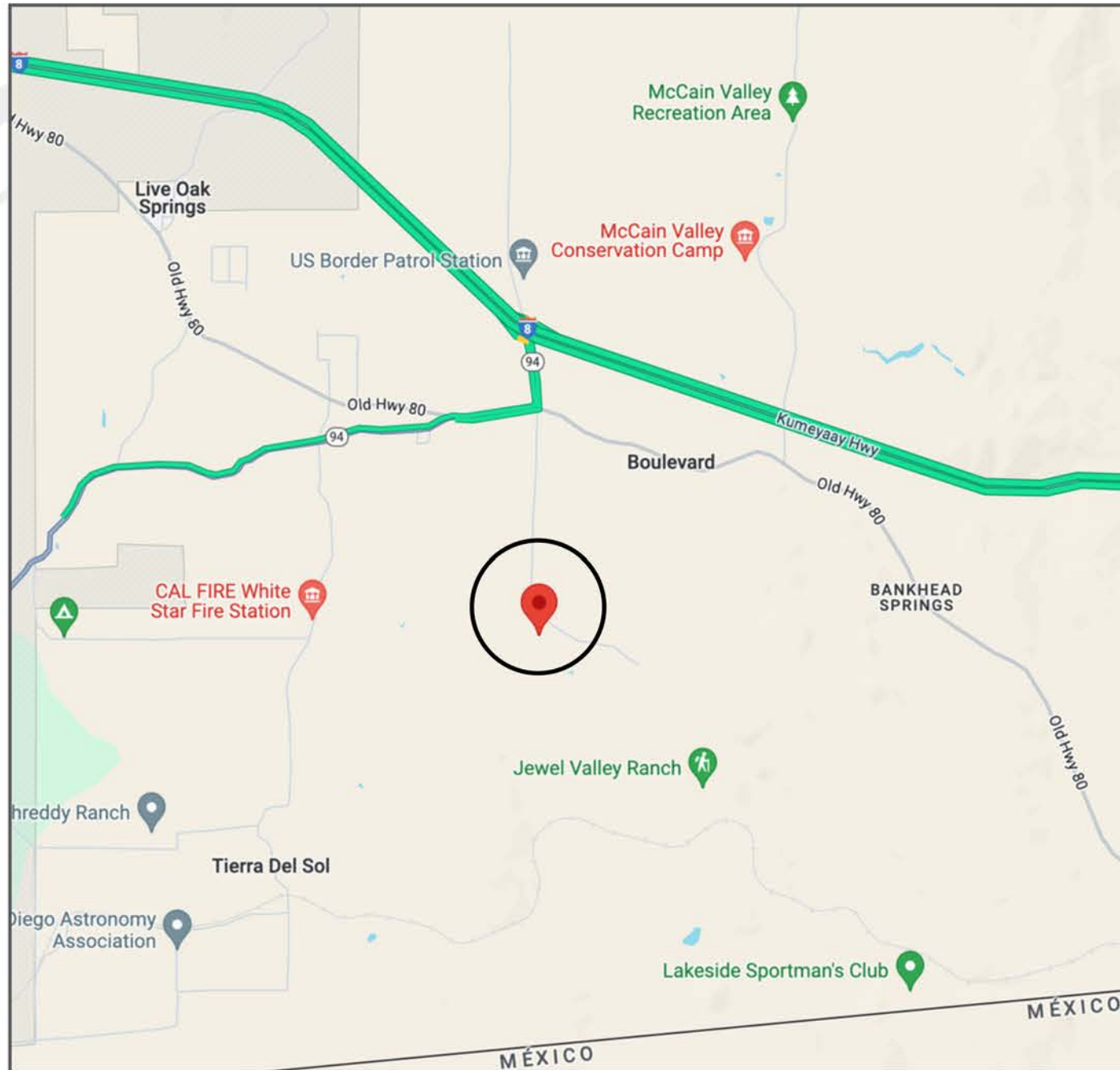




EMPIRE RANCH

SAN DIEGO COUNTY

 HAAGEN COMPANY



EMPIRE RANCH

Boulevard, CA in San Diego County

SITE HIGHLIGHTS

- 3,689 AC Property
- Residential Equestrian Ranch (158.16 AC area within the 3,689 AC)
- 50 Miles of Drivable Roads
- 5,000-Foot Private Landing Strip
- 135-AC Starlight Solar Project



