

EXHIBIT "I"

APN 261-196-10

FOR SALE:

158± Acres Prime Farm Land with Additional Income

Antelope Valley, Kern County, CA



Property Information

Property Description:

The property consists of 158± total acres, with approximately 70 acres planted to peaches and the balance of the land open. Soil is excellent, and water supply is very good. Carrots, onions, potatoes and alfalfa are also grown in the area. Additional income potential with proposed wind machines (contract in hand).

APN: 261-196-10 (Kern County)

Peach Planting:

Planting #1:

Size: 35± acres

Date: 1992±

Variety: Last Chance

Spacing: 8' x 16'

Average yield: 750-1000 boxes/acre



Planting #2:

Size: 35± acres

Date: 1997±

Variety: Last Chance

Spacing: 5' x 12'

Average yield: 750-1000 boxes/acre



Water:

Well: One 350hp Diesel Engine driven, yielding 2486gpm per recent pump test. Well is plumbed to flow into a reservoir or directly into the drip irrigation system.

Irrigation System: The peaches are irrigated with a drip irrigation system. The drip system includes newer Yardney sand media filtration system with screen pre-filter. Chemigation system included.

Soils: All Grade One- Excellent Soils. Soil Store indexes range from 83 to 98 (see attached soil map and info)

Zoning: Exclusive Agriculture, This property IS NOT under a Williamson Act Contract.

Additional Income:

Two wind machines have been proposed for this property. The current owners have the contract in their hand. The average annual income from the two wind machines will be \$52,000 per year. The wind machines would not affect the current peach planting; however, more wind machines could be installed if a portion of the peaches were removed.

Asking Price:

\$1,550,000.00 Seller will consider a lease back.

Bejulian Well Inspection November 2006

FIELD_ID	DATE	INSPECTOR	DWR_NUMBER	WELL_NAME	LOC_METHOD	LATITUDE	LONGITUDE	ELEV_FT	XY_ERROR_F	COUNTY	APN	SITE_ST
45	12/5/2006	Weiner	T09NR15W25N1	Bejulian well	Visual-Google Earth	34.833538000	-118.431110000	2638	0	Kern	26119610000	1006 170TH ST

Bejulian Well Inspection November 2006

FIELD_ID	SITE_TWN	MOTOR_MAKE	MOTOR_TYPE	PUMP_TYPE	ELEC_SERV...	Operable?	PUMPING	MOTOR_HOUR	ZHP	PMP_DPHT_F	SCE_METER	PAD_SIZE	PAD_COND
45	ROSAMOND		Diesel	Vertical Turbine	Y	Y	N			0		8' x 8'	Good

Bejulan Well Inspection November 2006

FIELD_ID	PIPE_IN	PIPE_MAT	DISCHARGE	USE	WTR_TNK_	WTR_TNK_SZ	OIL_FEED_	CHEM_FEED_	CHEM_TNK_	WL_ACCESS_
45	10	Steel	Irrigation distribution & water tank	Domestic & Irrigation	Y	10' x 8'	Y	Y		

FIELD_ID	ACCESS_TYP	SMPLE_PORT	LAND_USE	POSS_CONTA	NOTES
45			Agriculture, Residence		No access, behind fence

APN 261-194-28

ESolar Well Inspection November 2006

FIELD_ID	DATE	INSPECTOR	DWR_NUMBER	WELL_NAME	LOC_METHOD	LATITUDE	LONGITUDE	ELEV_FT	XY_ERROR_F	COUNTY	APN
35	11/21/2006	Werner	T09NR15W26H1	Martin well	GPS	34.840790000	-118.434540000	2662	30	Kern	26119428009
36	11/21/2006	Werner	T09NR15W26K1	Swisher well	GPS	34.840420000	-118.440290000	2659	27	Kern	26119429002
39	11/21/2006	Werner	T09NR15W27R1	Alesso East well	GPS	34.833320000	-118.449960000	2641	0	Kern	26119323007
41	11/21/2006	Werner	T09NR15W26Q1	Valdemart well	GPS	34.833500000	-118.440370000	2641	65	Kern	26119436002
42	12/5/2006	Werner	T09NR15W26R1	Domestic well	Visual-Google Earth	34.834102000	-118.432603000	2642	0	Kern	26119439001

ESolar Well Inspection November 2006

FIELD_ID	SITE_ST	MOTOR_MAKE	MOTOR_TYPE	PUMP_TYPE	ELEC_SERV_	OPERABLE?	PUMPING	MOTOR_HOUR	HP	SCE_METER
35	SECTION 26 TOWNSHIP 9 RANGE 15	Duran	Diesel	Vertical Turbine	Y	Y	N	300		
36	SECTION 26 TOWNSHIP 9 RANGE 15	US Motors	Electric	Vertical Turbine	Y	Y	N	150	150	PO826-10540
39	SECTION 27 TOWNSHIP 9 RANGE 15	Layne Bowler	Electric	Vertical Turbine	Y	Y	N	125	125	345M-001071
41	PARCEL MAP 7128 LOT 1	US Motors	Electric	Vertical Turbine	Y	Y	N	200	200	349M-008312
42	1037 170TH ST		Electric	Submersible	Y	Y	N			

E-Solar Well Inspection November 2006

FIELD_ID	PAD_SIZE	PAD_COND	PIPE_IN	PIPE_MAT	DISCHARGE	USE	WTR_TNK_	WTR_TNK_SZ	OIL_FEED_	CHEM_FEED_
35	20' x 10'	Very good	12	Steel	Nothing now, Above ground irrigation	Irrigation	N	N	N	N
36	5' x 5'	Good	10	Steel	10" PVC surface irrigation line	Irrigation	N	N	N	N
39	4' x 4'	New	10	Steel	10 PVC Irrigation line	Irrigation	N	N	N	N
41	5' x 5'	Good	10	Steel	10" PVC surface irrigation line	Irrigation	N	N	N	Y
42	5x5'	Good	2	Steel	Water Tank	Domestic & Irrigation	Y	4' x 6'	N	N

ESolar Well Inspection November 2006

FIELD_ID	CHEM_TNK...	WL_ACCESS	ACCESS_TYP	SMPLE_PORT	LAND_USE	NOTES
35	N	N		N	Agriculture	motor enclosed by fence
36	N	Y	2" SW corner	Y	Agriculture	enclosed by fence
39	N	Y	4" east side	Y	Agriculture	
41	2100 gallon Poly	N		Y	Agriculture	
42	N	N		N	Horse Farm	No access