esq.Doc#: **2013002812**

<b>Titles:</b>	<b>1</b>	<b>Pages:</b>	<b>16</b>
Fees		60.00	
Taxes		0.00	
Other		0.00	
<b>PAID</b>		<b>60.00</b>	

\* \$ R 0 0 0 0 0 3 4 6 8 7 \$ \*

567300

(Space above this line for Recorder's use.)

APN: 051-330-15; 051-330-20; 051-330-05; 051-350-05; 051-300-25; 051-360-01;  
 051-360-02; 051-360-03; 051-360-18; 051-300-29; 051-360-32; 051-330-19;  
 051-350-14; 051-310-56; 051-310-57; 051-310-59; 051-360-04; 051-310-40;  
 051-310-58; 051-310-60

**COVENANT AND AGREEMENT  
TO HOLD PROPERTIES FOR USE AS A SINGLE UNIFIED SOLAR ENERGY  
FACILITY**

The undersigned ("Developer") hereby certifies that it is a buyer, owner, or lessee, with respect to various properties subject to purchase agreements, deeds, or leases, and that, when the real properties subject to such agreements have been acquired or leased, the undersigned or its lessor shall be the legal owner of all of the various real properties located in the County of Imperial, State of California that are described on the attached Exhibit "A" (collectively referred to as the "Property").

Developer acquired rights to the Property as purchaser and/or owner pursuant to certain purchase agreements and deeds and assigned those rights to its lessor. The deeds and memorandums of the purchase agreements are identified and described on attached Exhibit "B" (such purchase agreements being collectively referred to as the "Agreements" and the deeds being referred to as the "Deeds").

The County of Imperial (the "County") approved the Developer's application for Conditional Use Permit No. 11-0007 to allow the development of a solar energy facility on the Property (the "Project"). This covenant is being recorded as required by the condition of approval set forth in Conditional Use Permit Section S-28(5). The Developer and its lessor is/are entering into this covenant in connection with the agreement of the County, as reflected in the approved site plan for the Project, to not require the Developer to comply with any Planning or Building code setback requirements along parcel boundary lines between adjacent parcels that are part of the Project (referred to as "interior setbacks") that would otherwise be applicable to the construction of Developer's improvements, all as more fully set forth in the site plan.

In connection with such setback waiver by the County, the Developer and its lessor hereby agree and covenant with the County that the Property shall be managed and

operated as one project for use as a unified solar energy facility and that no portion of the Project shall be separately conveyed or operated as a separate and distinct solar energy facility, provided that the foregoing will not prevent the granting of easements to allow third parties to cross the Property with utility lines for other projects in the vicinity. This covenant and agreement is executed for the purpose of restricting the use of the Property and creating a single building site over and across the Property to the extent described in this covenant. Once this covenant and agreement has been recorded with the Imperial County Recorder's office, it will become immediately effective and binding upon the commencement of construction of any improvements within the Project site.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

This covenant and agreement shall run with all of the Property and shall be binding upon Developer, lessor, future owners of the Property, and their successors and assigns, and shall continue in effect for the same period of time that the Project is permitted to operate under the terms of the Conditional Use Permit for the Project, including any extensions thereof, unless earlier terminated as set forth herein. This covenant and agreement may be terminated earlier upon approval of the Planning & Development Director that the covenant and agreement is no longer required based upon a change in the use of the Property or change in County regulations. In addition, if the Developer or its successor elects to remove all improvements that have been constructed within any waived setback requirement areas, the Developer may elect to terminate this covenant upon thirty (30) days advance written notice to the County.

Dated this 18<sup>th</sup> day of January, 2013.

SIGNED IN COUNTERPARTS:

DEVELOPER:

CAMPO VERDE SOLAR LLC,  
a Delaware limited liability company

By: Brian Kunz

Print Name: Brian Kunz

Its: Vice President, Project Development  
(see attached notarial certificate)

LESSOR:

AWCC CAMPO VERDE, LLC,  
a Delaware limited liability company

By: \_\_\_\_\_

Name: Charles C. Hinckley

Title: Chief Executive Officer

This covenant and agreement shall run with all of the Property and shall be binding upon Developer, lessor, future owners of the Property, and their successors and assigns, and shall continue in effect for the same period of time that the Project is permitted to operate under the terms of the Conditional Use Permit for the Project, including any extensions thereof, unless earlier terminated as set forth herein. This covenant and agreement may be terminated earlier upon approval of the Planning & Development Director that the covenant and agreement is no longer required based upon a change in the use of the Property or change in County regulations. In addition, if the Developer or its successor elects to remove all improvements that have been constructed within any waived setback requirement areas, the Developer may elect to terminate this covenant upon thirty (30) days advance written notice to the County.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2013.

SIGNED IN COUNTERPARTS:

DEVELOPER:

CAMPO VERDE SOLAR LLC,  
a Delaware limited liability company

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Its: \_\_\_\_\_

LESSOR:

AWCC CAMPO VERDE, LLC,  
a Delaware limited liability company

By: \_\_\_\_\_

Name: Charles C. Hinckley

Title: Chief Executive Officer

STATE OF CALIFORNIA )

)

COUNTY OF San Francisco )

On January 18, 2013, before me, Ruth G. Bolender, Notary Public, personally appeared Brian Kynz, 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.

Ruth G. Bolender

Signature of Notary Public



(Notary Seal)

STATE OF CALIFORNIA )

)

COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_, 2013, before me, \_\_\_\_\_, Notary Public, personally appeared \_\_\_\_\_, 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 of Notary Public

(Notary Seal)

STATE OF CONNECTICUT)

) ss.:

COUNTY OF MIDDLESEX )

BEFORE ME, the undersigned authority, on this day personally appeared Charles C. Hinckley, Chief Executive Officer of AWCC Campo Verde, LLC, a Delaware limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purpose and consideration therein expressed, in the capacity therein stated, and as the act and deed of said limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 21 day of January 21, 2013.

**TABITHA D. ALBERT**  
**NOTARY PUBLIC**  
MY COMMISSION EXPIRES APRIL 30, 2015

  
Notary Public, State of Connecticut



**EXHIBIT "A"**  
**DESCRIPTION OF PROPERTY**

**THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN UNINCORPORATED AREA OF COUNTY OF IMPERIAL, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:**

**PARCEL 1:**

**THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, IN TOWNSHIP 16 SOUTH, RANGE 12 EAST SAN BERNARDINO MERIDIAN, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.**

**APN: 051-330-005 (Portion)**

**PARCEL 2:**

**THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28 IN TOWNSHIP 16 SOUTH, RANGE 12 EAST, SAN BERNARDINO MERIDIAN, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.**

**APN: 051-330-005 (Portion)**

**PARCEL 3:**

**THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 16 SOUTH, RANGE 12 EAST, SAN BERNARDINO MERIDIAN, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.**

**EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE SOUTHEAST CORNER THEREOF; THENCE NORM ALONG THE EAST LINE TO THE SOUTH LINE OF THE COUNTY ROAD; THENCE WEST ALONG SAID SOUTH LINE 27 FEET; THENCE SOUTH, PARALLEL WITH THE EAST LINE THEREOF TO THE SOUTH LINE THEREOF; THENCE EAST, ALONG SAID SOUTH LINE, 27 FEET TO THE POINT OF BEGINNING.**

**APN: 051-330-015 (Portion)**

**PARCEL 4:**

**THE SOUTHEAST QUARTER OF NORTHEAST QUARTER, AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 16 SOUTH, RANGE 12 EAST, SAN BERNARDINO MERIDIAN, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.**

**APN: 051-330-015 (Portion)**

**PARCEL 5:**

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 16 SOUTH, RANGE 12 EAST, SAN BERNARDINO MERIDIAN, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

APN: 051-330-020

**PARCEL 6:**

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, IN TOWNSHIP 16 SOUTH, RANGE 12 EAST, SAN BERNARDINO MERIDIAN, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, LYING NORTH OF THE CENTER LINE OF DIXIE DRAIN NO. 3 AS SAID WAS LOCATED FEBRUARY 15, 1949.

