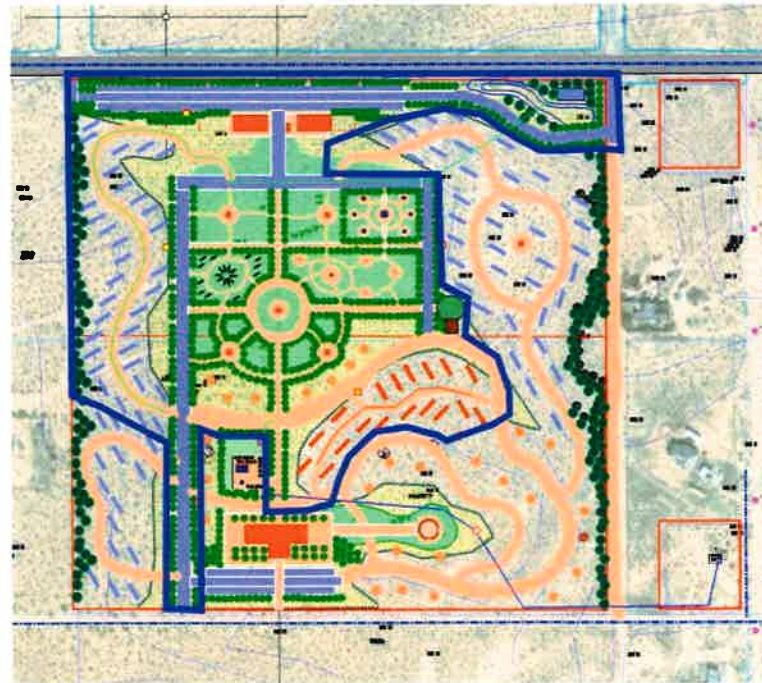




desertflower

Hot Mineral Spa
Joshua Tree National Park





desertenergy
geothermal exploration

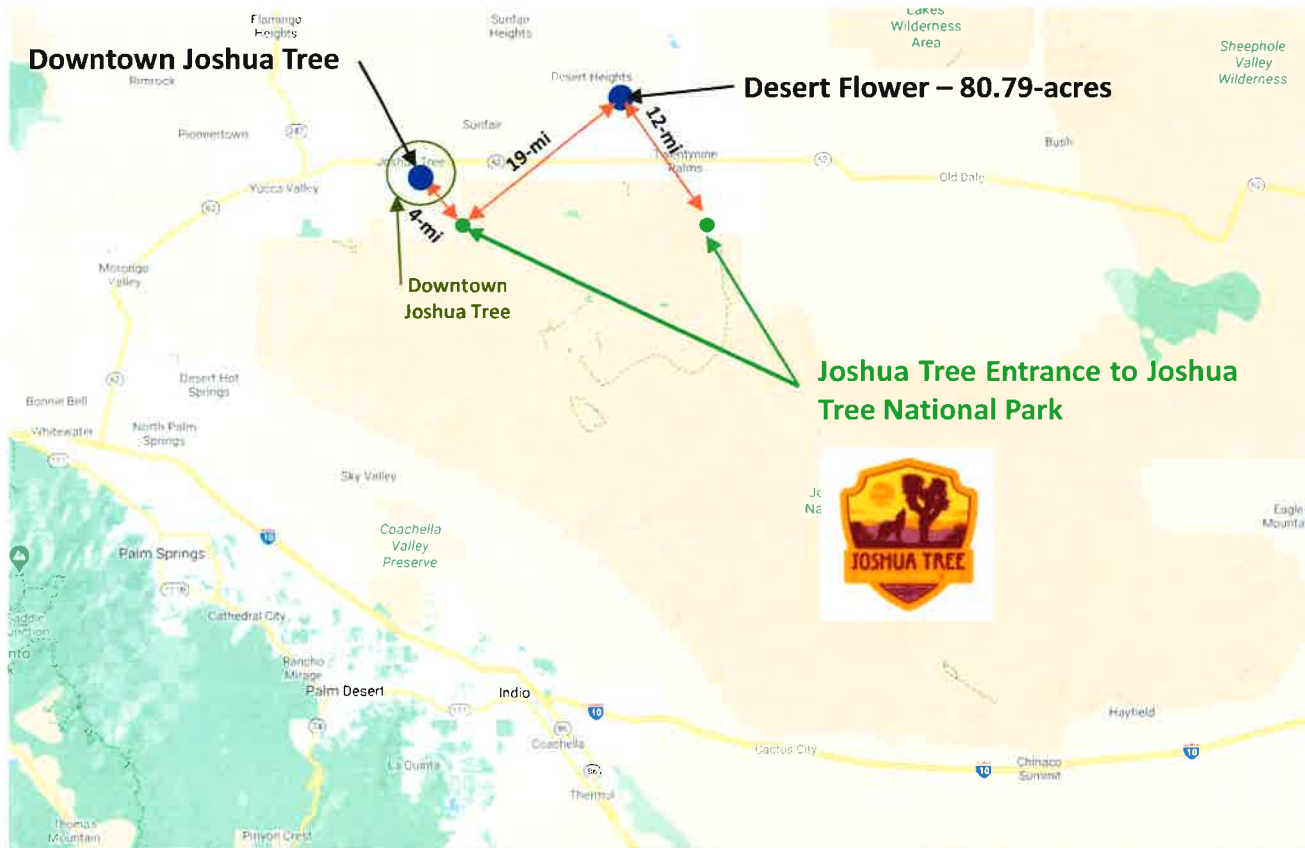


Joshua Tree Vibe

3-Million Visitors Annually to Joshua Tree National Park



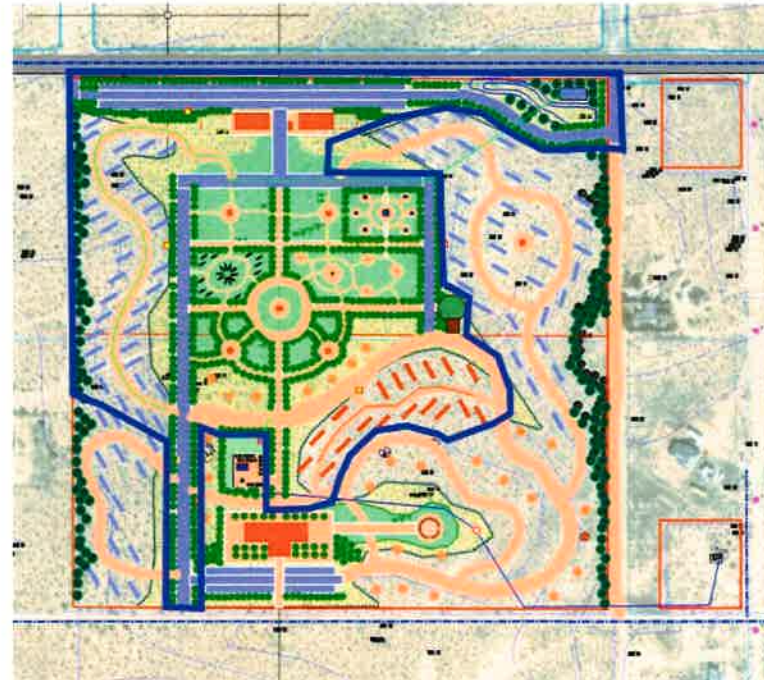
Proximity to the Joshua Tree National Park





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Hot Mineral Spa
Joshua Tree National Park



desertflower - The Opportunity



Desert Flower is an 80.79-acre vacant property that has an existing 161-degree hot mineral water well that can provide a warm pool and spa experience for a health and wellness vacation resort. The site is located 12-miles north of the entrance to the Joshua Tree National Park which attracts over 3-million annual visitors from the Los Angeles and San Diego regions and people from around the world.



Phase 1 will occur on 25-acres and include a resort entrance and parking lot, 5,000-SF retail, 2,000-SF admin building and 47-casita vacation rentals around a central recreation area with lush desert landscaping.

The central recreation area will include very-unique health and wellness facilities including mediation gardens, lush landscape, yoga gazebo, outdoor art portals, a hammock zone, fire rings, and a hot mineral spa and more.

Then later, in phases 2 and 3 the property can be expanded to include more vacation rentals and a wedding facility and central health spa with hot mineral waters.

Joshua Tree market rents are holding strong during the COVID and average occupancy is trending around 70% to 80% depending on the quality of the experience and value provided.

We are anticipating an average weekday rental rate of \$200 for the 1-bedroom casitas and \$350 for the 2-bedroom modern homes. Rents on the weekends will average \$350 for 1-bedrooms and \$500 for the 2-bedrooms.

