

# Exhibit 1



TESTED BY:

LEGAL TITLE

escrow 652802-RL  
order 725115460

**Recording Requested by:**

Fidelity National Title Insurance Company

**When Recorded Return to:**

Latham & Watkins, LLP  
1800 W. Broadway  
Suite 1800  
San Diego, California 92101  
Attention: Steven E. Otto, Esq.

**Mail Tax Statements to:**

NextLight Renewable Power, LLC  
101 California Street, Suite 2480  
San Francisco, CA 94111  
Attn: General Counsel

08/22/08



**20081520869**

SPACE ABOVE THIS LINE FOR RECORDING USE

The undersigned Grantor declares: documentary transfer tax not shown pursuant to  
Section 11932 of the Revenue and Taxation Code, as amended


**TRANSFER TAX  
NOT A PUBLIC RECORD**

**GRANT DEED**

FOR VALUE RECEIVED, HIGH DESERT INVESTMENTS, LLC, a Delaware limited liability company, hereby grants to AV SOLAR RANCH 1, LLC, a Delaware limited liability company ("Grantee") that certain real property and all improvements located thereon ("Property") situated in Los Angeles County, described on Exhibit A attached hereto and by this reference incorporated herein.

SUBJECT TO the following:

- (a) All liens, encumbrances, easements, covenants, conditions, restrictions and other matters of record;
- (b) All matters which a correct survey of the Property would disclose;
- (c) All matters which could be ascertained by a physical inspection of the Property;
- (d) Any and all liens not yet delinquent for real property taxes and for general and special assessments against the Property; and

DOCUMENT TRANSFER TAX \$ <u>Not A Public Record</u>
____ COMPUTED ON FULL VALUE OF PROPERTY CONVEYED
____ OR COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES REMAINING AT TIME OF SALE.
 <u>SPL INC</u>
Signature of Declarant or Agent determining tax. Firm Name



(e) Building and zoning ordinances and regulations and any other laws, ordinances, or governmental regulations restricting, regulating or relating to the use, occupancy or enjoyment of the Property.

[SIGNATURE PAGE FOLLOWS]



18, IN WITNESS WHEREOF, the undersigned has executed this Grant Deed as of August  
2008.

HIGH DESERT INVESTMENTS, LLC,  
a Delaware limited liability company

By: LA Desert Investments, LLC,  
a Delaware limited liability company,  
Its: Manager

By: 

Heath Johnston, Sole Member



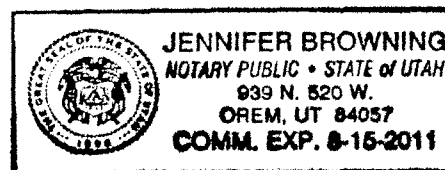
State of ~~California~~ Utah )  
County of ~~Los Angeles~~ <sup>Orlem</sup> Utah )

On August 18, 2008 before me, Jennifer Browning,  
personally appeared Heath Johnston,  
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~~ <sup>Utah</sup> that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature Jennifer Browning (Seal)



[ACKNOWLEDGMENT]



**Escrow No.:**  
**Locate No.:** CAFNT0972-0972-0051-0725115460  
**Title No.:** 08-725115460-DJ

## EXHIBIT "A"

PARCEL 1: (APN: 3258-012-024 THROUGH 3258-012-083, 3258-025-001 THROUGH 3258-025-059 AND 3258-024-001 THROUGH 3258-024-028)

LOTS 1 TO 147, INCLUSIVE, OF TRACT NO. 34427, AS PER MAP RECORDED IN BOOK 1098 PAGES 43 TO 49 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING FROM LOTS 1 TO 15, INCLUSIVE, 30 TO 59, INCLUSIVE, AND 74 TO 147, INCLUSIVE, OF TRACT NO. 34427, AS PER MAP RECORDED IN BOOK 1098, PAGES 43 TO 49 INCLUSIVE OF MAPS, ALL MINERALS AND RIGHTS IN RELATING THERETO AND WITHIN THE MEANING OF MINERALS AND MINERAL RIGHTS SHALL BE DEEMED INCLUDED ALL OIL PETROLEUM, ASPHALTUM AND LIKE SUBSTANCES AND THE RIGHT TO MINE, DIG OR BORE FOR THE SAME, AND ALSO ALL CONVENIENT RIGHTS OF WAY AND STORAGE OVER AND WITHIN THE SURFACE OF SAID LANDS.

ALSO EXCEPTING THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES BELOW, IN AND UNDER SAID LAND, WITHOUT HOWEVER, THE RIGHT OF ENTRY UPON THE SURFACE OF SAID LAND OR THAT PORTION OF THE SUBSURFACE LYING ABOVE A DEPTH OF 500 FEET MEASURED VERTICALLY DOWNWARD FROM THE SURFACE AS GRANTED TO G P L PETROLEUM PARTNERSHIP IN DEED RECORDED APRIL 1, 1988 AS INSTRUMENT NO. 88-446415, OF OFFICIAL RECORDS.

PARCEL 2: (APN: 3257-018-006 THROUGH 3257-018-013)

THE EAST HALF OF SECTION 14, IN TOWNSHIP 8 NORTH, RANGE 15 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.

PARCEL 3: (APN: 3236-001-024 THROUGH 3236-001-039)

ALL OF SECTION 24, TOWNSHIP 8 NORTH, RANGE 15 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.

PARCEL 4: (APN: 3257-010-033 THROUGH 3257-010-036)

THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 8 NORTH, RANGE 15 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

EXCEPT THEREFROM ALL MINERALS, TO INCLUDE ALL OIL, PETROLEUM, ASPHALTUM AND LIKE SUBSTANCES AS RESERVED IN THE DEED FROM SOUTHERN TRUST COMPANY RECORDED IN BOOK 4717 PAGE 298 OF DEEDS.

PARCEL 5:

A NON-EXCLUSIVE EASEMENT FOR WATER PIPE-LINES, WITH NECESSARY AND PROPER VALVES AND OTHER APPLIANCES AND FITTINGS AS GRANTED BY THAT CERTAIN DOCUMENT ENTITLED "DEED EASEMENT AND RIGHT-OF-WAY" AND RECORDED JUNE 7, 1978, IN INSTRUMENT NO. 78-614066, OF OFFICIAL RECORDS OF LOS ANGELES COUNTY, STATE OF CALIFORNIA.

PARCEL 6:

A NON-EXCLUSIVE EASEMENT FOR WATER PIPE-LINES, WITH NECESSARY AND PROPER VALVES AND OTHER APPLIANCES AND FITTINGS AS GRANTED BY THAT CERTAIN DOCUMENT ENTITLED "DEED EASEMENT AND RIGHT-OF-WAY" AND RECORDED JUNE 7, 1978, IN INSTRUMENT NO. 78-614067, OF OFFICIAL RECORDS OF LOS ANGELES COUNTY, STATE OF CALIFORNIA.