APN: 051-350-005 (Portion)

**PARCEL 7:**

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, IN TOWNSHIP 16 SOUTH, RANGE 12 EAST, SAN BERNARDINO MERIDIAN, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA ACCORDING TO THE OFFICIAL PLAT THEREOF, LYING NORTH OF THE CENTER LINE OF DIXIE DRAIN NO. 3, AS SAID DRAIN WAS LOCATED FEBRUARY 15, 1949.

APN: 051-350-005 (Portion)

**PARCEL 8:**

THAT PART OF TRACT 292, TOWNSHIP 16 SOUTH, RANGE 12 EAST, SAN BERNARDINO MERIDIAN, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, LYING WEST OF THE WEST LINE OF TRACT 293, TOWNSHIP 16 SOUTH, RANGE 12 EAST, SAN BERNARDINO MERIDIAN, PRODUCED NORTHERLY AND SOUTH OF THE NORTH LINE OF LOT 5, SECTION 27, TOWNSHIP 16 SOUTH, RANGE 12 EAST, SAN BERNARDINO MERIDIAN PRODUCED EASTERLY.

APN: 051-360-003

**PARCEL 9:**

THE NORTH 1320 FEET OF THE WEST 2640 FEET OF TRACT 292, TOWNSHIP 16 SOUTH, RANGE 12 EAST, SAN BERNARDINO MERIDIAN, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT HEREOF.

APN: 051-360-001, 051-360-002

**PARCEL 10:**

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 16 SOUTH, RANGE 12 EAST SAN BERNARDINO MERIDIAN, IN AN UNINCORPORATED

AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION WITH THE SOUTHEASTERLY LINE OF THE FIG CANAL; THENCE EAST 550 FEET TO THE SOUTHEAST CORNER OF SAID SECTION; THENCE NORTH 396 FEET ALONG THE EAST LINE OF THE INTERSECTION WITH THE SOUTH LINE OF FIG CANAL; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF THE FIG CANAL TO THE POINT OF BEGINNING.

APN: 051-360-018 (Portion)

EXCEPTING THEREFROM AND RESERVING UNTO THE IMPERIAL IRRIGATION DISTRICT, ITS SUCCESSORS AND ASSIGNS, A ONE HUNDRED PERCENT (100%) INTEREST IN PARCELS 1, 2 AND 6, IN ALL MINERALS, OF EVERY KIND AND CHARACTER, EITHER IN SOLID OR LIQUID FORM, INCLUDING, WITHOUT LIMITATION, ALL OIL, GAS AND HYDROCARBONS, ALL GEOTHERMAL SUBSTANCES THAT MIGHT BE PRODUCED FROM THE PROPERTY, INCLUDING (A) THE NATURAL HEAT OF THE EARTH, AND THE ENERGY PRESENT IN, RESULTING FROM, OR CREATED BY, OR WHICH MAY BE EXTRACTED FROM, THE NATURAL HEAT OF THE EARTH OR THE HEAT PRESENT BELOW THE SURFACE OF THE EARTH, IN WHATEVER FORM SUCH HEAT OR ENERGY NATURALLY OCCURS; (B) ALL NATURAL PRODUCTS OF GEOTHERMAL PROCESSES, INCLUDING, WITHOUT LIMITATION, INDIGENOUS HOT WATER, HOT BRINE, STEAM AND OTHER FLUIDS AND GASSES; (C) HOT WATER, HOT BRINE, STEAM AND OTHER FLUIDS AND GASSES RESULTING FROM WATER OR OTHER SUBSTANCES BEING ARTIFICIALLY INTRODUCED INTO THE SUBSURFACE OF THE PROPERTY; AND (D) ALL MINERALS, GASSES, SALTS, CHEMICALS, BY-PRODUCTS AND OTHER SUBSTANCES IN SOLUTION OR MIXED WITH GEOTHERMAL EFFLUENT OR OTHERWISE PRODUCED FROM, THROUGH AND ACROSS THE PROPERTY, AND/OR FROM GEOTHERMAL WELLS LOCATED IN OR ON PROPERTY OUTSIDE THE BOUNDARIES OF THE PROPERTY THAT HAVE A PRODUCTION INTERVAL LYING BELOW A DEPTH OF FIVE HUNDRED (500) FEET BELOW THE SURFACE OF THE PROPERTY, INCLUDING THE REASONABLE USE OF THAT SURFACE FOR EXPLORATION AND DEVELOPMENT OF SUCH RESERVED MINERALS AS RESERVED IN THE DOCUMENT RECORDED FEBRUARY 7, 2007 AS INSTRUMENT NO. 2007-001837 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM EASEMENTS AND RIGHTS OF WAY IN THE NAME OF IMPERIAL IRRIGATION DISTRICT AS RESERVED IN THE DOCUMENT RECORDED FEBRUARY 7, 2007 AS INSTRUMENT NO. 2007- 004837 OF OFFICIAL RECORDS.

PARCEL 11:

THE WEST 120 ACRES OF TRACT 54, TOWNSHIP 16 SOUTH, RANGE 12 EAST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THAT PORTION LYING NORTH OF THE CENTER LINE OF THE COUNTY ROAD AS SHOWN BY DEED RECORDED JANUARY 23, 1963 IN BOOK 1134, PAGE 297 OF OFFICIAL RECORDS.

APN: 051-300-025 (Portion)

**PARCEL 12:**

THAT PORTION OF TRACT 295, TOWNSHIP 16 SOUTH, RANGE 12 EAST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, LYING NORTH OF THE WESTERLY EXTENSION OF THE SOUTH LINE OF TRACT 54, TOWNSHIP 16 SOUTH, AND RANGE 12 EAST.

APN: 051-300-025 (Portion)

**PARCEL 13:**

GOVERNMENT LOT 7 IN SECTION 22, TOWNSHIP 16 SOUTH, RANGE 12 EAST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

APN: 051-300-025 (Portion)

**PARCEL 14:**

ALL OF GOVERNMENT LOTS 9 AND 15 IN SECTION 21, TOGETHER WITH ALL OF GOVERNMENT LOT 4 AND THAT PORTION OF GOVERNMENT LOT 2 LYING EAST OF THE CENTERLINE OF DIXIE DRAIN NO. 3 IN SECTION 28, EXCEPTING THEREFROM THE SOUTH 140.00 FEET, MEASURED AT RIGHT ANGLES, OF SAID GOVERNMENT LOT 2.

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 21, THENCE ALONG THE WEST LINE OF SAID GOVERNMENT LOT 9, NORTH 00°16'26" WEST 1320.66 FEET TO THE NORTHWEST CORNER THEREOF; THENCE ALONG THE NORTH LINE OF SAID GOVERNMENT LOTS 9 AND 15, NORTH 89°43'10" EAST 1320.57 FEET TO THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 15; THENCE ALONG THE EAST LINE THEREOF, SOUTH 00°16'28" EAST 1320.65 FEET TO THE SOUTH LINE OF SAID SECTION 21 AND THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 4; THENCE ALONG THE EAST LINE OF SAID GOVERNMENT LOTS 4 AND 2, SOUTH 00°17'06" EAST 1180.79 FEET TO THE INTERSECTION WITH A LINE 140.00 FEET NORTHERLY OF, MEASURED AT RIGHT ANGLES, THE SOUTH LINE OF SAID GOVERNMENT LOT 2; THENCE ALONG A LINE 140.00 FEET NORTHERLY OF AND PARALLEL TO SAID SOUTH LINE, SOUTH 89°43'22" WEST 1139.55 FEET TO THE INTERSECTION WITH THE CENTERLINE OF DIXIE DRAIN NO. 3; THENCE ALONG SAID CENTERLINE, NORTH 00°29'17" EAST 339.25 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 600.00 FEET; THENCE ALONG SAID CENTERLINE AND SAID CURVE 98.22 FEET THROUGH A CENTRAL ANGLE OF 9°22'44"; THENCE CONTINUING ALONG SAID CENTERLINE NORTH 08°53'28" WEST 752.09 FEET TO THE SOUTH LINE OF SAID SECTION 21; THENCE ALONG SAID SOUTH LINE, SOUTH 89°43'09" WEST 66.36 FEET TO THE POINT OF BEGINNING.

