

Industrial Hub w/Rail & Water

±3,324 Acres

±2.75 Miles of Highway 62 Frontage



- Industrial Distribution Facility
- Trucking Transportation Hub
- Rail/Truck Terminals
- Storage Facilities
- Surface Mining
- Airport

Potentially one of the largest energy production sites in the USA

- Solar
- Hydrogen Production Facility
- Geo-Thermal Power Production
- Booster or Conversation Plants
- Electrical Power Plants
- Bio-Diesel Production

Resort/Master Planned Developments, Mobile Home Parks, Farming, Educational/ Correctional Institutions, Recreational Vehicle Parks, Trailer and Boat Storage Facilities.

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For information, please contact your exclusive listing agent

Scott Lisk

Senior Vice President

951.346.0805

CA DRE #00574287

800 North Haven

Suite 400

Ontario, CA 91764

tel 945 2339 | www.naicapital.com

slisk@naicapital.com



LOCATION: RICE, Riverside County CA. - Riverside Thomas Guide page L - 2

Located in the Southeastern Mojave Desert not far from the Southern California and Arizona Metropolitan area workforce Populations; the property encompasses 3,324 acres (5.2 square miles in area) with 2.75 miles of HIGHWAY 62 frontage; ideal for what could be one of the largest Renewable Energy/ Distribution facilities in the country. The property is relatively flat with a slight slope to the southeast

WATER: The owners have completed two (2) water wells, plentiful water available for any size RAIL Served INDUSTRIAL HUB or Solar Energy.

RAIL: THE SITE IS RAIL ACCESSIBLE TO THE (NORTH AMERICAN FREIGHT RAILWAY SYSTEM) THAT CONNECTS CANADA, MEXICO AND THE USA.

ARZC would consider installing the tracks and spur system to service the property that would tie into their Midland Road Line and could supply flat bed and tank cars if needed. At Cadiz, California, the railroad begins in the interchange with the BNSF Railway and continues southeast across the Mojave desert to Rice, then east to cross the Colorado River Arizona/California state line at Parker, Arizona. The railroad continues east to Matthie (near Wickenburg, Arizona). At Matthie, ARZC has trackage rights over the north-south BNSF line that connects Phoenix to BNSF's mainline at Williams. It also had a branch that runs from Rice south through Blythe, terminating at Ripley.

Arizona & California operates tracks that 297 miles (478 km) long consisting of the following segments:

- 190 mile (306 km) mainline from Cadiz, CA (BNSF interchange) – Parker, AZ – Matthie, AZ (BNSF interchange).
- 57 miles (92 km) of trackage rights over the BNSF Railway from Matthie – Phoenix, AZ
- 50 mile (80 km) former branch line from Rice – Blythe – Ripley, CA. Shortened as a spur for freight car storage.

SOLAR DATA REFERENCE: Location using WGS-84 Data: Latitude: 34.03'59.11N- Longitude: 114.48'57.78W-

Time Zone: Pacific Standard Time. Solar zones outlined on the government's internet based web sites indicate that the property would be conducive for Solar Power Generation.

WIND: A check of the government's internet web sites will confirm that the area is rated for wind generation.

ENVIRONMENTAL: The sellers have been provided a US Army Corps of Engineers UST recommendation for Closure Report. The report indicates the site is clean; tanks, pipes, foundations and related materials associated with the old air base have been removed from the site.

Assessors Parcel Numbers: 801-042-004, 801-062-012 and 801-070-005

OFFERING PRICE: \$8.5 Mil /\$2,557.00 ac ** or Possible Lease @ \$200.00 per ac/yr – min 10 yrs

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WATER

Estimated 2,500 – 3,500 Gallons Per Minute

<http://www.youtube.com/watch?v=jp70Kv-1xBA>



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WATER

Estimated 2,500 – 3,500 Gallons Per Minute



AZCA Drilling & Pump, Inc.

P.O. Box 570
928-923-9118 Phone & Fax

AZ Lic. A, 135159, AZ Drilling Lic. 621, CA Lic. A, C57, HAZ - 753077

Ehrenberg, Arizona 85334
Tucson Phone 520-290-8775

8/22/08

RICE DEVELOPMENT, LLC
22 VISTA ENTANTADA
RANCHO MIRAGE, CA., 92270

DEAR MR. & MRS. JABIN:

Enclosed are the test pump results on the KENNEDY WELL AT RICE #2. They show a specific yield of approximately 17gpm per foot of draw down in that 8 inch well which is exceptional in my opinion.