Desert Flower is for all age groups, anyone interested in a healthy lifestyle from around the world who travel to Joshua Tree to enjoy its natural beauty and energy and experience the National Park located 12-miles away. Desert Flower's vacation experience brings people closer to nature be offering clean, comfortable and colorful accommodation with BBQs, hot spas and gabion fireplaces and outdoor showers and shaded patios.

The vacation rentals will range from recreation vehicles to airstreams to casitas constructed from shipping containers. Landscaping will provide shade by using traditional desert landscaping.





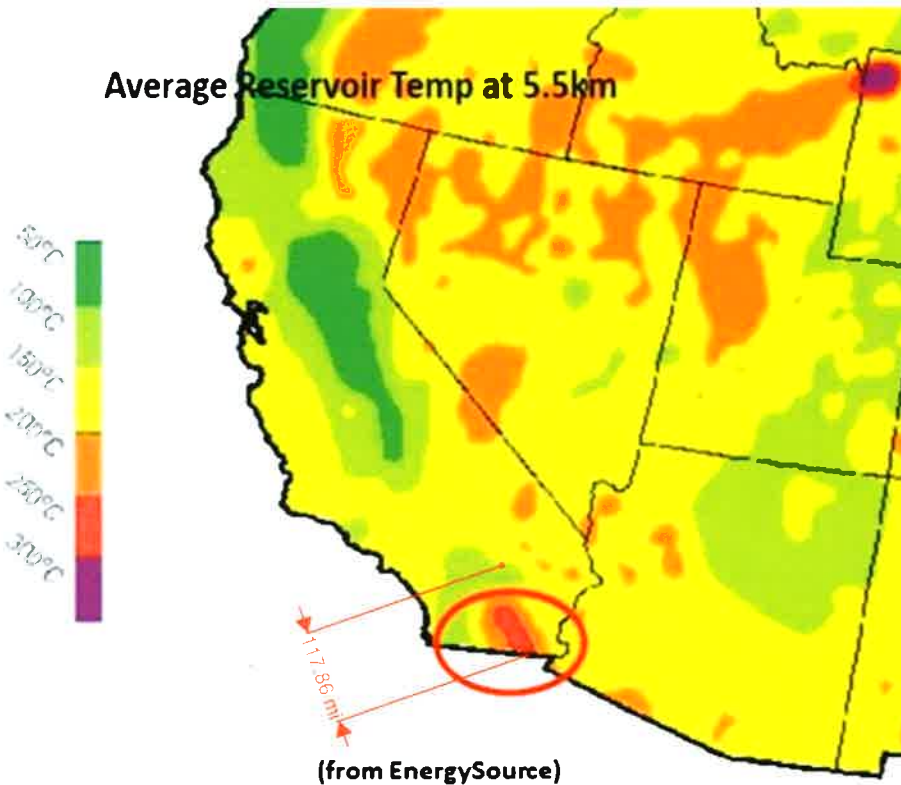
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Geothermal Energy Potential?