CONTAINS 3,131,946 SQUARE FEET OR 71.8996 ACRES OF LAND, MORE OR LESS.

SUBJECT TO ALL COVENANTS, EASEMENTS AND AGREEMENTS OF RECORD.

THE BEARINGS USED HEREIN ARE IN TERMS OF THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83) ZONE 6 COORDINATES (EPOCH 2007.00) REFERENCE MAPS OR DOCUMENTS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

ALL IN TOWNSHIP 16 SOUTH, RANGE 12 EAST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

SAID PARCEL IS ALSO SHOWN AS PARCEL A OF LOT LINE ADJUSTMENT NO. 00255 OF THE COUNTY OF IMPERIAL, A CERTIFIED COPY OF WHICH RECORDED OCTOBER 9, 2012 AS INSTRUMENT NO. 2012023318 OF OFFICIAL RECORDS OF SAID COUNTY.

APN: 051-300-029 (Portion)

**PARCEL 15:**

TRACTS 290 AND 291, TOWNSHIP 16 SOUTH, RANGE 12 EAST, SAN BERNARDINO MERIDIAN, ACCORDING TO U.S. GOVERNMENT PLAT OF RE-SURVEY APPROVED MAY 2, 1913 AND ON FILE IN THE U.S. LAND OFFICE AT LOS ANGELES, CALIFORNIA – EXCEPT THE NORTH 30 FEET OF SAID TRACTS 290 AND 291, AND EXCEPT THE SOUTH 30 FEET OF SAID TRACT 290, EXCEPT THAT PORTION OF SAID TRACT 291 LYING SOUTH AND WEST OF THE FIG DRAIN.

APN: 051-360-032

**PARCEL 16:**

THE PORTION OF TRACT 292, TOWNSHIP 16 SOUTH, RANGE 12 EAST, SAN BERNARDINO MERIDIAN, ACCORDING TO U.S. GOVERNMENT PLAT OF RE-SURVEY APPROVED MAY 2, 1913 AND ON FILE IN THE U.S. LAND OFFICE AT LOS ANGELES, CALIFORNIA, LYING NORTH AND EAST OF THE FIG DRAIN.

APN: 051-360-032

**PARCEL 17:**

THAT PORTION OF TRACT 294, TOWNSHIP 16 SOUTH, RANGE 12 EAST, SAN BERNARDINO MERIDIAN, ACCORDING TO U.S. GOVERNMENT PLAT OF RE-SURVEY APPROVED MAY 2, 1913 AND ON FILE IN THE DISTRICT LAND OFFICE, LYING WEST OF THE WEST LINE OF STATE HIGHWAY NO. 98 AS SAID HIGHWAY WAS LOCATED ON FEBRUARY 1, 1965.

APN: 051-360-032

**PARCEL 18:**

THAT PORTION OF THE EAST HALF OF THE WEST HALF, THE WEST HALF OF THE EAST HALF OF SECTION 34, TOWNSHIP 16 SOUTH, RANGE 12 EAST, SAN BERNARDINO MERIDIAN, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, LYING NORTH OF THE CENTER LINE OF WESTSIDE MAIN CANAL AS IT EXISTED ON MARCH 28, 1950.

EXCEPT 1.03 ACRES IN THE SOUTHEAST CORNER, BEING THAT CERTAIN PARCEL OF LAND MARKED "ZANHERO SITE" ON RECORD OF SURVEY MAP ON FILE IN BOOK 1, PAGE 6.

ALSO EXCEPTING THEREFROM FORTY-NINE PERCENT (49%) INTEREST IN ALL MINERALS, OF EVERY KIND AND CHARACTER, EITHER IN SOLID OR LIQUID FORM, INCLUDING, WITHOUT LIMITATION, ALL OIL, GAS AND HYDROCARBONS, ALL GEOTHERMAL SUBSTANCES THAT MIGHT BE PRODUCED FROM THE PROPERTY, INCLUDING (A) THE NATURAL GEOTHERMAL ENERGY AND NATURAL HEAT OF THE EARTH, AND THE ENERGY PRESENT IN, RESULTING FROM, OR CREATED BY, OR WHICH MAY BE EXTRACTED FROM, THE NATURAL HEAT OF THE EARTH OR

THE HEAT PRESENT BELOW THE SURFACE OF THE EARTH, IN WHATEVER FORM SUCH HEAT OR ENERGY NATURALLY OCCURS; (B) ALL NATURAL PRODUCTS OF GEOTHERMAL PROCESSES, INCLUDING, WITHOUT LIMITATION, INDIGENOUS HOT WATER, HOT BRINE, STEAM AND OTHER FLUIDS AND GASSES; (C) HOT WATER, HOT BRINE, STEAM, AND OTHER FLUIDS AND GASSES RESULTING FROM WATER OR OTHER SUBSTANCES BEING ARTIFICIALLY INTRODUCED INTO THE SUBSURFACE OF THE LAND; AND (D) ALL MINERAL, GASSES, SALTS, CHEMICALS, BY-PRODUCTS AND OTHER SUBSTANCES IN SOLUTION OR MIXED WITH GEOTHERMAL EFFLUENT OR OTHERWISE PRODUCED FROM, THROUGH AND ACROSS THE PROPERTY, AND/OR FROM GEOTHERMAL WELLS LOCATED IN OR ON PROPERTY OUTSIDE THE BOUNDARIES OF THE PROPERTY THAT HAVE A PRODUCTION INTERVAL LYING BELOW A DEPTH OF FIVE HUNDRED (500) FEET BELOW THE SURFACE OF THE LAND, INCLUDING THE REASONABLE USE OF THE SURFACE FOR EXPLORATION AND DEVELOPMENT OF SUCH RESERVED MINERALS, AS RESERVED BY THE IMPERIAL IRRIGATION DISTRICT IN DEED RECORDED JULY 5, 2006 AS FILE NO. 2006-031777 OF OFFICIAL RECORDS.

APN: 051-350-014

**PARCEL 19:**

THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 16 SOUTH, RANGE 12 EAST, SAN BERNARDINO MERIDIAN, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

ALSO A RIGHT OF WAY FOR AN IRRIGATION DITCH 15 FEET WIDE OVER THE SOUTH SIDE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, RUNNING FROM GATE 1/A TO FERN CANAL, WESTERLY TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27.

ALSO EXCEPTING THEREFROM FORTY-NINE PERCENT (49%) INTEREST IN ALL MINERALS, OF EVERY KIND AND CHARACTER, EITHER IN SOLID OR LIQUID FORM, INCLUDING, WITHOUT LIMITATION, ALL OIL, GAS AND HYDROCARBONS, ALL GEOTHERMAL SUBSTANCES THAT MIGHT BE PRODUCED FROM THE PROPERTY, INCLUDING (A) THE NATURAL GEOTHERMAL ENERGY AND NATURAL HEAT OF THE EARTH, AND THE ENERGY PRESENT IN, RESULTING FROM, OR CREATED BY, OR WHICH MAY BE EXTRACTED FROM, THE NATURAL HEAT OF THE EARTH OR THE HEAT PRESENT BELOW THE SURFACE OF THE EARTH, IN WHATEVER FORM SUCH HEAT OR ENERGY NATURALLY OCCURS; (B) ALL NATURAL PRODUCTS OF GEOTHERMAL PROCESSES, INCLUDING, WITHOUT LIMITATION, INDIGENOUS HOT WATER, HOT BRINE, STEAM AND OTHER FLUIDS AND GASSES; (C) HOT WATER, HOT BRINE, STEAM, AND OTHER FLUIDS AND GASSES RESULTING FROM WATER OR OTHER SUBSTANCES BEING ARTIFICIALLY INTRODUCED INTO THE SUBSURFACE OF THE LAND; AND (D) ALL MINERAL, GASSES, SALTS, CHEMICALS, BY-PRODUCTS AND OTHER SUBSTANCES IN SOLUTION OR MIXED WITH GEOTHERMAL EFFLUENT OR OTHERWISE PRODUCED FROM, THROUGH AND ACROSS THE PROPERTY, AND/OR FROM GEOTHERMAL WELLS LOCATED IN OR ON PROPERTY OUTSIDE THE BOUNDARIES OF THE PROPERTY THAT HAVE A PRODUCTION INTERVAL LYING BELOW A DEPTH OF FIVE HUNDRED (500) FEET BELOW THE SURFACE OF THE LAND, INCLUDING THE REASONABLE USE OF THE SURFACE FOR EXPLORATION AND DEVELOPMENT OF SUCH RESERVED MINERALS, AS RESERVED BY THE IMPERIAL IRRIGATION DISTRICT IN DEED RECORDED JULY 5, 2006 AS FILE NO. 2006-031777 OF OFFICIAL RECORDS.