SITE HIGHLIGHTS

EMPIRE RANCH | HAAGEN COMPANY

1758 JEWEL VALLEY RD, BOULEVARD, CA 91905

EMPIRE RANCH

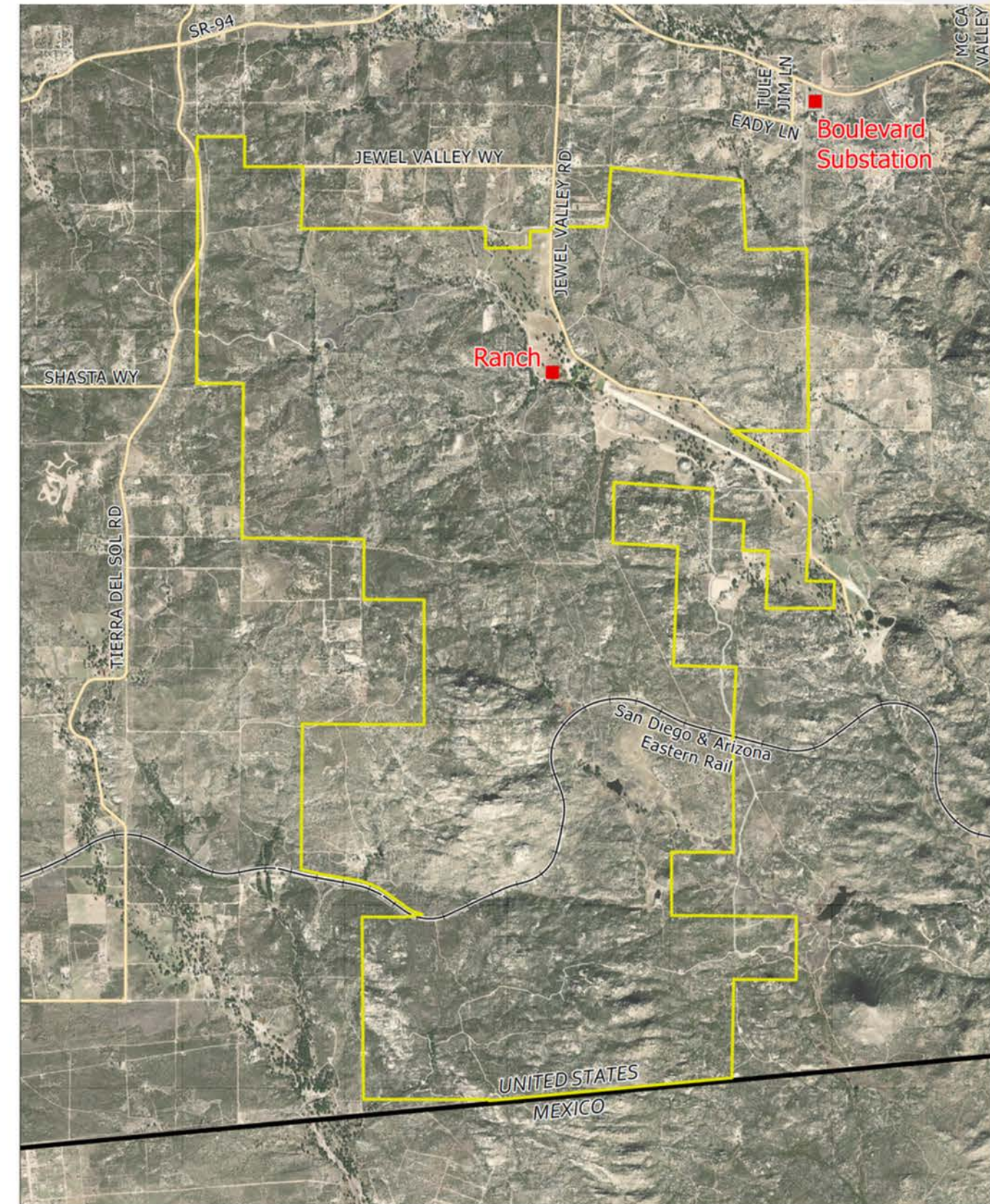
A Sanctuary of Natural Beauty and Sustainable Innovation

Empire Ranch, spanning 3,689 acres in San Diego County, is a tranquil retreat featuring rolling hills, mature oak groves, serene ponds, and extensive equestrian facilities, including private trails, stables, and a lighted polo field. This historic property offers a unique blend of natural beauty and luxury, making it an ideal destination for both relaxation and equestrian pursuits.

A small portion of Empire Ranch is set to host the **Starlight Solar project**, currently in the planning stages. This sustainable initiative will include 20 MW of solar energy generation and 17.5 MW of battery storage, utilizing approximately 135 acres across several parcels of the ranch. This project reflects a forward-thinking approach to energy while preserving the vast majority of the ranch's pristine landscape.



