



For Sale: 103 Acres

Solar or Wind Energy Development
and/or Long Term Investment Opportunity

Two ownerships in Southern Kern County, California approximately
8.5 miles from the city center of Rosamond.

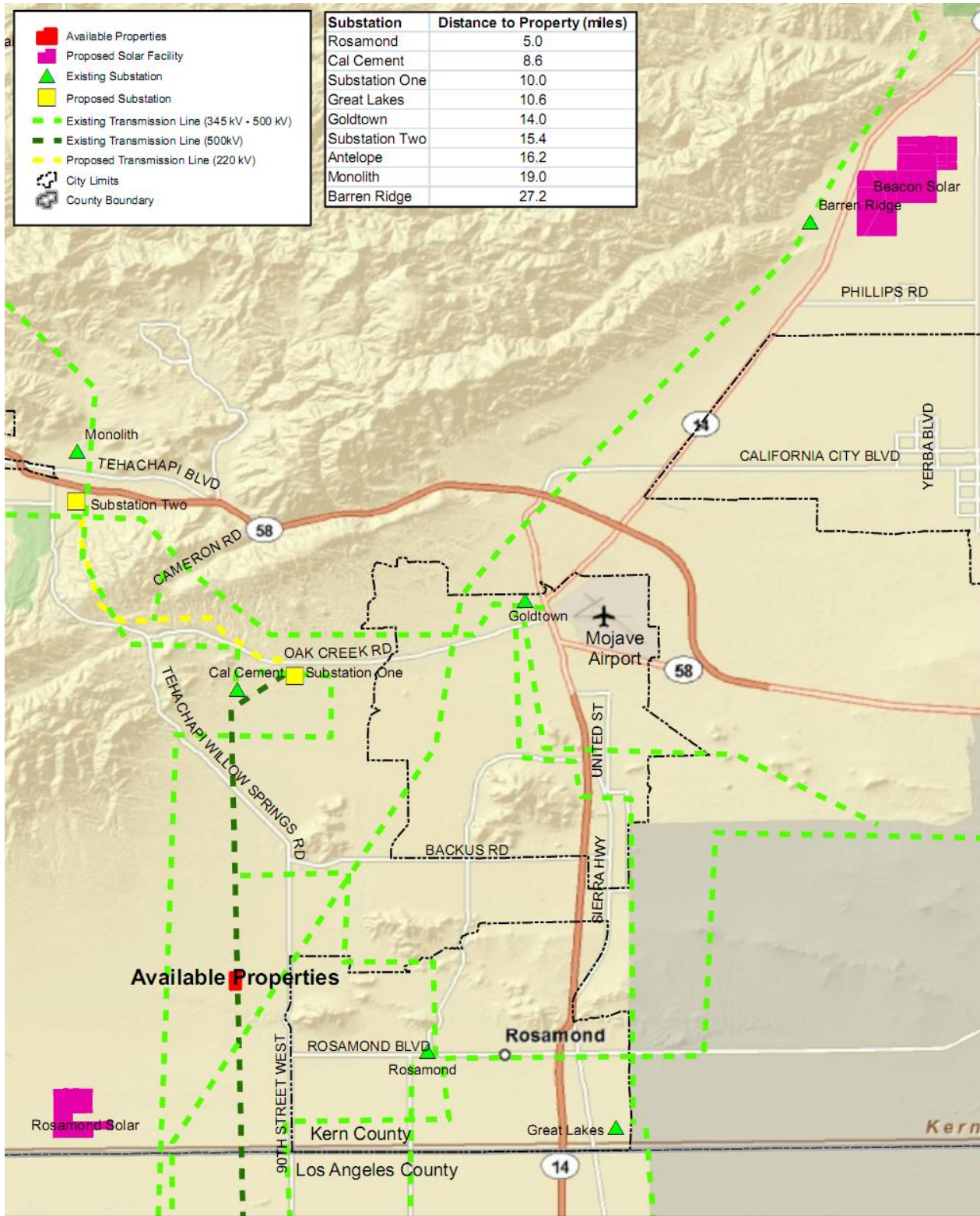
Offered at \$600,000 and \$200,000

Contact: Ann Van Leer, President, DRE #0140249, ann@landconserve.com

Property Details

Offer	Both properties are for sale or option to purchase. The Baugh properties could also be leased but that is not the seller's preference. Properties can be sold separately.
Location	Located north of Hamilton Road, east of 105 th Street West, and south of Favorito Ave, and approximately 8.5 miles from the city center of Rosamond, California in Kern County. A regional location map is shown on page 3; a local map is shown on page 4.
Municipality	Unincorporated County of Kern near the City of Rosamond.
Assessor Parcel Numbers	Two ownerships of three rectangular parcels: 358-052-09, 358-052-10, and 358-052-11. An Assessor Parcel Map is shown on page 8.
Ownership	Rollin W. Baugh and Bonnie M. Baugh Living Trust and Remy Sanchez Alit.
Condition	The properties are currently un-entitled. They front and have access from 105 th Street West (dirt), Hamilton Road (paved) and Favorito Ave (dirt). Zoning is E (2 1/2) RS FPS, Estate District 2 1/2 Acres/Residential Suburban Combining District/Flood Plain Secondary Combining District. Highest and best use, utility grade energy power facility.
Environmental Context	Habitat is desert scrub. Flood: According to Flood Source, the majority of the property is located in Zone A; no base flood elevations have been determined.
500-kV Transmission Line Easement Bisects the Property	A new 500-kilovolt Southern California Edison power transmission line supporting the Antelope Transmission Project bisects the Baugh property; shading is minimal (see photos page 11). The property is located in Segment 3A of the transmission project (see map on page 5). Survey maps showing the easement bisecting the Baugh parcels are shown on pages 6 and 7. The area of the easement is 12 acres; the easement is 200 feet wide. The property owner maintains a right to a perpendicular crossing of the easement area.
Other Significant Factors	<p>The demand for new energy sources from renewable resources is growing. The County of Kern, long experienced in processing applications for oil and gas development, is currently processing solar and wind energy applications, including some near the subject property (see maps pages 9 and 10).</p> <p>The Antelope Transmission Project is the first major transmission project in California being constructed specifically to access multiple renewable generators in a remote renewable rich resource area. The project is a series of new and updated electrical transmission lines and substations that will deliver electricity from new wind farms in the Tehachapi area to SCE customers and the California transmission grid.</p>
Comments	Buyer to verify all details.