APN: 051-330-019

**PARCEL 20:**

TRACT 295, TOWNSHIP 16 SOUTH, RANGE 12 EAST, SAN BERNARDINO MERIDIAN, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT THE MOST SOUTHERLY 14 ACRES THEREOF, AND THE NORTH 40 ACRES THEREOF.

ALSO EXCEPTING THEREFROM FORTY-NINE PERCENT (49%) INTEREST IN ALL MINERALS, OF EVERY KIND AND CHARACTER, EITHER IN SOLID OR LIQUID FORM, INCLUDING, WITHOUT LIMITATION, ALL OIL, GAS AND HYDROCARBONS, ALL GEOTHERMAL SUBSTANCES THAT MIGHT BE PRODUCED FROM THE PROPERTY, INCLUDING (A) THE NATURAL GEOTHERMAL ENERGY AND NATURAL HEAT OF THE EARTH, AND THE ENERGY PRESENT IN, RESULTING FROM, OR CREATED BY, OR WHICH MAY BE EXTRACTED FROM, THE NATURAL HEAT OF THE EARTH OR THE HEAT PRESENT BELOW THE SURFACE OF THE EARTH, IN WHATEVER FORM SUCH HEAT OR ENERGY NATURALLY OCCURS; (B) ALL NATURAL PRODUCTS OF GEOTHERMAL PROCESSES, INCLUDING, WITHOUT LIMITATION, INDIGENOUS HOT WATER, HOT BRINE, STEAM AND OTHER FLUIDS AND GASSES; (C) HOT WATER, HOT BRINE, STEAM, AND OTHER FLUIDS AND GASSES RESULTING FROM WATER OR OTHER SUBSTANCES BEING ARTIFICIALLY INTRODUCED INTO THE SUBSURFACE OF THE LAND; AND (D), ALL MINERAL, GASSES, SALTS, CHEMICALS, BY-PRODUCTS AND OTHER SUBSTANCES IN SOLUTION OR MIXED WITH GEOTHERMAL EFFLUENT OR OTHERWISE PRODUCED FROM, THROUGH AND ACROSS THE PROPERTY, AND/OR FROM GEOTHERMAL WELLS LOCATED IN OR ON PROPERTY OUTSIDE THE BOUNDARIES, OF THE PROPERTY THAT HAVE A PRODUCTION INTERVAL LYING BELOW A DEPTH OF FIVE HUNDRED (500) FEET BELOW, THE SURFACE OF THE LAND, INCLUDING THE REASONABLE USE OF THE SURFACE FOR EXPLORATION AND DEVELOPMENT OF SUCH RESERVED MINERALS, AS RESERVED BY THE IMPERIAL IRRIGATION DISTRICT IN DEED RECORDED JULY 5, 2006 AS FILE NO. 2006-031777 OF. OFFICIAL RECORDS.

APN: 051-330-019 (Portion)

**PARCEL 21:**

THAT PORTION OF TRACT 46, TOWNSHIP 16 SOUTH, RANGE 12 EAST, SAN BERNARDINO MERIDIAN, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, INDICATED AS PARCEL "C" ON MAP RECORDED IN BOOK 10, PAGE 28 OF LICENSED SURVEY MAPS IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.

APN: 051-310-056 (Portion)

**PARCEL 22:**

THAT PORTION OF TRACT 289, TOWNSHIP 16 SOUTH, RANGE 12 EAST, SAN BERNARDINO MERIDIAN, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, INDICATED AS PARCEL "D" ON MAP RECORDED IN BOOK 10, PAGE 28, OF LICENSED SURVEY MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.

APN: 051-310-056 (Portion)

**PARCEL 23:**

THAT PORTION OF THE SOUTH 330 FEET OF THE EAST 80 ACRES OF TRACT 51, TOWNSHIP 16 SOUTH, RANGE 12 EAST, SAN BERNARDINO MERIDIAN, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, LYING EAST OF THE CENTERLINE OF FIG DRAIN.

APN: 051-310-056 (Portion)

**PARCEL 24:**

THAT PORTION OF TRACT 46, TOWNSHIP 16 SOUTH, RANGE 12 EAST, SAN BERNARDINO MERIDIAN, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, INDICATED AS PARCEL "A" ON MAP RECORDED IN BOOK 10, PAGE 28 OF LICENSED SURVEY MAPS IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.

APN: 051-310-057

**PARCEL 25:**

THAT PORTION OF TRACT 289, TOWNSHIP 16 SOUTH, RANGE 12 EAST, SAN BERNARDINO MERIDIAN, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, INDICATED AS PARCELS "B" AND "E" ON MAP RECORDED IN BOOK 10, PAGE 28 OF LICENSED SURVEY MAPS IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.

APN: 051-310-057

**PARCEL 26:**

THE EAST 1/2 OF THE SOUTH 1/2 OF TRACT 45-A; AND THAT PORTION OF THE NORTH 1/2 OF TRACT 45-A LYING EAST OF THE CENTERLINE OF FIG DRAIN, ALL IN TOWNSHIP 16 SOUTH, RANGE 12 EAST, SAN BERNARDINO MERIDIAN, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

APN: 051-310-056 (Portion)

**PARCEL 27:**

THE WEST 1/2 OF TRACT 41-B, TOWNSHIP 16 SOUTH, RANGE 12 EAST, SAN BERNARDINO MERIDIAN, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

APN: 051-310-040 (Portion)

**PARCEL 28:**

THAT PORTION OF TRACT 47, TOWNSHIP 16 SOUTH, RANGE 12 EAST, SAN BERNARDINO MERIDIAN, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, LYING WEST OF STATE HIGHWAY NO. 98.

EXCEPTING THEREFROM THE NORTH 990 FEET THEREOF.

APN: 051-310-040 (Portion)

**PARCEL 29:**

THAT PORTION OF TRACT 293, TOWNSHIP 16 SOUTH, RANGE 12 EAST, SAN BERNARDINO MERIDIAN, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, LYING NORTH OF THE COUNTY ROAD, AS LOCATED ACROSS SAID TRACT ON April 20, 1942.

EXCEPTING THEREFROM THE WEST 30 FEET THEREOF.

APN: 051-360-004

**PARCEL 30:**

THAT PORTION OF TRACT 289, TOWNSHIP 16 SOUTH, RANGE 12 EAST, SAN BERNARDINO MERIDIAN, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, INDICATED AS PARCEL "F" ON MAP RECORDED IN BOOK 10, PAGE 28 OF LICENSED SURVEY MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.

APN: 051-310-058

**PARCEL 31:**

THAT PORTION OF TRACT 289, TOWNSHIP 16 SOUTH, RANGE 12 EAST, SAN BERNARDINO MERIDIAN, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, INDICATED AS PARCEL "G" ON MAP RECORDED IN BOOK 10, PAGE 28, OF LICENSED SURVEY MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.