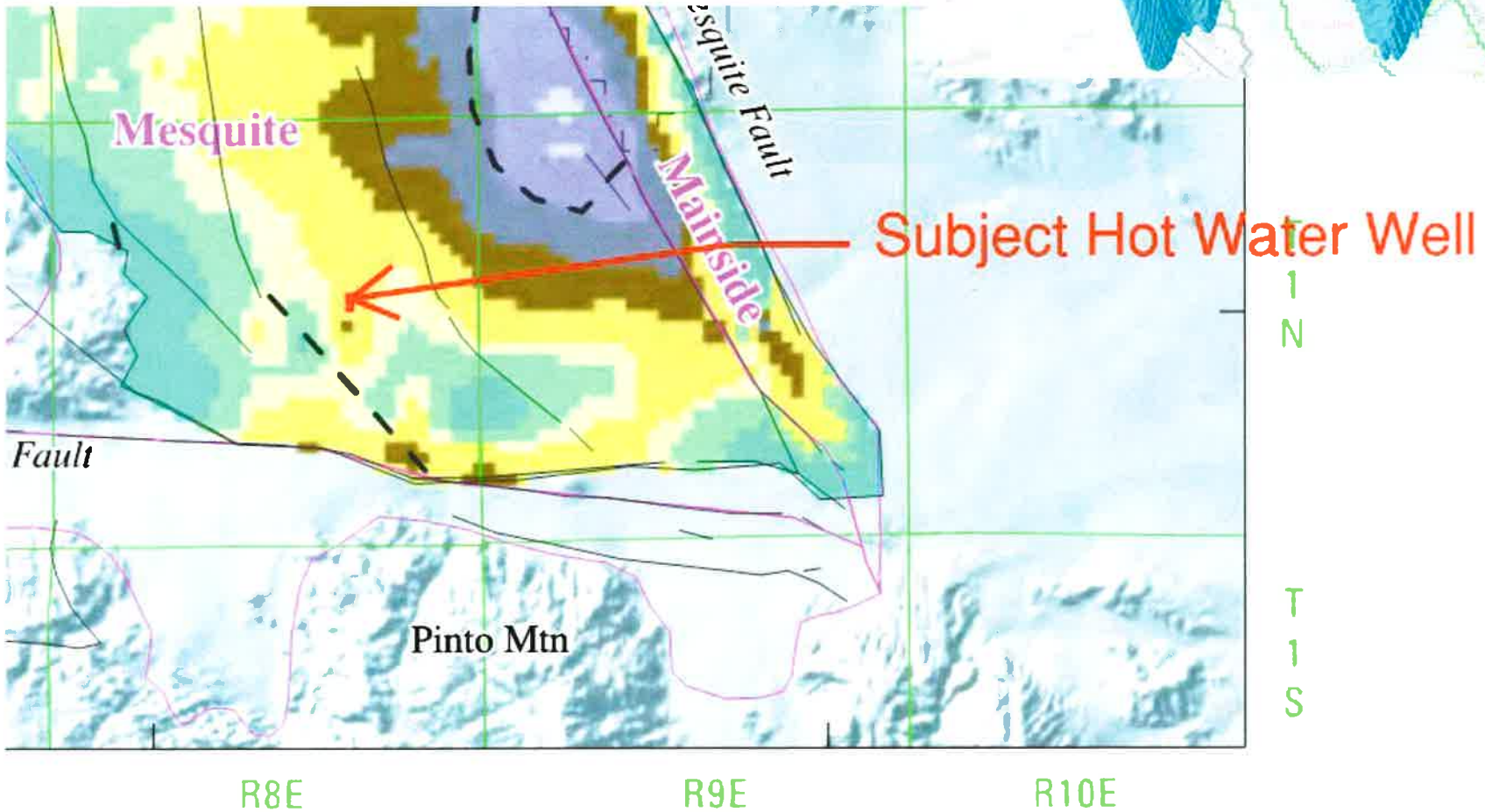
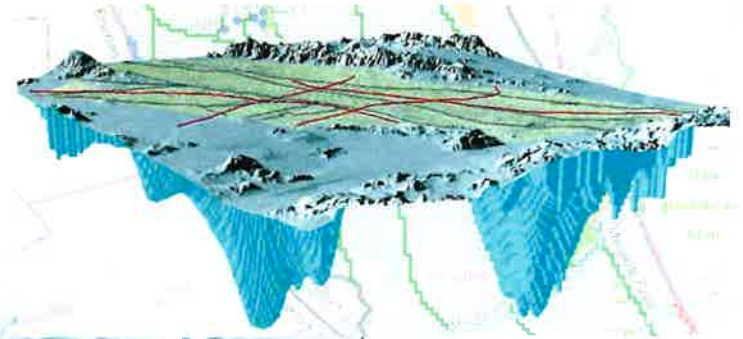
The subject property features an existing Hot Water Commercial Well with electrical power operation and water storage tank. An existing easement connects the well site to the larger 80-acre site. The water is clear and emerges at 160-degrees through a 3" pipe at 400-feet deep, pumped by a 5-HP pump at 35-GMP, or 50,000 gallons per day.

The City of Twentynine Palms and the local Marine Base both have been pursuing geothermal energy as evidenced by their past unsuccessful explorations in 1990 and 2010. Elevated temperatures exceeding 275-degrees are needed for generating electrical power using turbine engines.

Assuming that the map on the left from EnergySource is accurate, it shows an average reservoir temperature at 5.5km (18,044-feet deep) approximately 150-degrees Celsius, which suggests there may water temperatures below the property as high as 300-degrees Fahrenheit, but this theory will need further exploration.