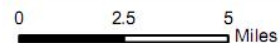
Available Properties: Regional Map



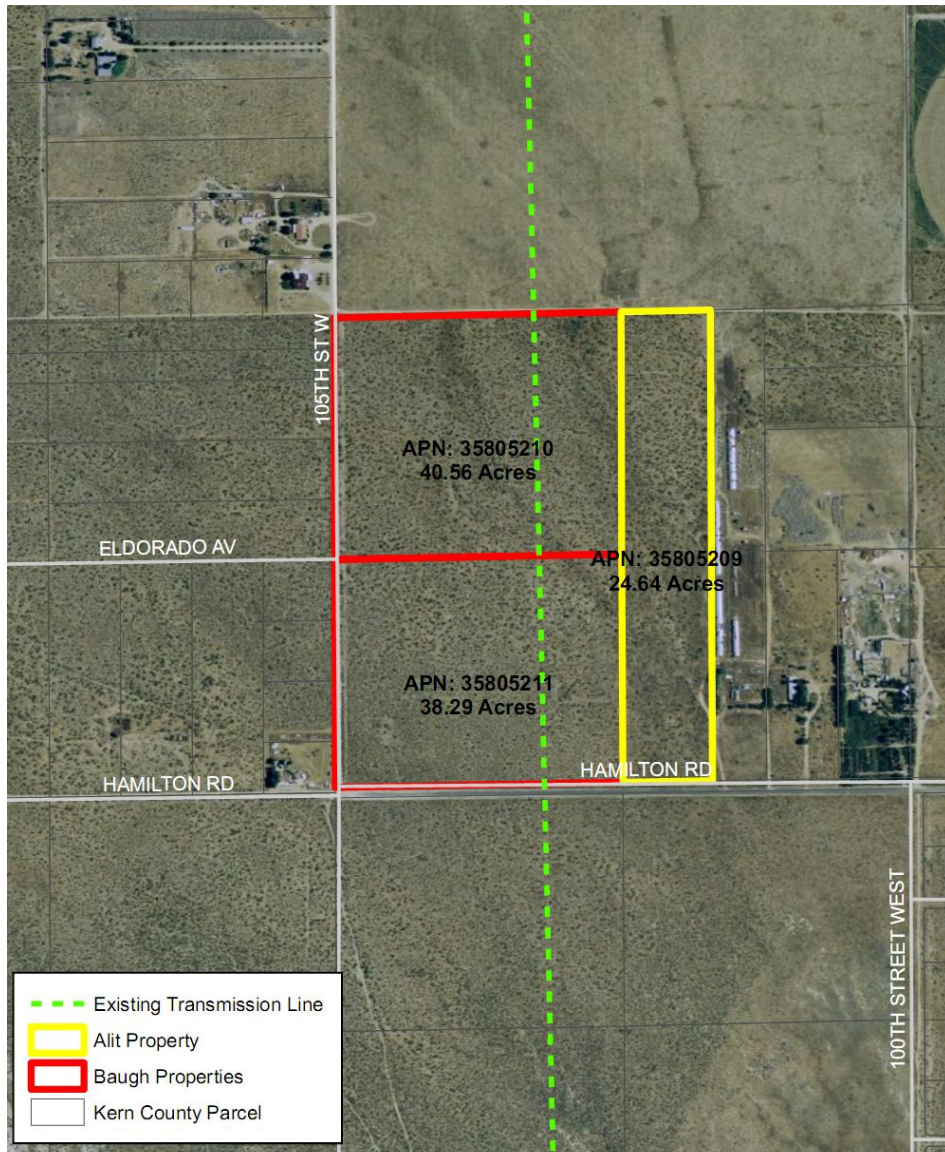
Available Properties

Southern Kern County, CA

Source: Parcel data obtained from Kern County, CA, dated 2010.
 Transmission line data and substation data from CA Energy Commission, not dated.



Available Properties: Local Map



Available Properties

Southern Kern County, CA
 Source: Data obtained from Kern County, CA. Parcel data 2010. Aerial from ESRI.