ABOUT EMPIRE RANCH
EMPIRE RANCH | HAAGEN COMPANY



1758 JEWEL VALLEY RD, BOULEVARD, CA 91905



AERIAL PHOTO
EMPIRE RANCH | HAAGEN COMPANY

1758 JEWELL VALLEY ROAD, BOULEVARD, CA 91905



AERIAL PHOTO
EMPIRE RANCH | HAAGEN COMPANY

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AERIAL PHOTO
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AERIAL PHOTO
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US/Mexican
Boarder Wall



AERIAL PHOTO
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STARLIGHT SOLAR

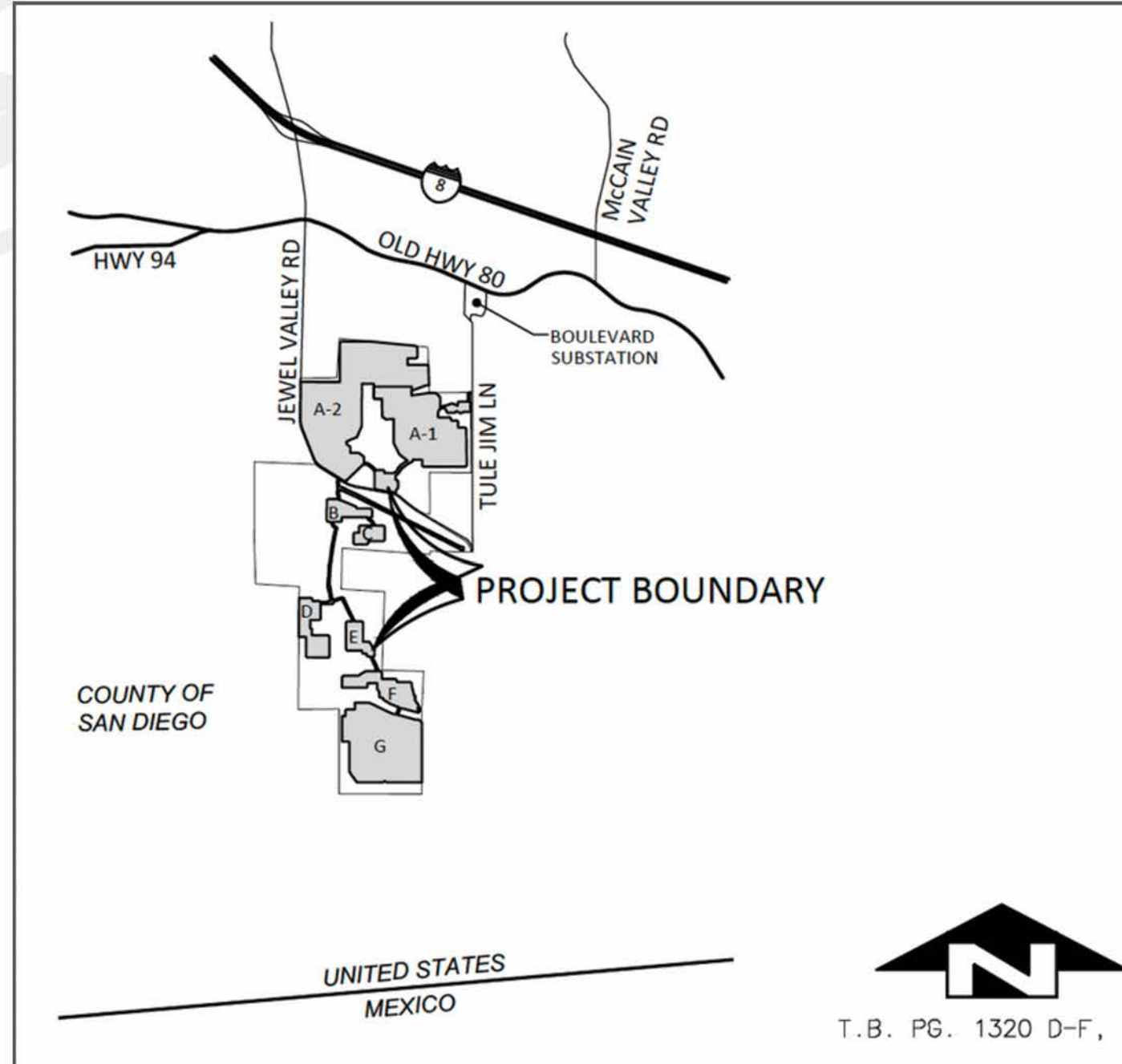
PHASE 1: 20 MW SOLAR, 17.5 MW BESS

Boulevard, CA 91905



STARLIGHT SOLAR PROJECT
EMPIRE II STARLIGHT LLC | HAAGEN COMPANY

BOULEVARD, CA 91905



STARLIGHT SOLAR

San Diego County, California south of Interstate (I-8) and east of Tierra del Sol Road.