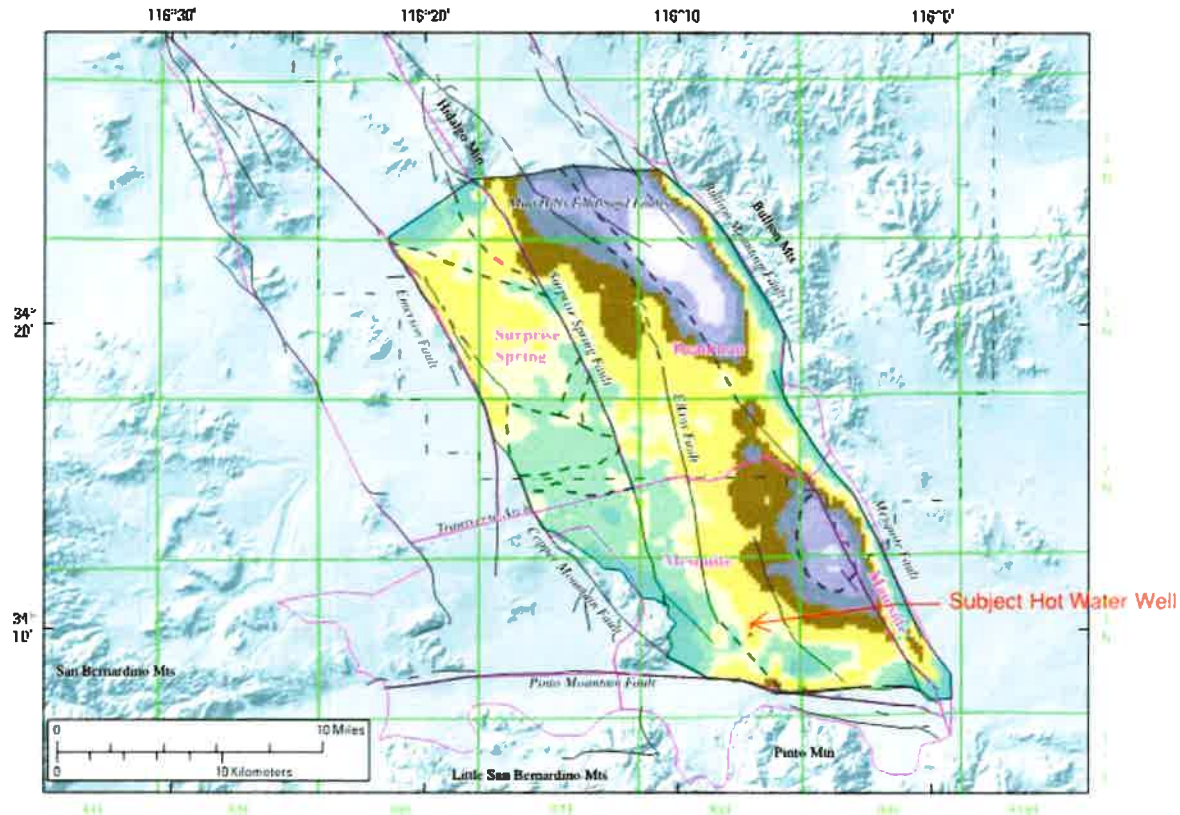
Geothermal Energy Potential?

The subject 80-acre property is located between the Chocolate Drop Fault to the east and the Elkins fault to the west, and there appears to be an anomaly to the south shown as an olive-color where the water basin apparently dips to as deep at 4,300-ft to 6,700-ft deep, according to the 2010 map prepared Geohydrology, Simulation of Regional Groundwater Flow, and Assessment of Water-Management Strategies, Twentynine Palms Area, California. This suggests that additional exploration may have merit to determine if .



Geothermal Energy Potential?

12 **Geohydrology, Simulation of Regional Groundwater Flow, and Assessment of Water-Management Strategies, Twentynine Palms Area, California**



Base from U.S. Geological Survey digital elevation data, 1:250,000, 1987, and digital data, 1:100,000, 1981-86; horizontal Transverse Mercator Projection, Zone 11. Shaded relief base from 1:250,000 scale Digital Elevation Model; simulated sun illumination from northwest at 30 degrees above horizon.

Faults modified from Schaefer, 1978; Borriugo, 1986; Lundquist and Martin, 1991; Cox and Wilshire, 1993; and J. C. Math and G. I. Dixon, U.S. Geological Survey, written commun., 1994.