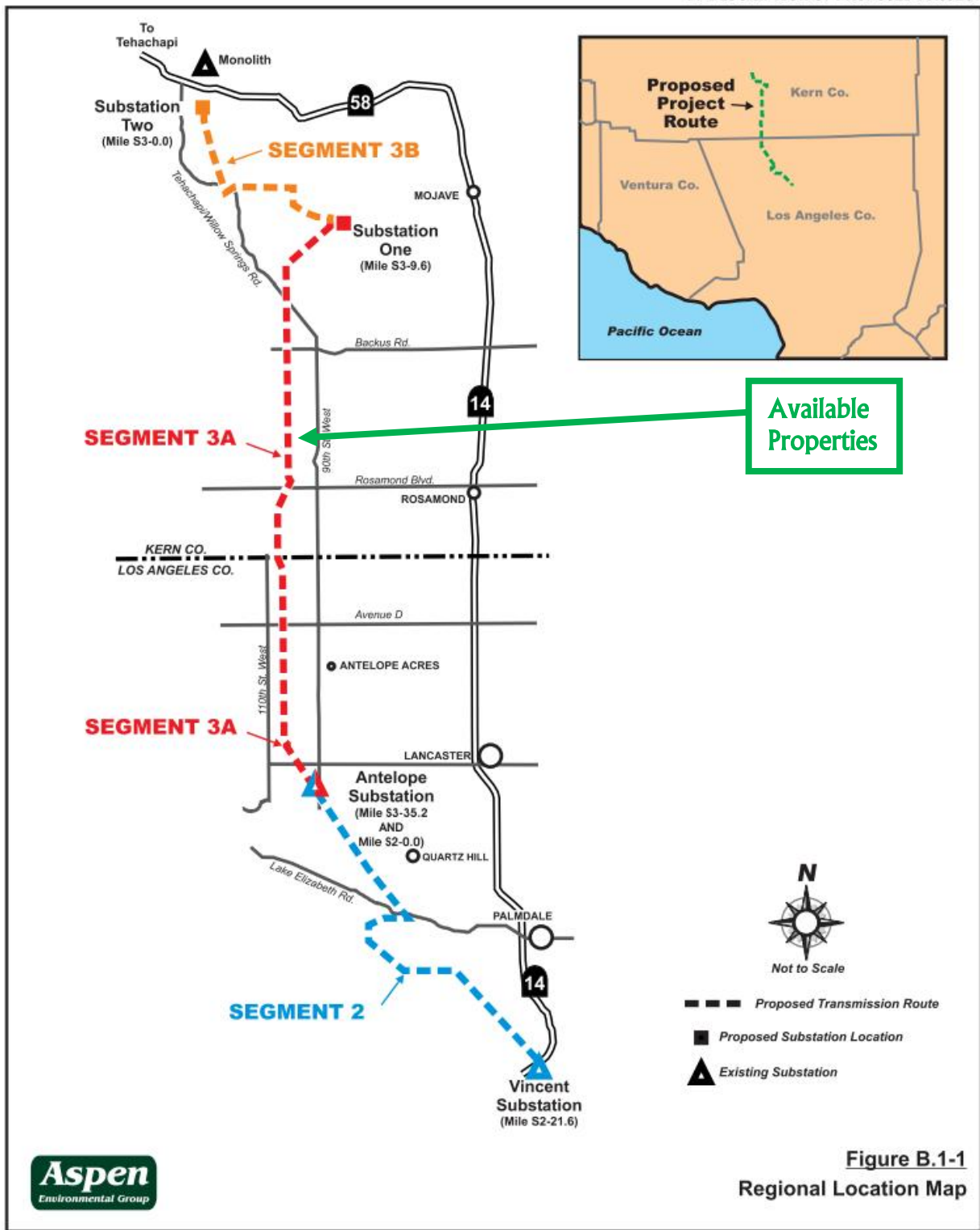


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Available Properties: Antelope Transmission Project Context

Antelope Transmission Project, Segments 2 & 3
 B. DESCRIPTION OF PROPOSED PROJECT