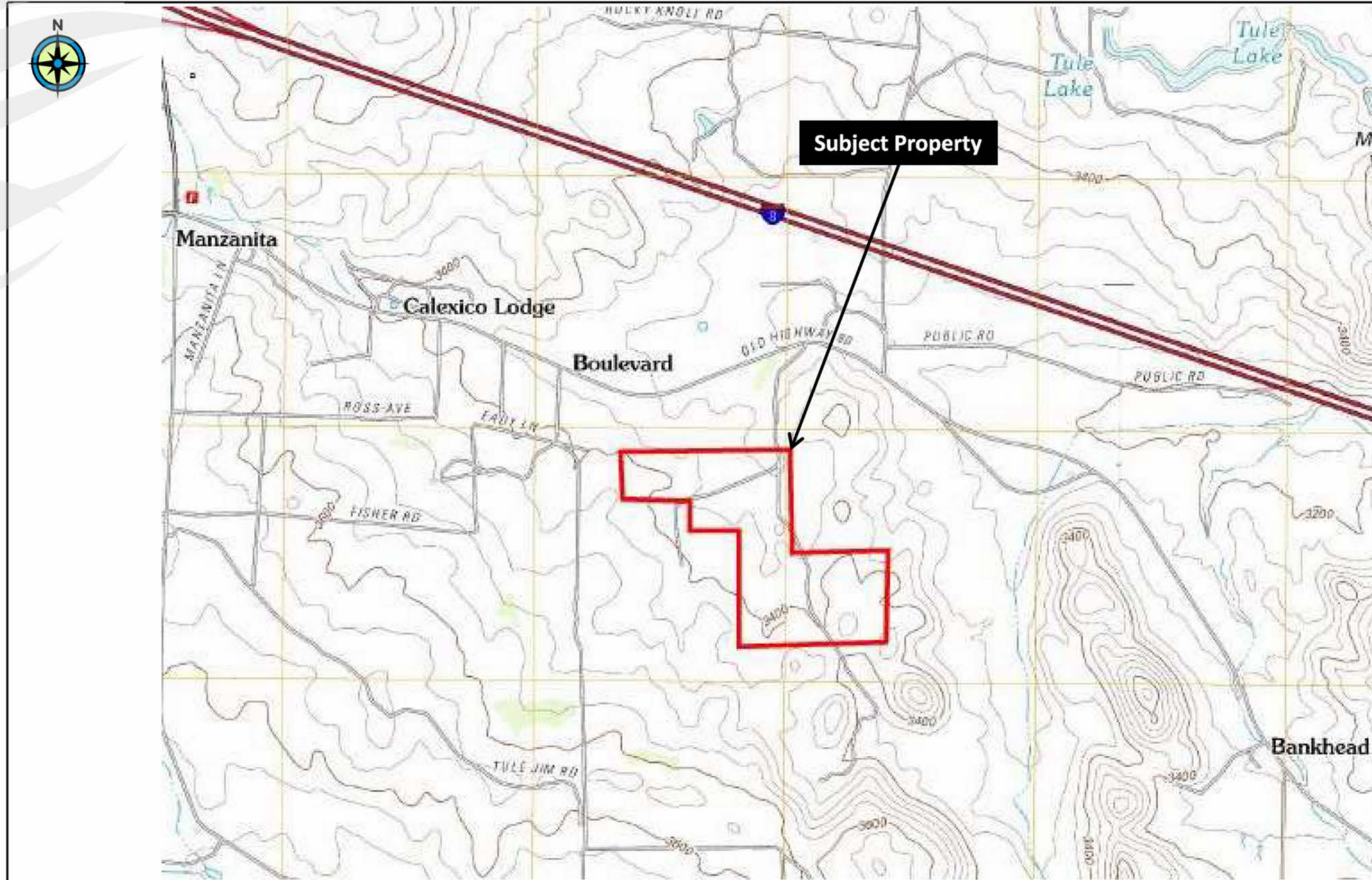
Project Summary

- 135 AC
- APNS* 612-110-0200, 612-120-0100, 612-080-1200 *Portions
- 20 MW Solar Energy Generation
- 17.5 MW of Battery Storage

