

EXHIBIT J

***Tract 833 and Tract 879 Landowner's Association
1723 Lotus Avenue
El Centro, CA 92243***

November 15, 2016

Mr. Jurg Heuberger, Director
Imperial County LAFCO
1122-A State Street
El Centro, CA 92243



Subject: Annexation of Lotus Avenue Properties

Dear Mr. Heuberger:

In August 2005 and July 2009 the Lotus Avenue Landowner's Association (LALA) provided prior developers of the Miller-Burson Subdivision, the Lotus Ranch Subdivision and LAFCO with a list of conditions and/or improvements required for the LALA to provide consensus for the annexation of the 30 lots within Tracts 833 and 879. Recently, the City of El Centro approved a Tentative Subdivision map for Lotus Ranch. Lotus Ranch has applied to LAFCO for annexation, which requires the developers of the former Miller-Burson Subdivision and/or Lotus Ranch Subdivisions to bear the costs for providing improvements and services to the Lotus Avenue properties that will be sufficient to meet City of El Centro development standards. In an effort to reach consensus on the extent of the Lotus Avenue improvements, we offer the following:

1. Our properties must continue to receive raw (untreated) irrigation water from the Imperial Irrigation District or other public entity which is established by the City or developers for continuance of raw irrigation water deliveries. The developers shall pay any and all costs for the raw water delivery system to the current LALA point of connection to the Lotus Canal. Should the delivery system be privatized (other than as supplied and maintained by the IID); the developers shall establish and provide an entity to fund and maintain the delivery system for raw water to the LALA connection point. The LALA shall continue to receive water at the connection point at the standard rate that IID provides raw water to other rural residences. This provision shall be acted upon prior to any relocation, abandonment or change in ownership of the Lotus Canal.
2. The developers shall install a sewer main in Lotus Avenue to City of El Centro standards. A 4-inch diameter lateral shall be extended to 5.0 feet behind the front property line of each residence to a depth of 5.0 feet at the location designated by each homeowner. This provision shall be completed prior to issuance of any occupancy permit (other than up to 4 model homes) for the first phase of development.

3. The developers shall pay for all sewer capacity fees to the City of El Centro for each residential connection. This provision shall occur as stated in Item 2.
4. The developers shall install water main and fire hydrants in Lotus Avenue to City of El Centro Standards. A 1-inch diameter copper water service shall be installed to each lot, including a ¾-inch water meter in a concrete water meter box with 10 foot of 1-inch diameter K-copper stub-out at the location designated by each homeowner. This provision shall occur as stated in Item 2.
5. The developers shall pay for any and all water capacity fees to the City of El Centro for each residential connection. This provision shall occur as stated in Item 2.
6. The developers shall pay each landowner a fee of \$2,000.00 to be used for extension of water and sewer services to the new service laterals and for septic tank abandonment. This provision shall occur as stated in Item 2.
7. The developers shall provide new concrete curb and gutter in Lotus Avenue to City of El Centro standards at locations where no curb and gutter currently exists. This provision shall occur as stated in Item 2.
8. The developers shall repair pavements in Lotus Avenue at all water and water trench and lateral locations and shall overlay entire street width with new asphaltic concrete pavement. New pavement structural section shall be placed to City of El Centro standards to extend pavement to newly placed curb and gutter. This provision shall occur as stated in Item 2.
9. The developers shall provide full width pavements with curb, gutter, sidewalks, street lights and all other required improvements to City of El Centro standards in Ocotillo Drive, including any and all drainage facilities required by the City.
10. The developers shall acquire right-of-way for Ross Avenue widening from landowner at southwest corner of Ross and Lotus Avenue which shall include fees to construct new 6-foot high block wall, including restoration of landscaping and landscape irrigation systems.
11. The developers shall install full width street improvements, including curbs, gutters, sidewalks, street lights and all other required improvements to City of El Centro standards in Ross Avenue, including any and all drainage facilities required by the City.
12. The developers shall cause the City of El Centro to adopt a resolution that exempts the 30 lots of the LALA from the requirement of installation of street lights or alley pavement in the future. The street light and alley improvements shall not be required for any home remodels, additions or building additions to any and all of the LALA improvements. This provision shall occur prior to

LAFCO approval of annexation of former Miller-Burson or Lotus Ranch Subdivisions.

13. The developers shall pay any and all annexation fees required for the LALA area to LAFCO.

In agreement hereof, we as landowners attach our signatures.

1723 Lotus Avenue

1778 Lotus Avenue

1701 Lotus Avenue

1709 Lotus Avenue

1734 Lotus Avenue

1738 Lotus Avenue

1744 Lotus Avenue



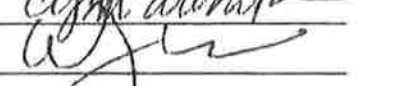

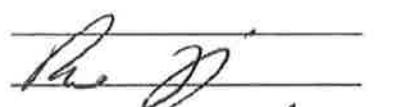

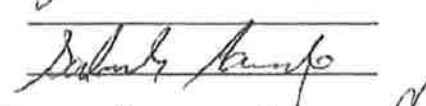

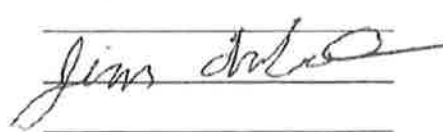
1752 Lotus Avenue

1770 Lotus Avenue

1704 Lotus Avenue

1716 Lotus Avenue

1728 Lotus Avenue



Cheryl E. Lyon
Cynthia Wood
Milton Melton
Shirley McBean
Cynthia Allwhite





Debra Hurrell



1729 Lotus Avenue

Moria Lo Rodriguez

1737 Lotus Avenue

Rebecca W. [unclear]

1745 Lotus Avenue

Van [unclear]

1772 Lotus Avenue

Anna [unclear]

1781 Lotus Avenue

Thomas A. Holtz

1788 Lotus Avenue

Virginia Holtz
[unclear]

1715 Lotus Avenue

William [unclear]
Roman R. Perez

1787 Lotus Avenue

[unclear]

1782 Lotus Avenue

[unclear]

1787 Lotus Avenue

[unclear]

1762 Lotus Avenue

Maipalana [unclear]

1764 Lotus Avenue

Peter Mallinger

1775 Lotus Avenue

Marcelle K. Mallinger

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