Based upon that information, I feel confident that we should be able to drill a 16 inch well to 1000 feet and produce 2500 to 3500gpm. My design for that well would be drilling a 22 inch diameter hole and installing 700 feet of blank casing and 300 feet of wire wrap screen in the well. The casing size would be 16 inch to accommodate the appropriate pump for the desired gallonage. The wire wrap screen in 16 inch would have over 50 times as much open area as your existing 8 inch slotted casing has. From my experience, I would expect to see specific yields from 25 to 50 gpm per foot of draw down OR HIGHER based upon the test pump results of KWAR#2.

SINCERELY YOURS,

A handwritten signature in black ink, appearing to read "Larry J. Siddall".

LARRY J. SIDDALL

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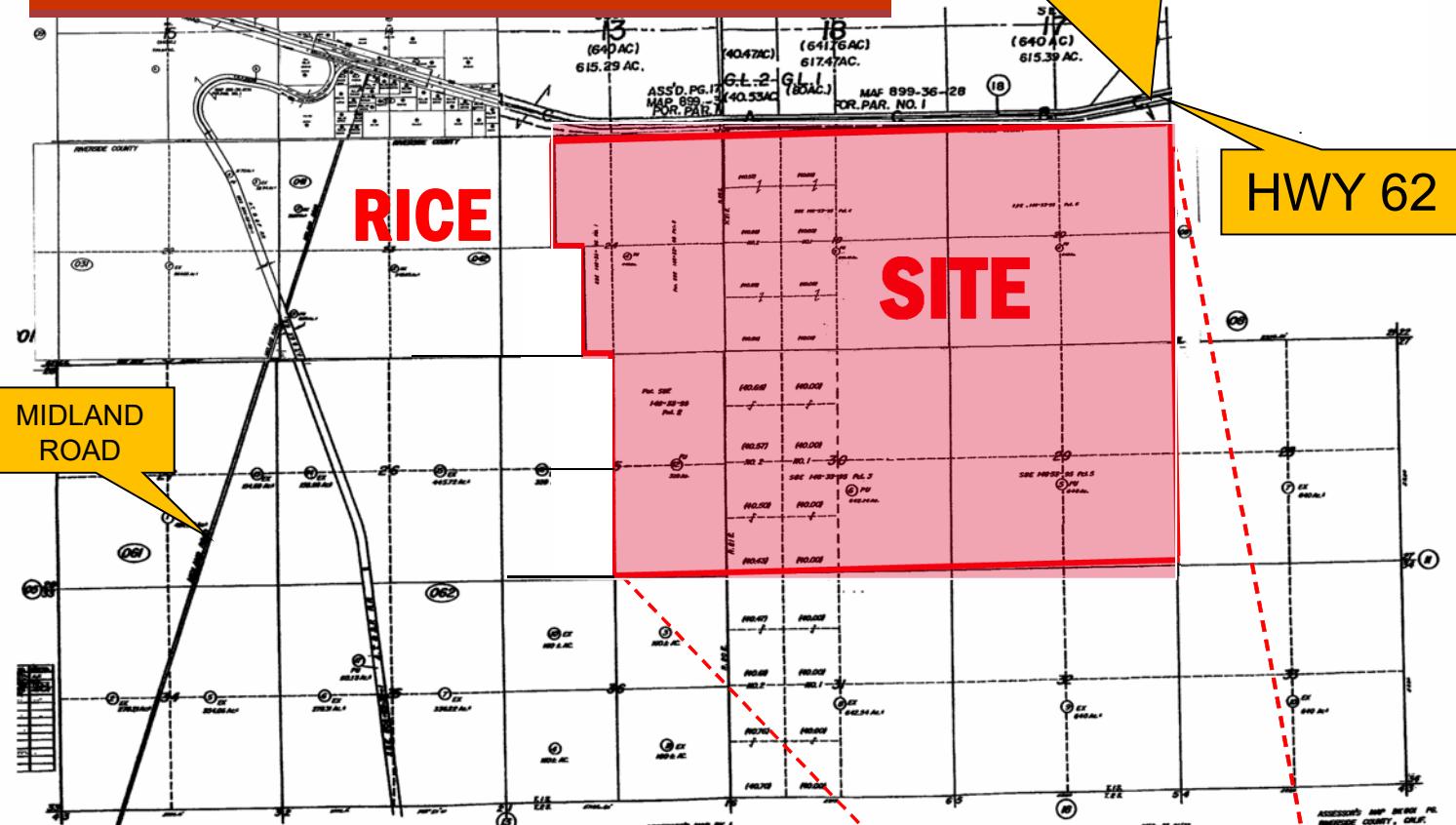
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ARZC
Arizona & California Railroad