Available Properties

Figure B.1-1
 Regional Location Map



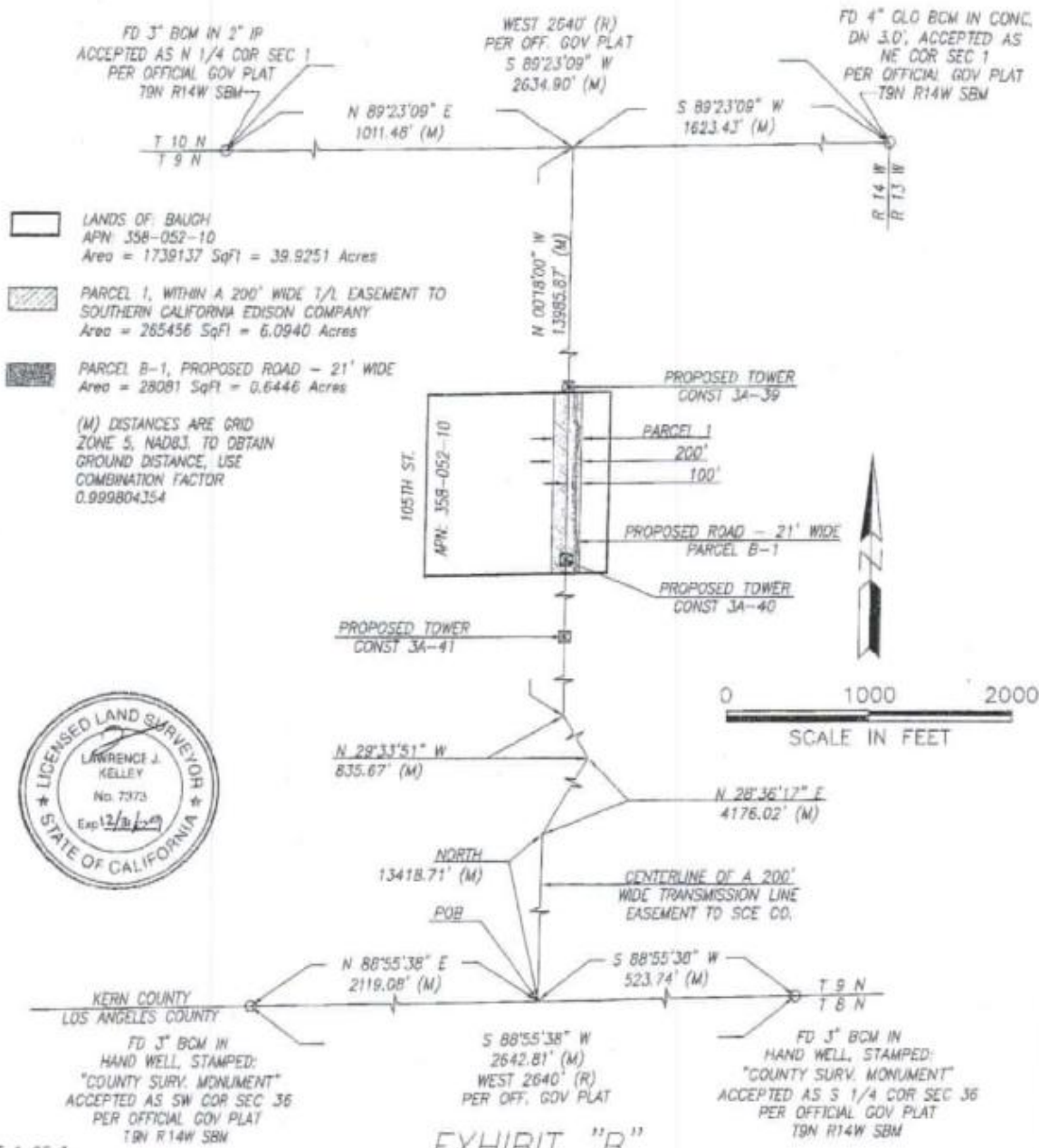
Final EIR

B-5

December 2006

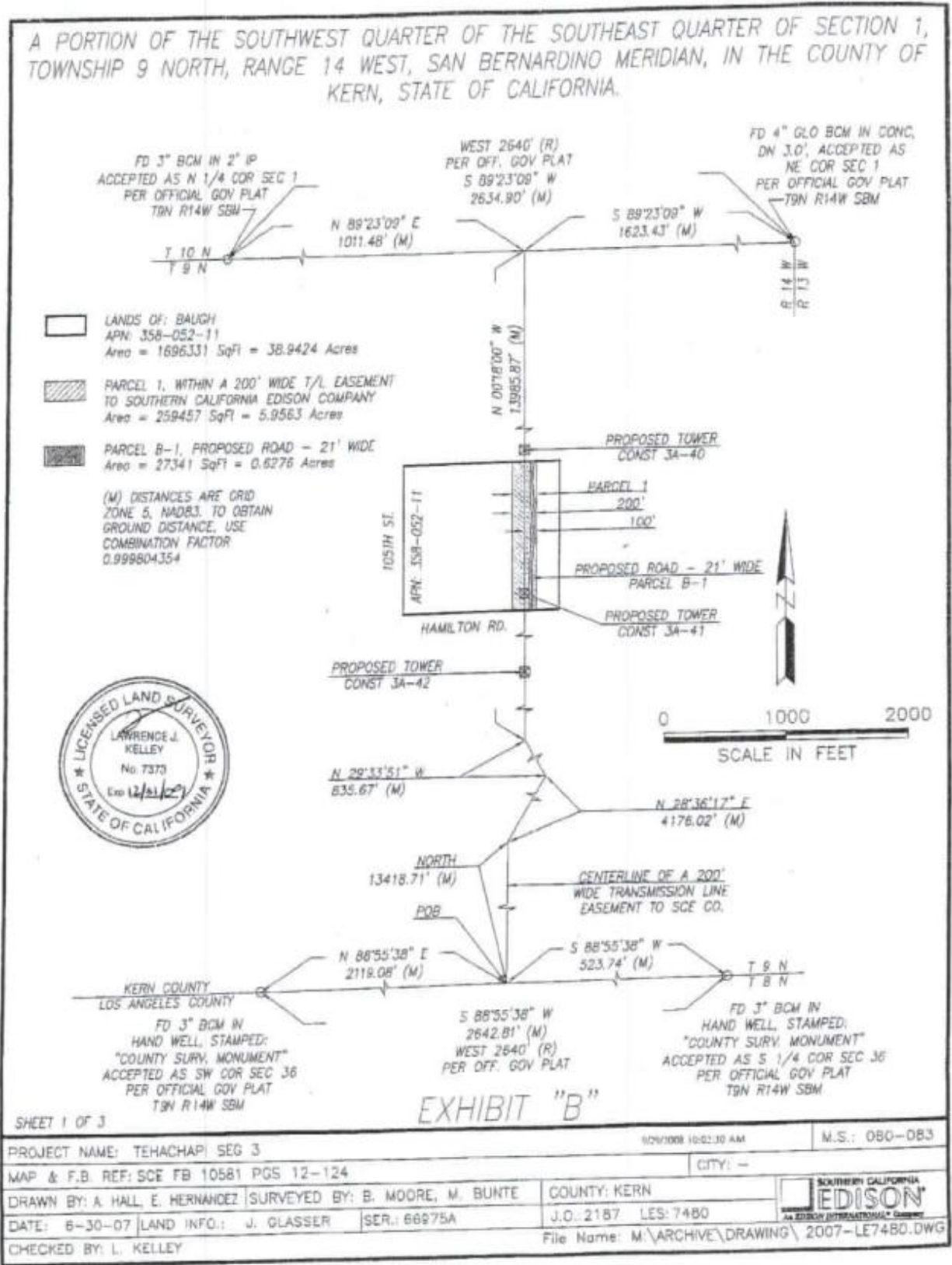
Baugh Property: 500-kV Transmission Easement, APN 358-052-10

A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1,
TOWNSHIP 9 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, KERN COUNTY,
CALIFORNIA, ACCORDING TO THE U.S. GOVERNMENT SURVEY.