STARLIGHT SOLAR PROJECT

EMPIRE II STARLIGHT LLC | HAAGEN COMPANY

BOULEVARD, CA 91905

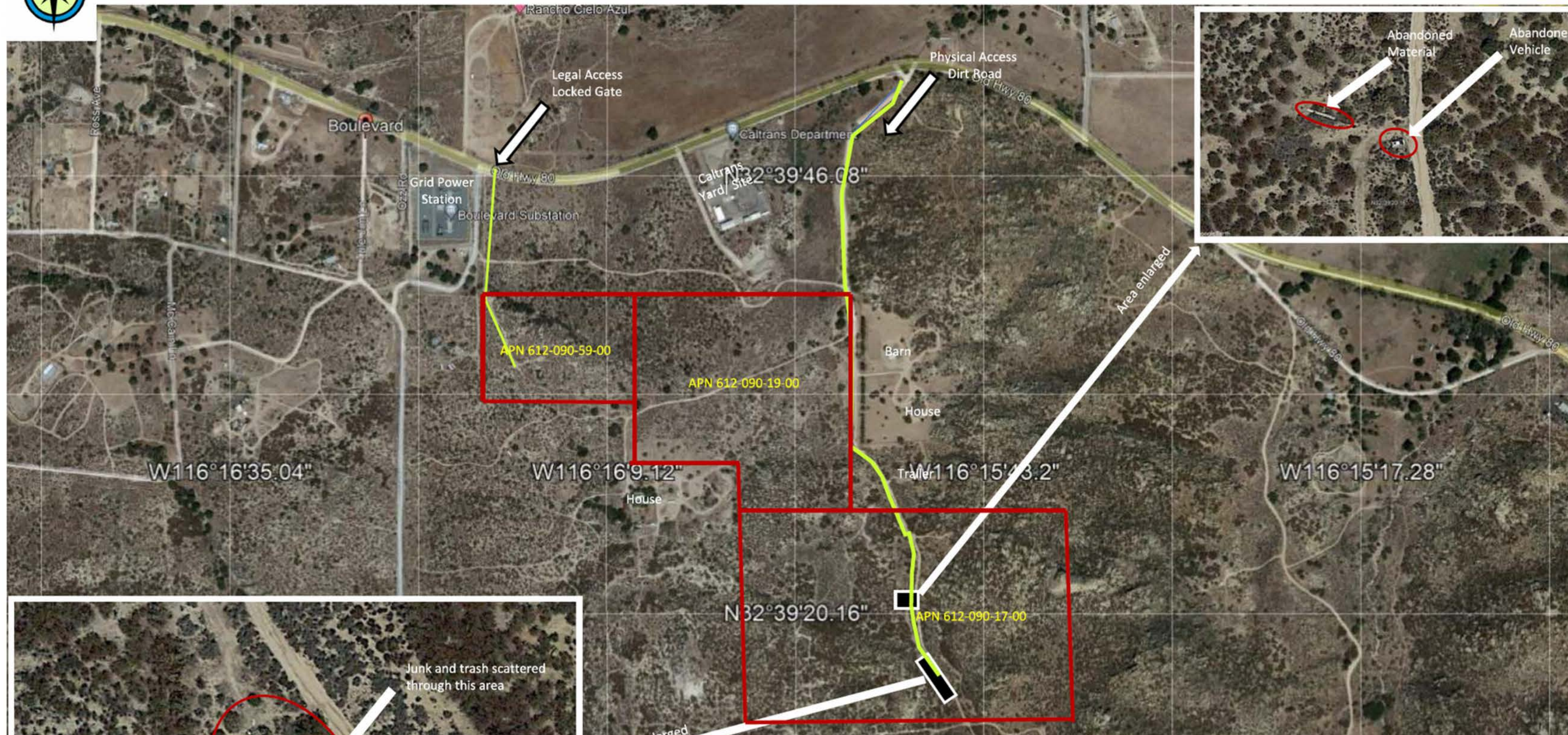