South Side of Hwy 62, East of Midland Rd, "Rice"
Riverside County, CA – Riverside Thomas Guide Pg 391 L1 & L2

Features:

Hwy 62 Frontage ($\pm 2 \frac{3}{4}$ Miles)
Former "Rice ARMY Airfield"
Zoned W-2 (Controlled Development)
NA (Natural Assets)

Public Utilities Uses:

Facilities for Development and Transmission of Electrical Power and Gas, Hydroelectric Power Plants, Booster or Conversion Plants, Surface Mining.

Other Uses Include:

Single Family Dwellings, Mobile Home Parks, Guest Ranches, Educational Institutions, Water Works Facilities, Nurseries, Greenhouses, Orchards, Packaging Plant, Churches, Airports, Mining Operations, Dune Buggy Parks, Recreational Vehicle Parks, Trailer and Boat Storage.



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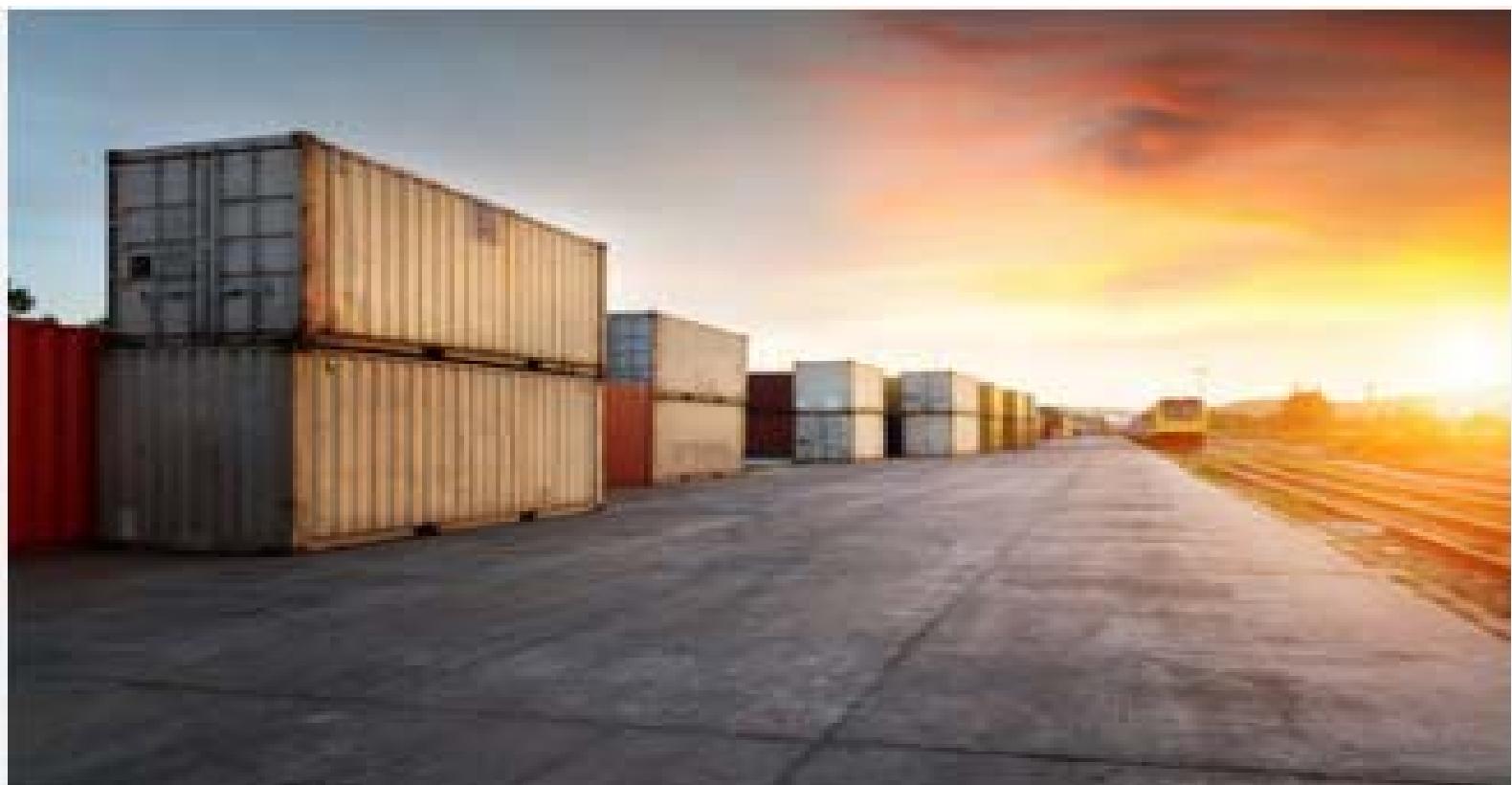
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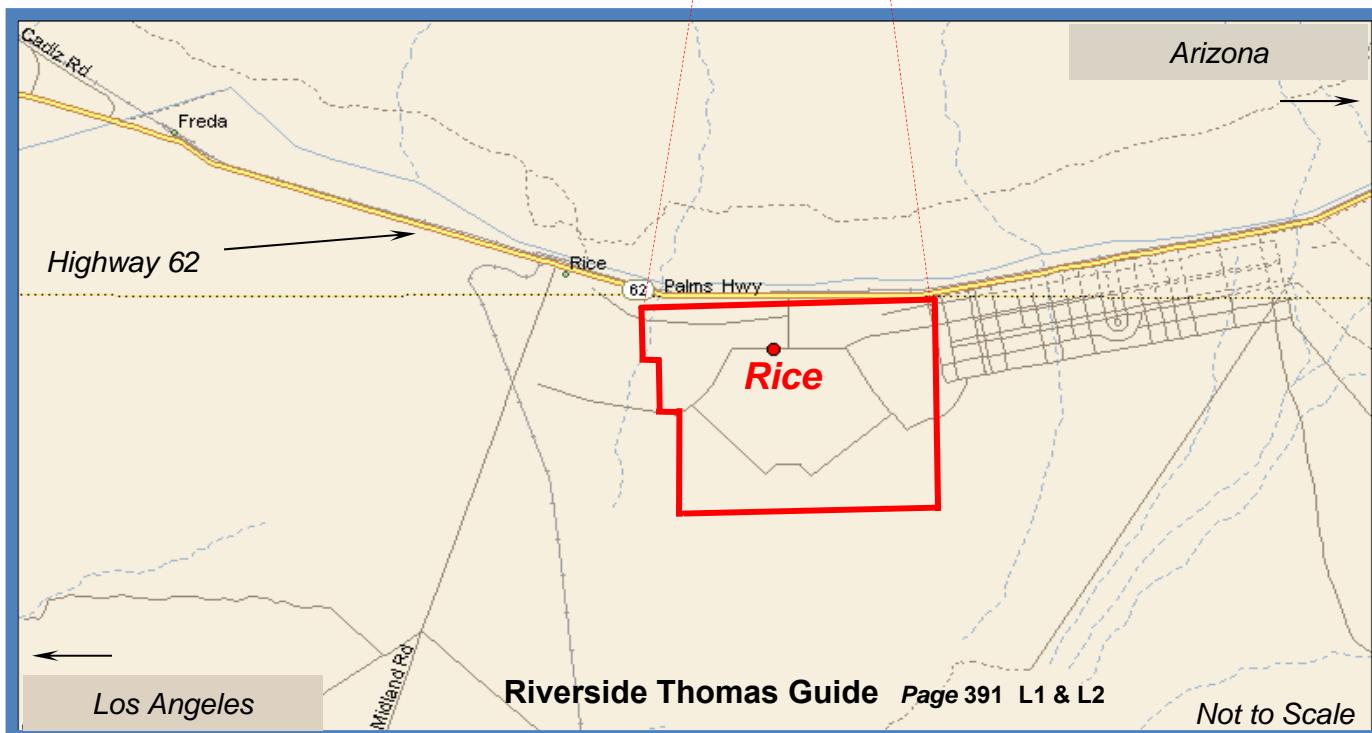
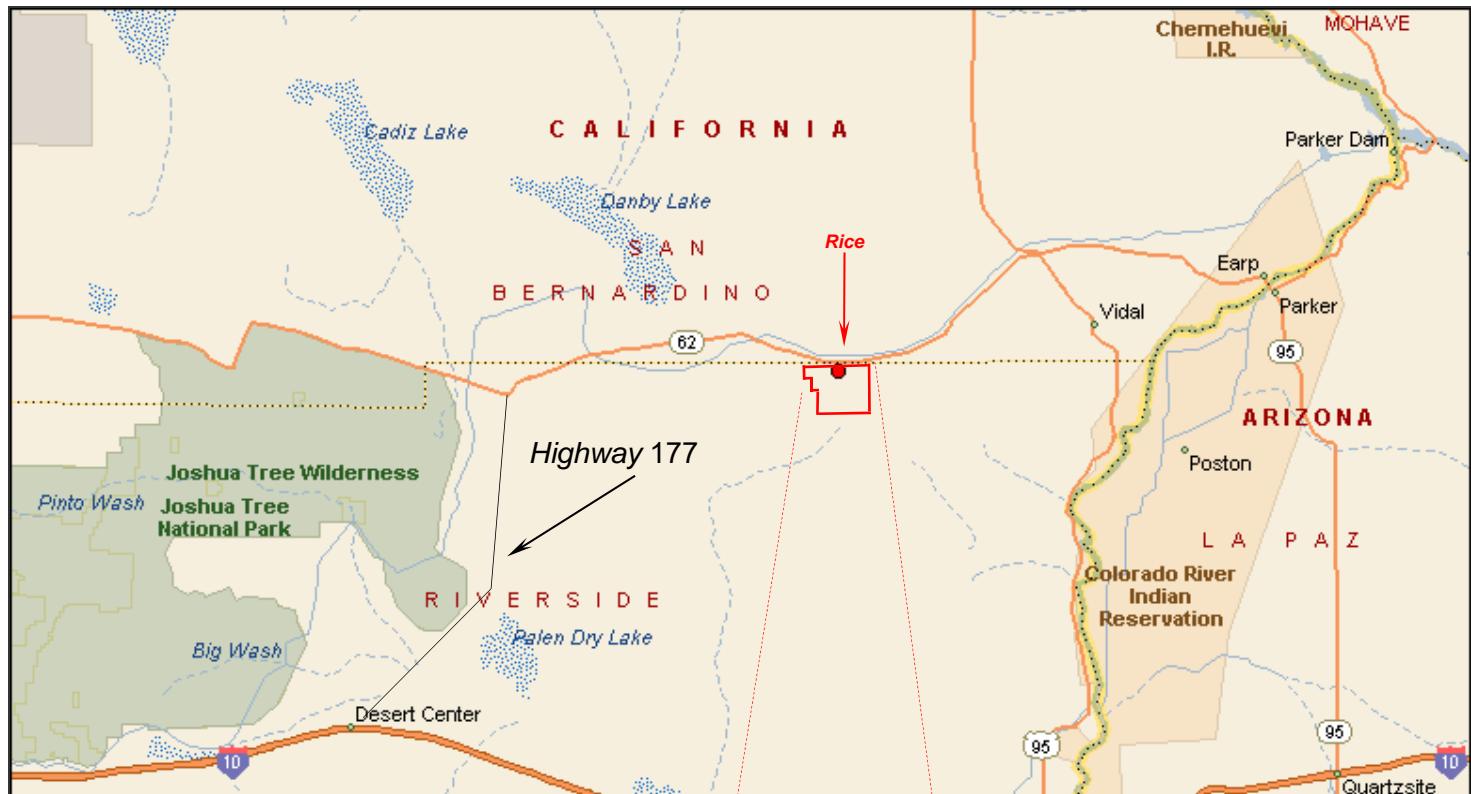