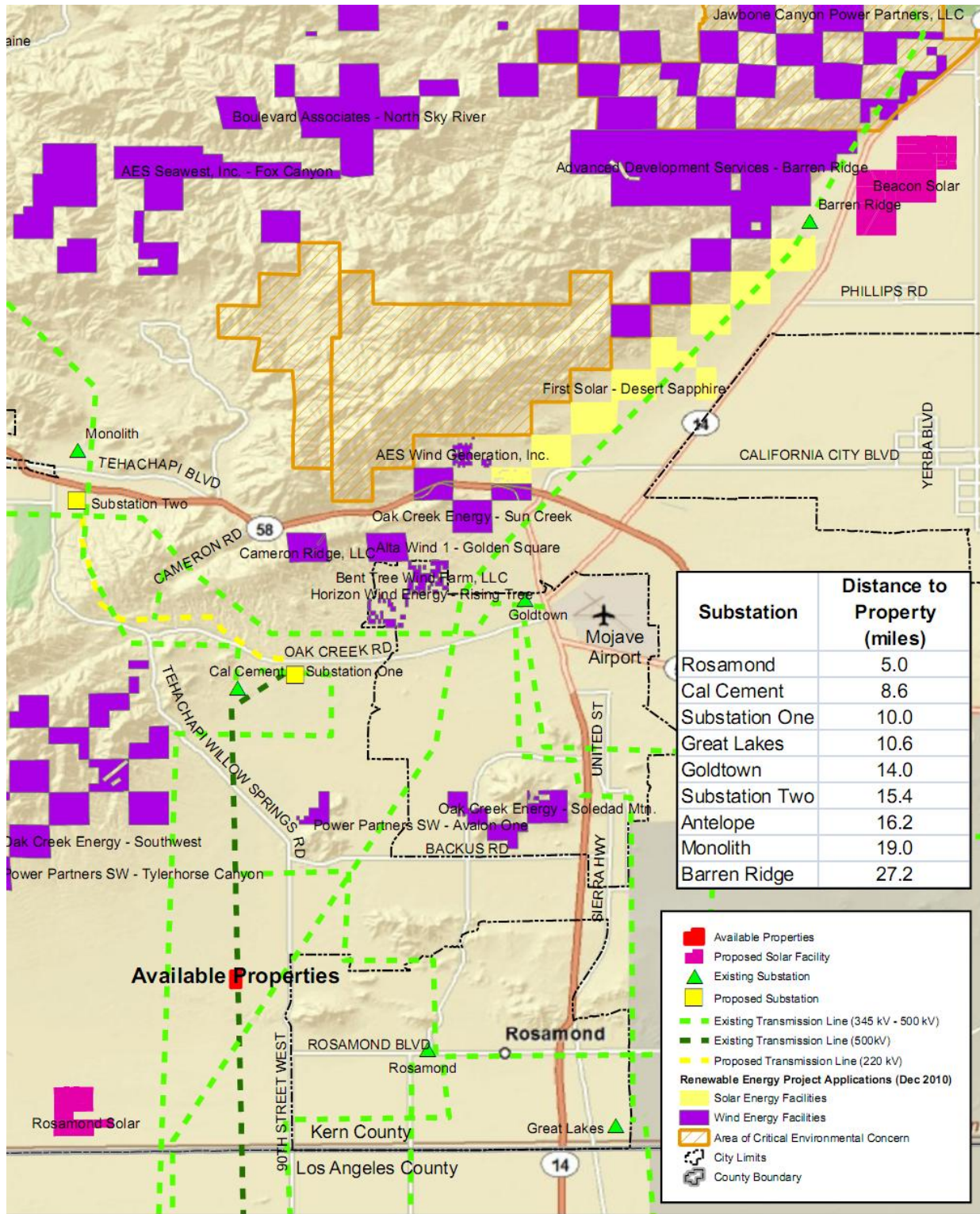


SHEET 1 OF 3		EXHIBIT "B"	
PROJECT NAME: TEHACHAPI SEG 3		6/9/2006 10:01:39 AM	M.S.: 080-083
MAP & F.B. REF: SCE FB 10581 PGS 12-124		CITY: -	
DRAWN BY: A. HALL, E. HERNANDEZ	SURVEYED BY: B. MOORE, M. BUNTE	COUNTY: KERN	
DATE: 6-30-07	LAND INFO.: J. GLASSER	SER.: 66974A	J.O.: 2187 LES: 7480
CHECKED BY: L. KELLEY		File Name: M:\ARCHIVE\DRAWING\2007-LE7480.DWG	

Baugh Property: 500-kV Transmission Easement, APN 358-052-11



Available Properties: Other Area Energy Developments



Available Properties

Southern Kern County, CA

Source: Parcel data obtained from Kern County, CA, dated 2010.
Transmission line data and substation data from CA Energy Commission, not dated.



0 2.5 5 Miles

Available Properties: Photos



Photo 1 : Baugh and Alit properties, looking north from Hamilton Road

Available Properties: Photos



Photo 2: Baugh property easement showing mid-day shading, March 2, 2011