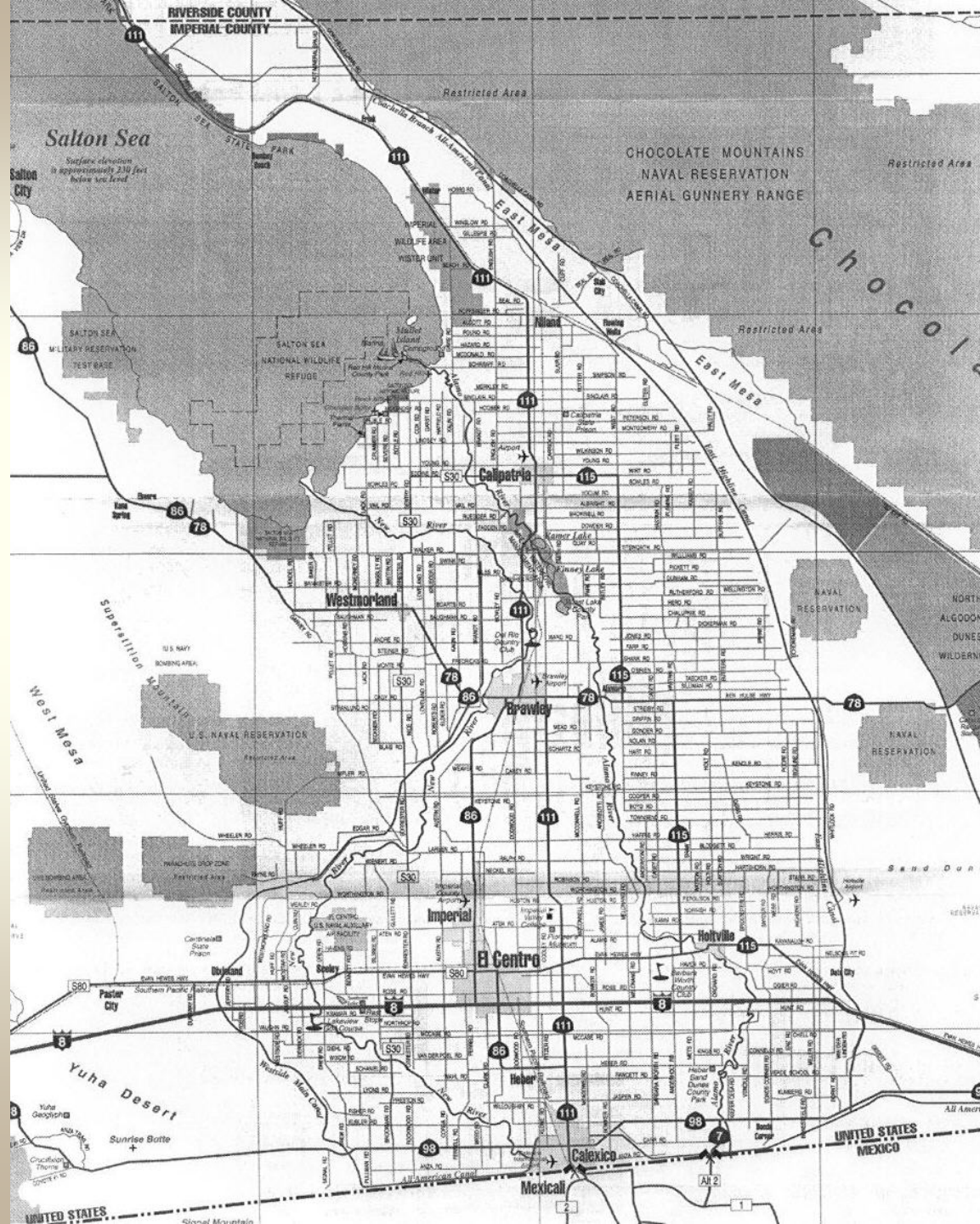


Imperial Valley, California





Imperial Valley, California

Land Use	Value Per Acre	Activity Trend	Rent Range	Activity Trend
Good Adapatablity	\$3,500 - \$4,200	Limited/Stable	\$150 - \$220	Active/Stable
Average Adaptability	\$2,500 - \$3,500	VeryLimited /Stable	\$125-\$150	Active/Stable
Limited Adaptability	\$800 - \$1,500	Stable/ Static	\$80 - \$100	Unknown

HISTORICAL VALUE RANGE (Value per Acre)

Land Use	1998	1999	2000	2001
Good Adapatablity	\$3,500 - \$5,000	\$3,500 - \$5,000	\$3,500 - \$4,000	\$3,500 - \$4,200
Average Adaptability	\$2,500 - \$3,500	\$2,500 - \$3,500	\$2,500 - \$3,200	\$2,500 - \$3,500
Limited Adaptability	\$800 - \$1,900	\$800 - \$1,900	\$800 - \$1,500	\$800 - \$1,500