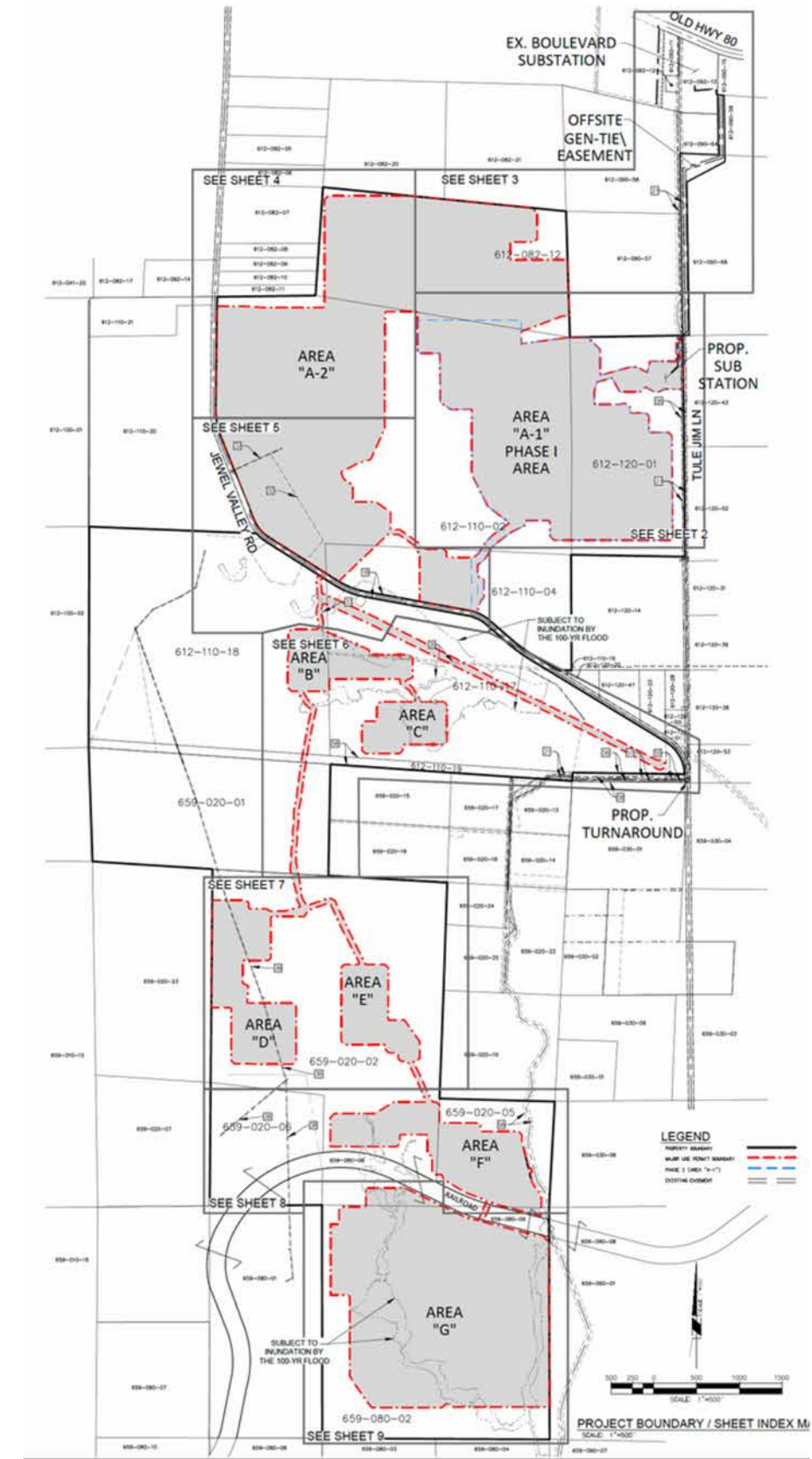
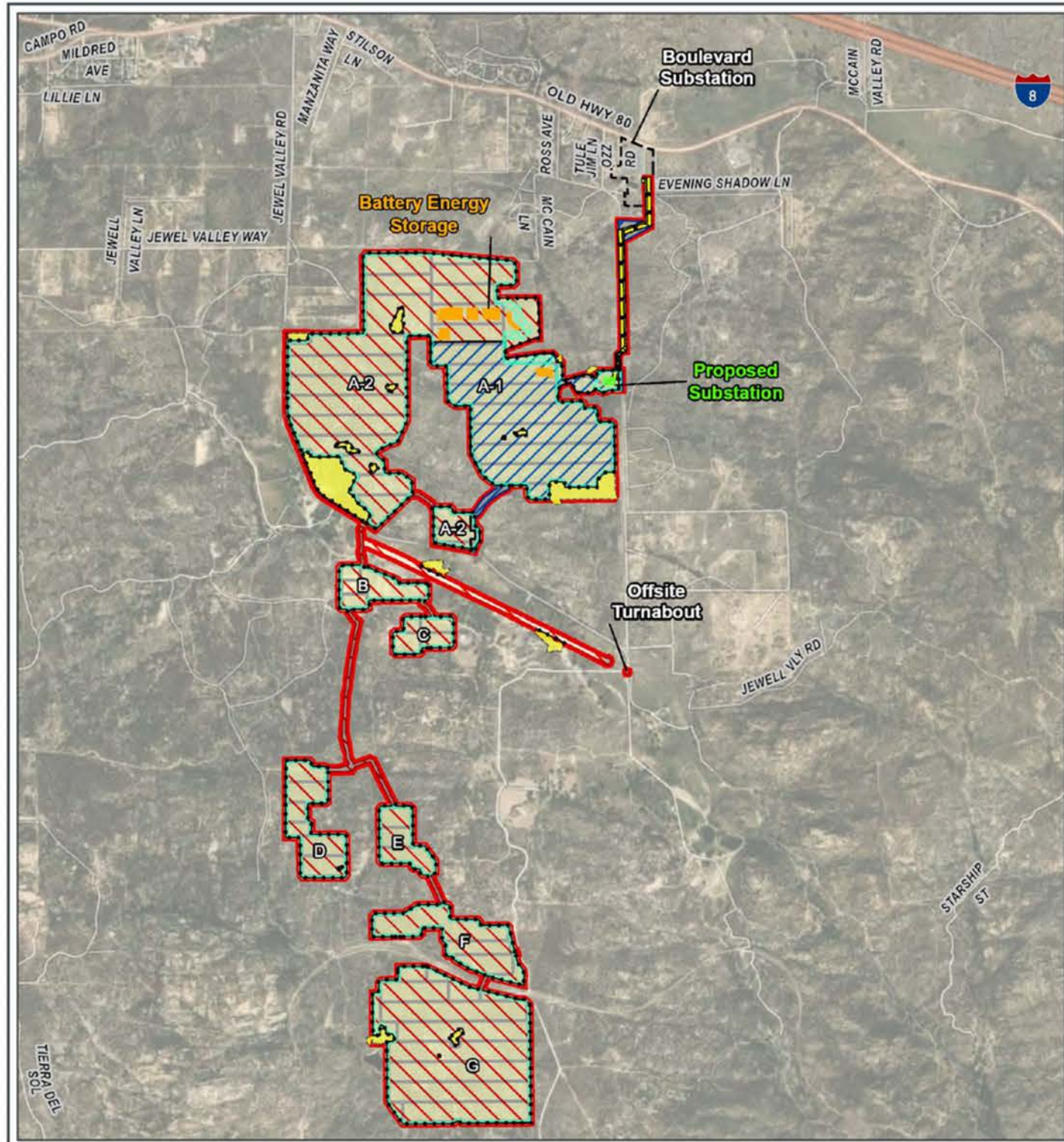
Subject Property