APN: 051-310-060

**EXHIBIT "B"**

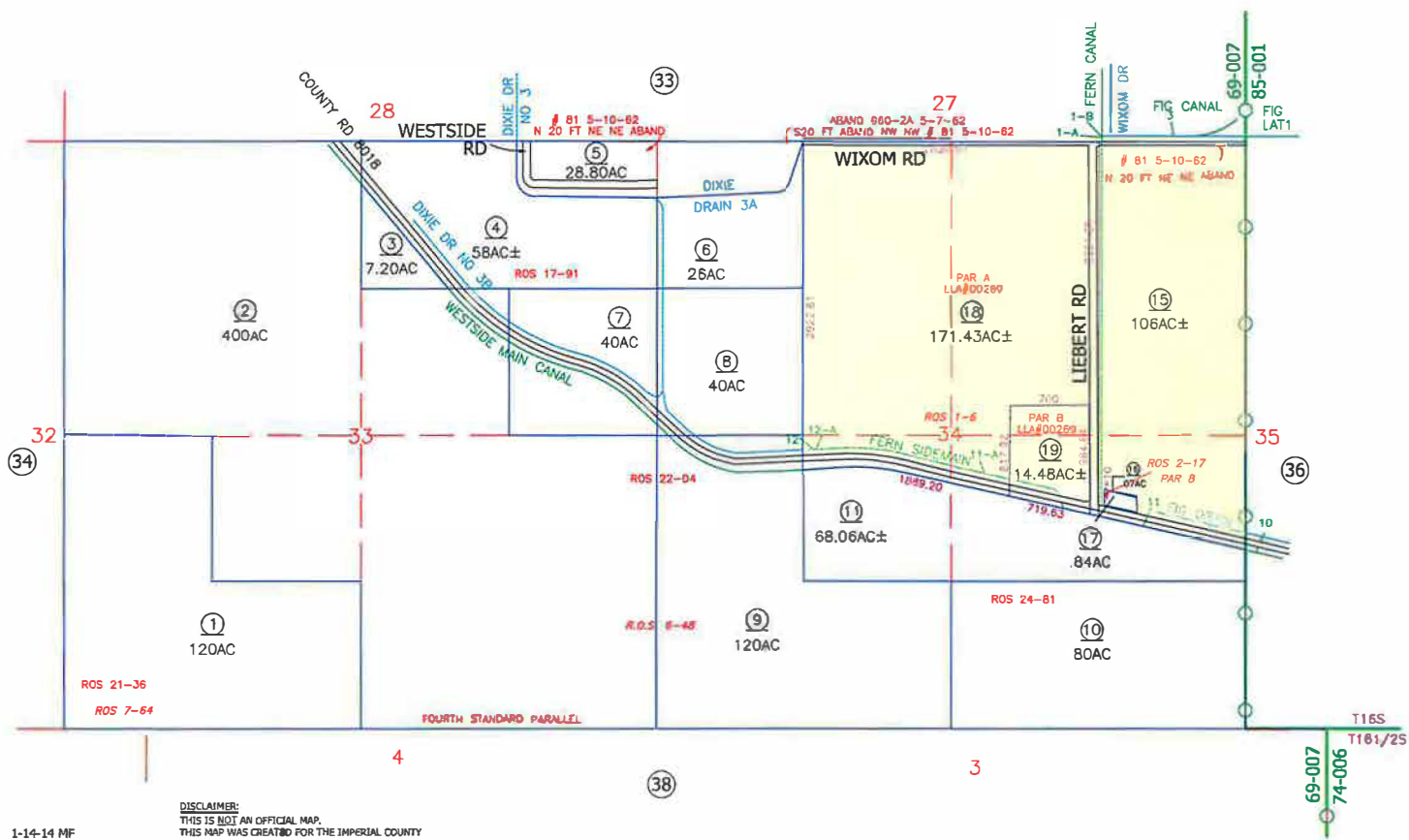
**DESCRIPTION OF MEMORANDA OF PURCHASE AGREEMENTS AND DEEDS**

1. That certain "Memorandum of Agreement and Subordination Agreement" dated August 16, 2010, executed by and between Imperial 1585, LLC, a Nevada limited liability company; Specialty Mortgage Corp.; and Southwest Land Holdings LLC, recorded September 2, 2010, Instrument No. 2010-22006, of Official Records.
2. That certain "Memorandum of Purchase and Sale Agreement" dated None Shown, executed by and between Tierra Partners, L.L.C., an Arizona limited liability company and Southwest Land Holdings, L.L.C., a California limited liability company recorded November 12, 2010, Instrument No. 2010-028809, of Official Records.
3. That certain "Memorandum of Purchase and Sale Agreement" dated June 29, 2011, executed by and between Southwest Land Holdings LLC, a California limited liability company and McVey Properties, LLC, an Arizona limited liability company, recorded July 12, 2011, Instrument No. 2011-16360, of Official Records.
4. That certain "Memorandum of Purchase and Sale Agreement" dated December 1, 2010, executed by and between Mary N. Fitzurka, Successor Trustee of the Trust created under the Will of James William England, Deceased, Seller, and Southwest Land Holdings LLC, a California limited liability company, Buyer recorded February 10, 2011, Instrument No. 2011-004103, of Official Records.
5. That certain "Memorandum of Purchase and Sale Agreement" dated June 29, 2011, executed by and between Southwest Land Holdings LLC, a California limited liability company and Mary N. Fitzurka, Trustee of the Ova V. England Trust, U.D.T. August 22, 1990, Mary N. Fitzurka, Martin N. Fitzurka, recorded February 10, 2011, Instrument No. 2011-004102, of Official Records.
6. That certain Quitclaim Deed by Imperial Irrigation District to Campo Verde Solar LLC, a Delaware limited liability company, recorded May 3, 2012, Instrument No. 2012-009786, of Official Records.

SEC. 33,34, T.16S., R.12E.,

Tax Area Code  
69-007

51-35



1-14-14 MF  
10-11-12 MF 3-19-24 MA  
10-29-08 LC 5-5-15 MF  
10-13-86 LS 11-20-14 MF  
8-19-81 RW 6-30-14 MF

DISCLAIMER:  
THIS IS NOT AN OFFICIAL MAP.  
THIS MAP WAS CREATED FOR THE IMPERIAL COUNTY  
ASSESSOR, FOR THE SOLE PURPOSE OF AIDING IN  
THE PERFORMANCE OF THE DUTIES OF THE ASSESSOR.  
ANY ERRORS OR OMISSIONS IN THIS MAP ARE NOT  
THE RESPONSIBILITY OF THE COUNTY OF IMPERIAL  
OR THE ASSESSOR. (REV. & TAX. CODE SEC.327)

Assessor's Map Bk.51-Pg.35  
County of Imperial, Calif.

# **ATTACHMENT “F”**

## **COMMENT LETTERS**

AIR POLLUTION CONTROL DISTRICT



**RECEIVED**

By Imperial County Planning & Development Services at 9:07 am, Jun 27, 2025

June 27, 2025

Mr. Jim Minnick  
Planning & Development Services Director  
801 Main St.  
El Centro, CA 92243


SUBJECT: LLA 00342 AWCC Campo Verde, LLC

Dear Mr. Minnick:

The Imperial County Air Pollution Control District ("Air District") thanks you for the opportunity to review the application for Lot Line Adjustment (LLA) 00342 that will take approximately four (4) acres from Parcel C (APN 051-350-015) and approximately two (2) acres from Parcel A (APN 051-350-018) and add that acreage to Parcel B (APN 051-350-019) for proposed use as an IID switchyard in connection with, among other energy facilities, a battery storage facility to be located on the remainder of Parcel C.

The Air District has no comment.