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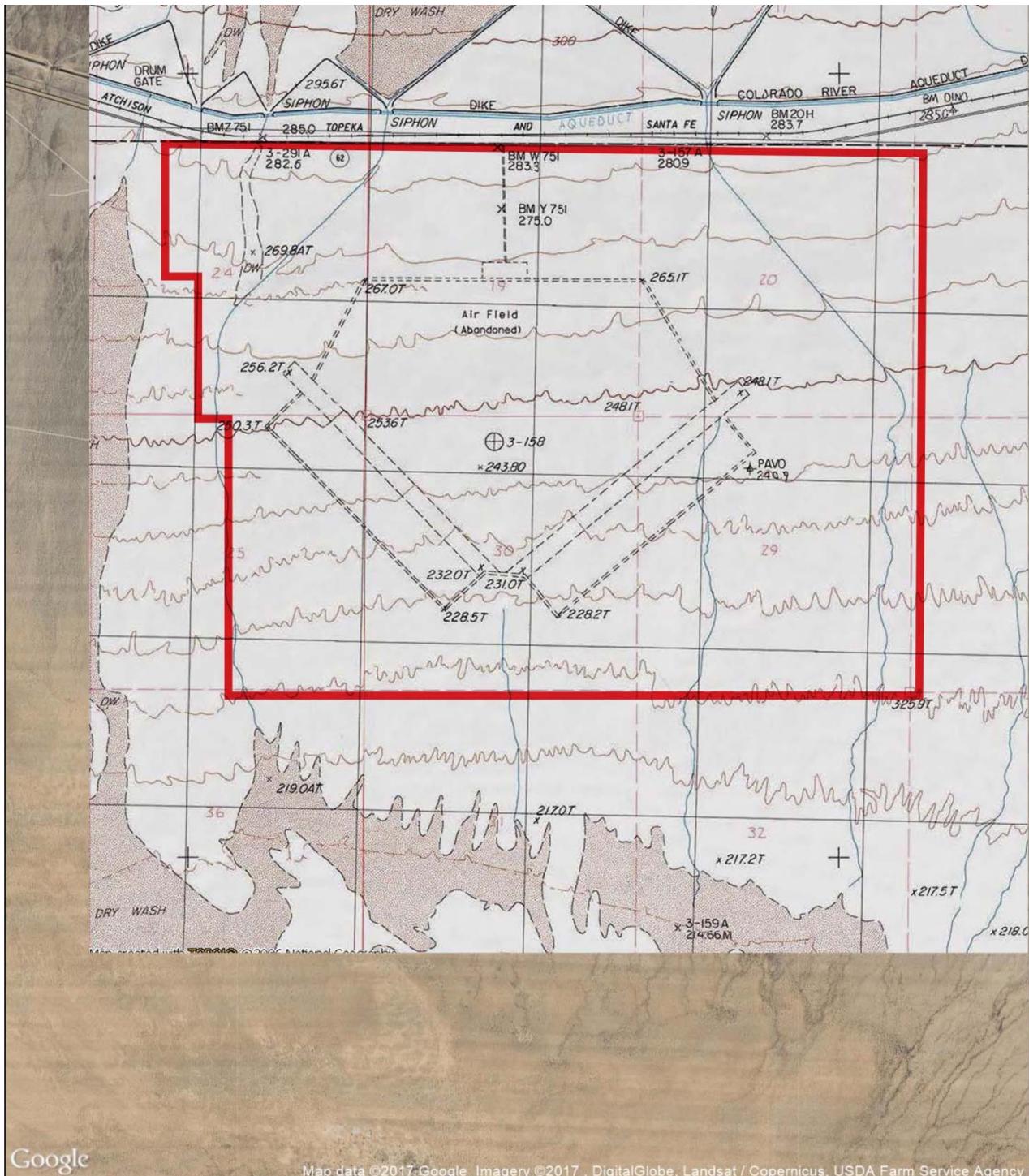
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TOPOGRAPHICAL OVERLAY



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Not to Scale

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