LOCATION MAP

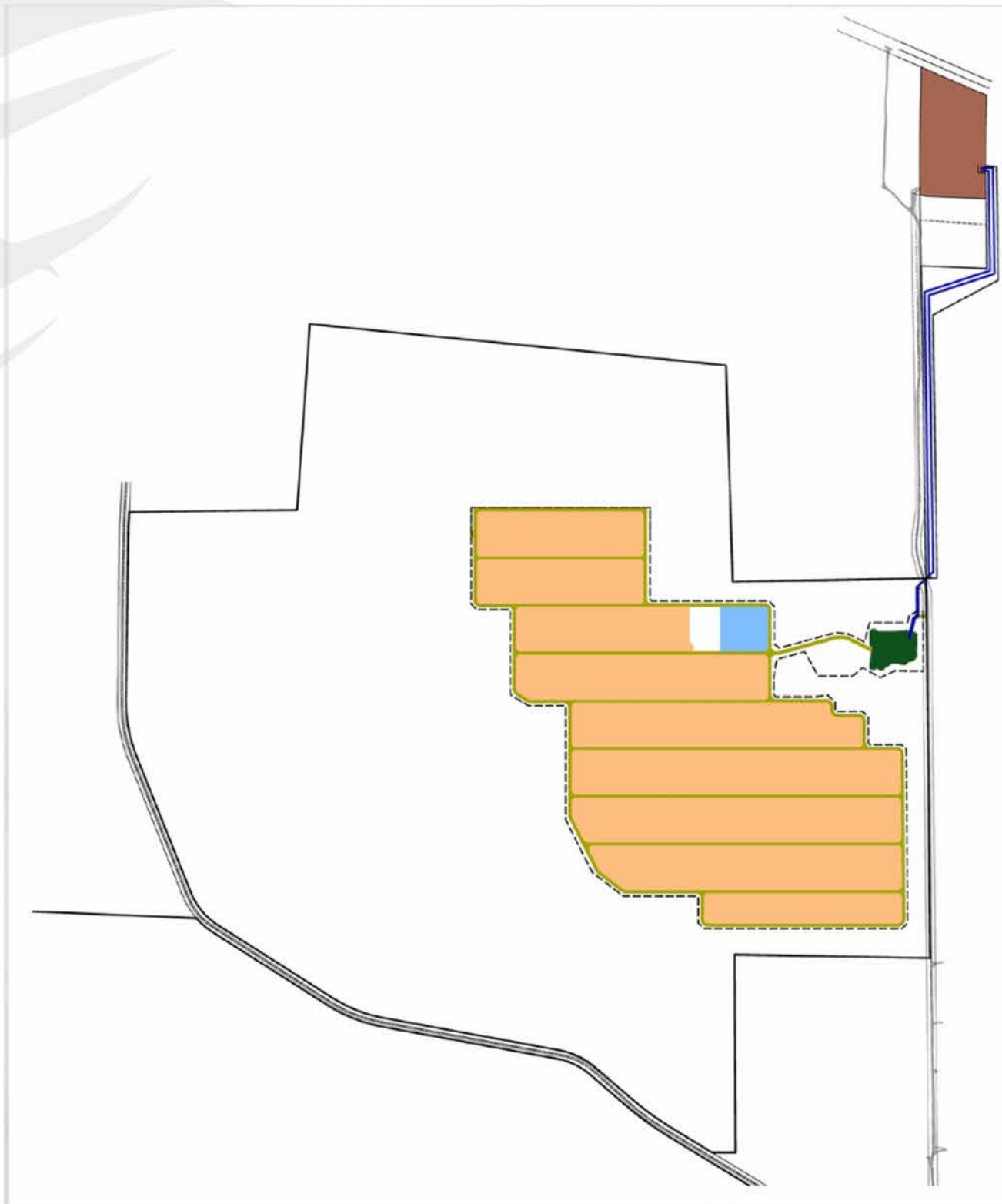
EMPIRE II STARLIGHT LLC | HAAGEN COMPANY