Sincerely,  
  
Curtis Blondell  
APC Environmental Coordinator

  
Reviewed by,  
Monica N. Soucier  
APC Division Manager

**Olivia Lopez**

---

**From:** Jaciel Lainez  
**Sent:** Tuesday, June 24, 2025 10:56 AM  
**To:** Aimee Trujillo; Planning - ICPDSCCommentLetters; Alan Molina  
**Cc:** Margo Sanchez  
**Subject:** RE: LLA00342 - Request for Comments

**RECEIVED**

**JUN 24 2025**

**IMPERIAL COUNTY  
PLANNING & DEVELOPMENT SERVICES**

Good morning,

The Ag Commissioner's Office has No Comment on this project. Thank you.

Best,



Imperial County Agricultural  
Commissioner's Office

**Jaciel Lainez**

*Agricultural Biologist/Standards Specialist IV  
Weights & Measures/Special Projects*

📞 (442) 265-1490

✉️ [jaciellainez@co.imperial.ca.us](mailto:jaciellainez@co.imperial.ca.us)

🌐 <https://agcom.imperialcounty.org>

📍 [852 Broadway Ave, El Centro, CA 92243](#)

CONFIDENTIALITY NOTE: The preceding email message contains information that may be confidential, proprietary, or legally privileged, and may constitute non-public information. This message is intended to be conveyed only to the intended named recipient(s). If you are not an intended recipient of this message, do not read it; instead, please advise the sender by reply email, and delete this message and any attachments. Unauthorized individuals or entities are not permitted access to this information. Any disclosure, copying, distribution or taking any action in reliance on the contents of this information, except its delivery to the sender, is strictly prohibited and may be unlawful.

**From:** Aimee Trujillo <[aimeetrujillo@co.imperial.ca.us](mailto:aimeetrujillo@co.imperial.ca.us)>

**Sent:** Friday, June 13, 2025 10:02 AM

**To:** Jaciel Lainez <[Jaciellainez@co.imperial.ca.us](mailto:Jaciellainez@co.imperial.ca.us)>; Jolene Dessert <[JoleneDessert@co.imperial.ca.us](mailto:JoleneDessert@co.imperial.ca.us)>; Margo Sanchez <[MargoSanchez@co.imperial.ca.us](mailto:MargoSanchez@co.imperial.ca.us)>; Belen Leon-Lopez <[BelenLeon-Lopez@co.imperial.ca.us](mailto:BelenLeon-Lopez@co.imperial.ca.us)>; Monica Soucier <[MonicaSoucier@co.imperial.ca.us](mailto:MonicaSoucier@co.imperial.ca.us)>; Jesus Ramirez <[JesusRamirez@co.imperial.ca.us](mailto:JesusRamirez@co.imperial.ca.us)>; Martha Singh <[marthasingh@co.imperial.ca.us](mailto:marthasingh@co.imperial.ca.us)>; Rosa Lopez <[RosaLopez@co.imperial.ca.us](mailto:RosaLopez@co.imperial.ca.us)>; Jorge Perez <[JorgePerez@co.imperial.ca.us](mailto:JorgePerez@co.imperial.ca.us)>; Jeff Lamoure <[JeffLamoure@co.imperial.ca.us](mailto:JeffLamoure@co.imperial.ca.us)>; Alphonso Andrade <[AlphonsoAndrade@co.imperial.ca.us](mailto:AlphonsoAndrade@co.imperial.ca.us)>; Marco Topete <[marcotopete@co.imperial.ca.us](mailto:marcotopete@co.imperial.ca.us)>; Sheila Vasquez-Bazua <[sheilavasquezbazua@co.imperial.ca.us](mailto:sheilavasquezbazua@co.imperial.ca.us)>; David Lantzer <[davidlantzer@co.imperial.ca.us](mailto:davidlantzer@co.imperial.ca.us)>; Andrew Loper <[AndrewLoper@co.imperial.ca.us](mailto:AndrewLoper@co.imperial.ca.us)>; rkelley@icso.org; Fred Miramontes <[fmiramontes@icso.org](mailto:fmiramontes@icso.org)>; Robert Benavidez <[RBenavidez@icso.org](mailto:RBenavidez@icso.org)>; dvargas@iid.com; marcuscuerdo@campo-nsn.gov; dtsosie@campo-nsn.gov; tribalsecretary@quechantribe.com; historicpreservation@quechantribe.com

**Cc:** Jim Minnick <[JimMinnick@co.imperial.ca.us](mailto:JimMinnick@co.imperial.ca.us)>; Michael Abraham <[MichaelAbraham@co.imperial.ca.us](mailto:MichaelAbraham@co.imperial.ca.us)>; Diana Robinson <[DianaRobinson@co.imperial.ca.us](mailto:DianaRobinson@co.imperial.ca.us)>; Alan Molina <[alanmolina@co.imperial.ca.us](mailto:alanmolina@co.imperial.ca.us)>; David Black <[DavidBlack@co.imperial.ca.us](mailto:DavidBlack@co.imperial.ca.us)>; Adriana Ceballos <[adrianaceballos@co.imperial.ca.us](mailto:adrianaceballos@co.imperial.ca.us)>; Aimee Trujillo <[aimeetrujillo@co.imperial.ca.us](mailto:aimeetrujillo@co.imperial.ca.us)>; Allison Galindo <[allisongalindo@co.imperial.ca.us](mailto:allisongalindo@co.imperial.ca.us)>; Kamika Mitchell <[kamikamitchell@co.imperial.ca.us](mailto:kamikamitchell@co.imperial.ca.us)>; Kayla Henderson <[kaylahenderson@co.imperial.ca.us](mailto:kaylahenderson@co.imperial.ca.us)>; Olivia Lopez

<olivialopez@co.imperial.ca.us>; Valerie Grijalva <valeriegrijalva@co.imperial.ca.us>

**Subject:** LLA00342 - Request for Comments

Good morning,

Please see attached Request for Comments packet for **LLA00342** AWCC Campo Verde, LLC

Comments are due by **June 27<sup>th</sup>, 2025 at 5:00PM.**

In an effort to increase the efficiency at which information is distributed and reduce paper usage, the Request for Comments packet is being sent to you via this email.

Should you have any questions, please feel free to contact Alan Molina at (442) 265-1736 or submit your comment letters to [ICPDScommentletters@co.imperial.ca.us](mailto:ICPDScommentletters@co.imperial.ca.us).

Thank you,

*Aimee Trujillo*

**Office Technician**

Imperial County Planning & Development Services

801 Main Street

El Centro, CA 92243

(442) 265-1736

(442) 265-1735 (Fax)

[aimeetrujillo@co.imperial.ca.us](mailto:aimeetrujillo@co.imperial.ca.us)



**From:** [Vargas, Donald A](#)  
**To:** [Alan Molina; Planning – ICPDSCCommentLetters](#)  
**Cc:** [Barber, Sabrina; Coria, Guillermo; Escalera, Mario; Garcia, Matthew; Landeros, Gerardo; Martinez, Jesus; Medina, Jesse; Ornelas, Alfredo M; Pacheco, Ezequiel; Rodriguez, Paul; Smelser, Andrew; Smelser, Matthew H; Hutchinson, Kevan P; Asbury, Jamie; Ortega, Antonio; Pacheco, Mike; Quiroz, Sergio M; Naiera, Raquel; Holbrook, Geoffrey; Smith Hoff, Joanna; Cervantes, Laura; Gallinat, Lisa M; Pacheco, Jorge; Solorio, Sandra; Doyle, Vickie L; Gamboa-Arce, Justina; Humes, Jessica; Gomez, Ismael](#)  
**Subject:** RE: LLA00342 - Request for Comments  
**Date:** Friday, June 13, 2025 10:31:47 AM  
**Attachments:** [image001.png](#)  
[IIDLogo101x66px\\_a01a9842-e163-4e56-ba65-11289340af32.png](#)  
[LLA00342.Request for comments 6.13.25.pdf](#)

**CAUTION:** This email originated outside our organization; please use caution.

Good day Alan,

The Imperial Irrigation District has no comments.

Regards,

**RECEIVED**

By Imperial County Planning & Development Services at 11:00 am, Jun 13, 2025



**Donald Vargas Pinera**  
**Compliance Administrator II**  
**IMPERIAL IRRIGATION DISTRICT**  
333 E Barioni Blvd, Imperial CA 92251  
(760) 482-3609 | email: [DVargas@IID.com](mailto:DVargas@IID.com)  
Mobile (760) 427-8099

The foregoing electronic message, together with any attachments thereto, is confidential and may be legally privileged against disclosure other than to the intended recipient. It is intended solely for the addressee(s) and access to the message by anyone else is unauthorized. If you are not the intended recipient of this electronic message, you are hereby notified that any dissemination, distribution, or any action taken or omitted to be taken in reliance on it is strictly prohibited and may be unlawful. If you have received this electronic message in error, please delete and immediately notify the sender of this error.

**From:** Aimee Trujillo <[aimeetrujillo@co.imperial.ca.us](mailto:aimeetrujillo@co.imperial.ca.us)>

**Sent:** Friday, June 13, 2025 10:02 AM

**To:** Jaciel Lainez <[JacielLainez@co.imperial.ca.us](mailto:JacielLainez@co.imperial.ca.us)>; Jolene Dessert <[JoleneDessert@co.imperial.ca.us](mailto:JoleneDessert@co.imperial.ca.us)>; Margo Sanchez <[MargoSanchez@co.imperial.ca.us](mailto:MargoSanchez@co.imperial.ca.us)>; Belen Leon-Lopez <[BelenLeon-Lopez@co.imperial.ca.us](mailto:BelenLeon-Lopez@co.imperial.ca.us)>; Monica Soucier <[MonicaSoucier@co.imperial.ca.us](mailto:MonicaSoucier@co.imperial.ca.us)>; Jesus Ramirez <[JesusRamirez@co.imperial.ca.us](mailto:JesusRamirez@co.imperial.ca.us)>; Martha Singh <[marthasingh@co.imperial.ca.us](mailto:marthasingh@co.imperial.ca.us)>; Rosa Lopez <[RosaLopez@co.imperial.ca.us](mailto:RosaLopez@co.imperial.ca.us)>; Jorge Perez <[JorgePerez@co.imperial.ca.us](mailto:JorgePerez@co.imperial.ca.us)>; Jeff Lamoure <[JeffLamoure@co.imperial.ca.us](mailto:JeffLamoure@co.imperial.ca.us)>; Alphonso Andrade <[AlphonsoAndrade@co.imperial.ca.us](mailto:AlphonsoAndrade@co.imperial.ca.us)>; Marco Topete <[marcotopete@co.imperial.ca.us](mailto:marcotopete@co.imperial.ca.us)>; Sheila Vasquez-Bazua <[sheilavasquezbazua@co.imperial.ca.us](mailto:sheilavasquezbazua@co.imperial.ca.us)>; David Lantzer <[davidlantzer@co.imperial.ca.us](mailto:davidlantzer@co.imperial.ca.us)>; Andrew Loper <[AndrewLoper@co.imperial.ca.us](mailto:AndrewLoper@co.imperial.ca.us)>; [rkelley@icso.org](mailto:rkelley@icso.org); Fred Miramontes <[fmiramontes@icso.org](mailto:fmiramontes@icso.org)>; Robert Benavidez <[RBenavidez@icso.org](mailto:RBenavidez@icso.org)>; Vargas, Donald A <[DVargas@IID.com](mailto:DVargas@IID.com)>; [marcuscuero@campo-nsn.gov](mailto:marcuscuero@campo-nsn.gov); [dtosie@campo-nsn.gov](mailto:dtosie@campo-nsn.gov); [tribalsecretary@quechantribe.com](mailto:tribalsecretary@quechantribe.com); [historicpreservation@quechantribe.com](mailto:historicpreservation@quechantribe.com)

**Cc:** Jim Minnick <[JimMinnick@co.imperial.ca.us](mailto:JimMinnick@co.imperial.ca.us)>; Michael Abraham

<MichaelAbraham@co.imperial.ca.us>; Diana Robinson <DianaRobinson@co.imperial.ca.us>; Alan Molina <alanmolina@co.imperial.ca.us>; David Black <DavidBlack@co.imperial.ca.us>; Adriana Ceballos <adrianaceballos@co.imperial.ca.us>; Aimee Trujillo <aimeetrujillo@co.imperial.ca.us>; Allison Galindo <allisongalindo@co.imperial.ca.us>; Kamika Mitchell <kamikamitchell@co.imperial.ca.us>; Kayla Henderson <kaylahenderson@co.imperial.ca.us>; Olivia Lopez <olivialopez@co.imperial.ca.us>; Valerie Grijalva <valeriegrijalva@co.imperial.ca.us>

**Subject:** LLA00342 - Request for Comments

**[CAUTION]** This email originated from **outside** of the **IID**. Do not reply, click on any links or open any attachments unless you trust the sender and know the content is safe.

Good morning,

Please see attached Request for Comments packet for **LLA00342** AWCC Campo Verde, LLC

Comments are due by **June 27<sup>th</sup>, 2025 at 5:00PM.**

In an effort to increase the efficiency at which information is distributed and reduce paper usage, the Request for Comments packet is being sent to you via this email.

Should you have any questions, please feel free to contact Alan Molina at (442) 265-1736 or submit your comment letters to [ICPDScommentletters@co.imperial.ca.us](mailto:ICPDScommentletters@co.imperial.ca.us).

Thank you,

*Aimee Trujillo*

**Office Technician**

Imperial County Planning & Development Services

801 Main Street

El Centro, CA 92243

(442) 265-1736

(442) 265-1735 (Fax)

[aimeetrujillo@co.imperial.ca.us](mailto:aimeetrujillo@co.imperial.ca.us)



**ADMINISTRATION / TRAINING**

1078 Dogwood Road  
Heber, CA 92249

**Administration**

Phone: (442) 265-6000  
Fax: (760) 482-2427

**Training**

Phone: (442) 265-6011

**OPERATIONS/PREVENTION**

2514 La Brucherie Road  
Imperial, CA 92251

**Operations**

Phone: (442) 265-3000  
Fax: (760) 355-1482

**Prevention**

Phone: (442) 265-3020

July 1, 2025

**RECEIVED**

By Imperial County Planning & Development Services at 2:37 pm, Jul 01, 2025

RE: Lot Line Adjustment #00342

AWCC Campo Verde, LLC

1148 Liebert, 1105 Leibert, 1118 Leibert Road, El Centro CA 92243

APN: 051-350-018, 019, 015

Imperial County Fire Department would like to thank you for the opportunity to review and comment on Lot Line Adjustment #00342 for 1148, 1105, 1118 Leibert Road, El Centro CA 92243, APN: 051-350-018, 019, 015.

Imperial County Fire Department has the following comments and/or requirements.

- Ensure all recorded access and utility easement agreements apply to all parcels and adjustments.
- Ensure access routes used by emergency response apparatus are unaffected and/or unchanged by any lot line adjustments
- Access to all parcels meet California Fire Code Chapter 5 section 503 Fire Apparatus Access Roads.

The project shall be in compliance at all times with requirements in the California Fire Code and local ordinances and requirements. Imperial County Fire Department shall conduct annual fire and life safety inspections

Imperial County Fire Department reserves the right to comment and request additional requirements pertaining to this project regarding fire and life safety measures, California Building and Fire Code, and National Fire Protection Association standards at a later time as we see necessary.

If you have any questions, please contact the Imperial County Fire Prevention Bureau at 442-265-3020 or 442-265-3021.

Sincerely

Andrew Loper

Deputy Fire Marshal

Imperial County Fire Department

Fire Prevention Division

AN EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER

**ADMINISTRATION / TRAINING**

1078 Dogwood Road  
Heber, CA 92249

**Administration**

Phone: (442) 265-6000  
Fax: (760) 482-2427

**Training**

Phone: (442) 265-6011

**OPERATIONS/PREVENTION**

2514 La Brucherie Road  
Imperial, CA 92251

**Operations**

Phone: (442) 265-3000  
Fax: (760) 355-1482

**Prevention**

Phone: (442) 265-3020

CC

David Lantzer

Fire Chief

Imperial County Fire Department.