BOULEVARD, CA 91905





CAISO	Position Q1432
Interconnection Agreement	Empire II Starlight, LLC , SDG&E and CAISO
Power Purchase Agreement	Standard Operating Contract Empire II Starlight, LLC and SDG&E
Site Control	Yes
County of San Diego	Major Use Permit (in process)
Outside Agencies	ACOE, RWQCB, CDFW & FWS (No listed species)

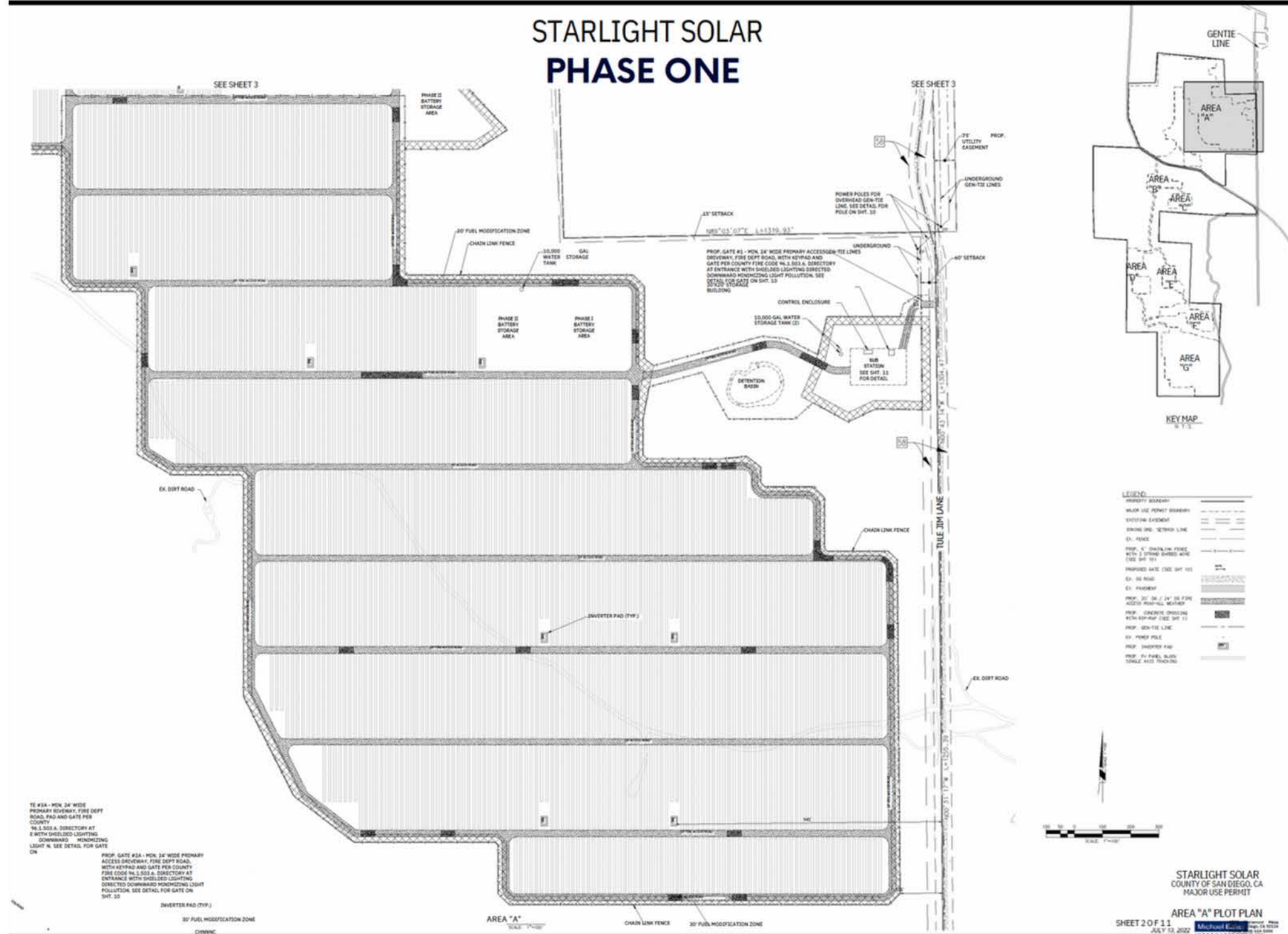


PHASE 1 SITE PLAN

-  Existing Substation
-  Proposed Substation
-  Phase 1 Batteries
-  20 MW
-  Proposed Onsite Access Road
-  Ownership Boundary
-  Proposed Phase 1 Area
-  Proposed Gentie Lines (2)

MAJOR USE PERMIT SITE PLAN

STARLIGHT SOLAR PHASE ONE





FOR MORE INFORMATION

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