Attachment: Access and Utility Easement Agreement



CED - Campo Verde -  
Executed Tri-Party Acc

**Olivia Lopez**

**RECEIVED**

**From:** Jill McCormick <historicpreservation@quechantribe.com>  
**Sent:** Saturday, June 14, 2025 5:42 AM  
**To:** Aimee Trujillo; Planning - ICPDSCCommentLetters  
**Subject:** Re: [EXTERNAL]:LLA00342 - Request for Comments

**JUN 14 2025**

**IMPERIAL COUNTY  
PLANNING & DEVELOPMENT SERVICES**

**CAUTION: This email originated outside our organization; please use caution.**

Good morning,

This email is to inform you that the Ft. Yuma Quechan Tribe Historic Preservation Office does not wish to comment on this project.

Jill

H. Jill McCormick, M.A.  
Historic Preservation Office  
Ft. Yuma Quechan Indian Tribe  
P.O. Box 1899  
Yuma, AZ 85366-1899  
Office: 760-919-3631  
Cell: 928-920-6521



**From:** Aimee Trujillo <aimeetrujillo@co.imperial.ca.us>

**Sent:** Friday, June 13, 2025 10:01 AM

**To:** Jaciel Lainez <JacielLainez@co.imperial.ca.us>; Jolene Dessert <JoleneDessert@co.imperial.ca.us>; Margo Sanchez <MargoSanchez@co.imperial.ca.us>; Belen Leon-Lopez <BelenLeon-Lopez@co.imperial.ca.us>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; Jesus Ramirez <JesusRamirez@co.imperial.ca.us>; Martha Singh <marthasingh@co.imperial.ca.us>; Rosa Lopez <RosaLopez@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Jeff Lamoure <JeffLamoure@co.imperial.ca.us>; Alphonso Andrade <AlphonsoAndrade@co.imperial.ca.us>; Marco Topete <marcotopete@co.imperial.ca.us>; Sheila Vasquez-Bazua <sheilavasquezbazua@co.imperial.ca.us>; David Lantzer <davidlantzer@co.imperial.ca.us>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; rkelly@icso.org <rkelly@icso.org>; Fred Miramontes <fmiramontes@icso.org>; Robert Benavidez <RBenavidez@icso.org>; dvargas@iid.com <dvargas@iid.com>; marcuscuerdo@campo-nsn.gov <marcuscuerdo@campo-nsn.gov>; dtsosie@campo-nsn.gov <dtsosie@campo-nsn.gov>; Tribal Secretary <tribalsecretary@quechantribe.com>; Jill McCormick <historicpreservation@quechantribe.com>

**Cc:** Jim Minnick <JimMinnick@co.imperial.ca.us>; Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Diana

Robinson <DianaRobinson@co.imperial.ca.us>; Alan Molina <alanmolina@co.imperial.ca.us>; David Black <DavidBlack@co.imperial.ca.us>; Adriana Ceballos <adrianaceballos@co.imperial.ca.us>; Aimee Trujillo <aimeetrujillo@co.imperial.ca.us>; Allison Galindo <allisongalindo@co.imperial.ca.us>; Kamika Mitchell <kamikamitchell@co.imperial.ca.us>; Kayla Henderson <kaylahenderson@co.imperial.ca.us>; Olivia Lopez <olivialopez@co.imperial.ca.us>; Valerie Grijalva <valeriegrijalva@co.imperial.ca.us>  
**Subject:** [EXTERNAL]:LLA00342 - Request for Comments

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

Please see attached Request for Comments packet for **LLA00342** AWCC Campo Verde, LLC

Comments are due by **June 27<sup>th</sup>, 2025 at 5:00PM.**

In an effort to increase the efficiency at which information is distributed and reduce paper usage, the Request for Comments packet is being sent to you via this email.

Should you have any questions, please feel free to contact Alan Molina at (442) 265-1736 or submit your comment letters to [ICPDScommentletters@co.imperial.ca.us](mailto:ICPDScommentletters@co.imperial.ca.us).

Thank you,

*Aimee Trujillo*

**Office Technician**

Imperial County Planning & Development Services

801 Main Street

El Centro, CA 92243

(442) 265-1736

(442) 265-1735 (Fax)

[aimeetrujillo@co.imperial.ca.us](mailto:aimeetrujillo@co.imperial.ca.us)





COUNTY OF  
IMPERIAL

DEPARTMENT OF  
PUBLIC WORKS

155 S. 11th Street  
El Centro, CA  
92243

Tel: (442) 265-1818  
Fax: (442) 265-1858

Follow Us:



[www.facebook.com/  
imperialCountyDPW/](http://www.facebook.com/imperialCountyDPW/)



[https://twitter.com/  
CountyDpw/](https://twitter.com/CountyDpw/)



*Public Works works for the Public*

July 9, 2025

Mr. Jim Minnick, Director  
Planning & Development Services Department  
801 Main Street  
El Centro, CA 92243

**RECEIVED**

*By Imperial County Planning & Development Services at 4:31 pm, Jul 09, 2025*

Attention: Alan Molina, Planner I

**SUBJECT: LLA 342 AWCC Campo Verde, LLC.**  
Located on 1105, 1118 & 1148 Liebert Rd, El Centro, CA 92243  
APNs 051-350-015, 018 & 019

Dear Mr. Minnick:

This letter is in response to your submittal received by this department on June 13, 2025. The applicant is proposing a lot line adjustment to add area to "Parcel B" (051-350-019) from "Parcel C" (051-350-015) and eliminate the portion of land from "Parcel A" (051-350-018) that borders Parcel B and Parcel C to be added to Parcel B.

Department staff has reviewed the package information, and the following comments shall be Conditions of Approval as described:

1. The legal description and plat shall be prepared by a California Licensed Land Surveyor and submitted to the Imperial County Department of Public Works for review and approval.
2. The lot line adjustment shall be reflected in a deed, which shall be recorded.
3. Each parcel affected by this lot line adjustment shall abut a maintained road and/or have legal and physical access to a public road.
4. The applicant shall provide an Irrevocable Offer of Dedication (IOD) or dedicate the required portion for sufficient right of way for future development of **Liebert Road**, being classified as **Minor Collector – Local Collector - two (2) lanes**, requiring **seventy (70) feet** of right of way, being **thirty-five (35) feet** from the existing centerline. It is required that sufficient right of way be provided to meet this road classification. **(As directed by Imperial County Board of Supervisors per Minute Order #6 dated 11/22/1994 per the Imperial County Circulation Element Plan of the General Plan).**

The following comments are informative:

1. *Physical alterations* to the land or subsequent construction activities triggered by the LLA will necessitate **detailed drainage and grading plans and studies** prepared by qualified professionals to **prevent sedimentation or damage to off-site properties**. It is the owner's responsibility to ensure that any storm run-off does not impact County facilities or adjacent properties.
2. The Drainage and Grading Study/Plan shall be submitted to the Department of Public Works for review and approval. The applicant shall implement the approved plan, and the employment of the appropriate Best Management Practices (BMP's) shall be

**included within the study/plan. This Drainage and Grading Study/Plan shall also be provided should any future development occur in any of the properties. This requirement is mandated per Imperial County Code of Ordinances, Chapter 12.10.020 B Design and Construction Standards.**

3. An encroachment permit shall be secured from the Department of Public Works for all new, altered or unauthorized existing driveway(s) to access the properties through surrounding roads. For projects involving access through surrounding County roads, as a minimum, a commercial driveway shall be constructed. This requirement is mandated per Imperial County Code of Ordinances, Chapter 12.10.020 B

Should you have any questions, please do not hesitate to contact this office. Thank you for the opportunity to review and comment on this project.

Respectfully,

John A. Gay, PE  
Director of Public Works

By:   
Veronica Atondo, PE, PLS  
Deputy Director of Public Works - Engineering