EXPLANATION

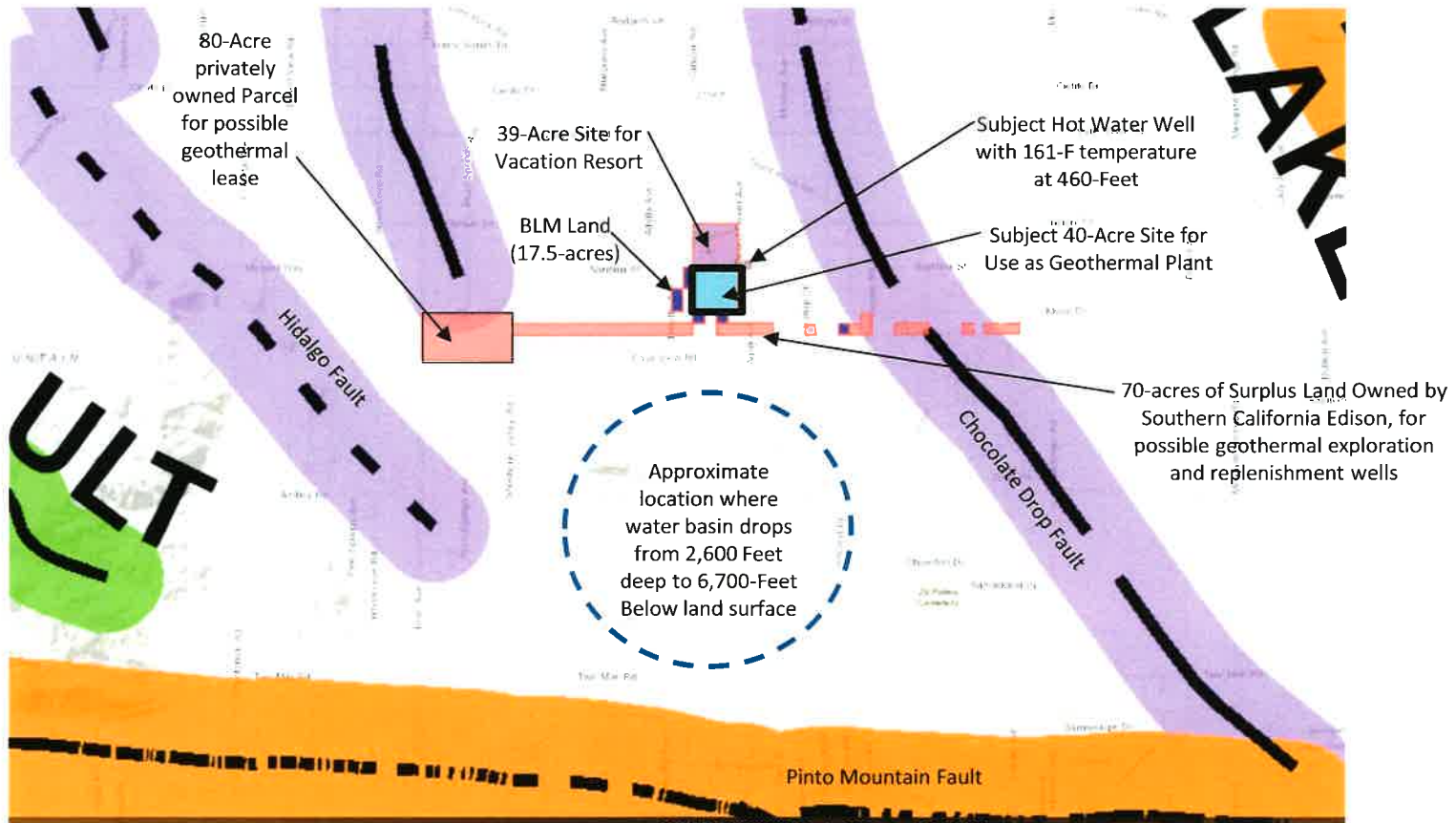
- Morongo groundwater subbasins
- Study area
- Faults—Dashed where approximately located
- USMC Air Ground Combat Center boundary

Depth-to-basement complex from land surface, in feet

	0 to 400		2,200 to 4,300		10,500 to 16,000
	400 to 1,200		4,300 to 6,700		16,000 to 20,000
	1,200 to 2,200		6,700 to 10,500		20,000 to 23,000

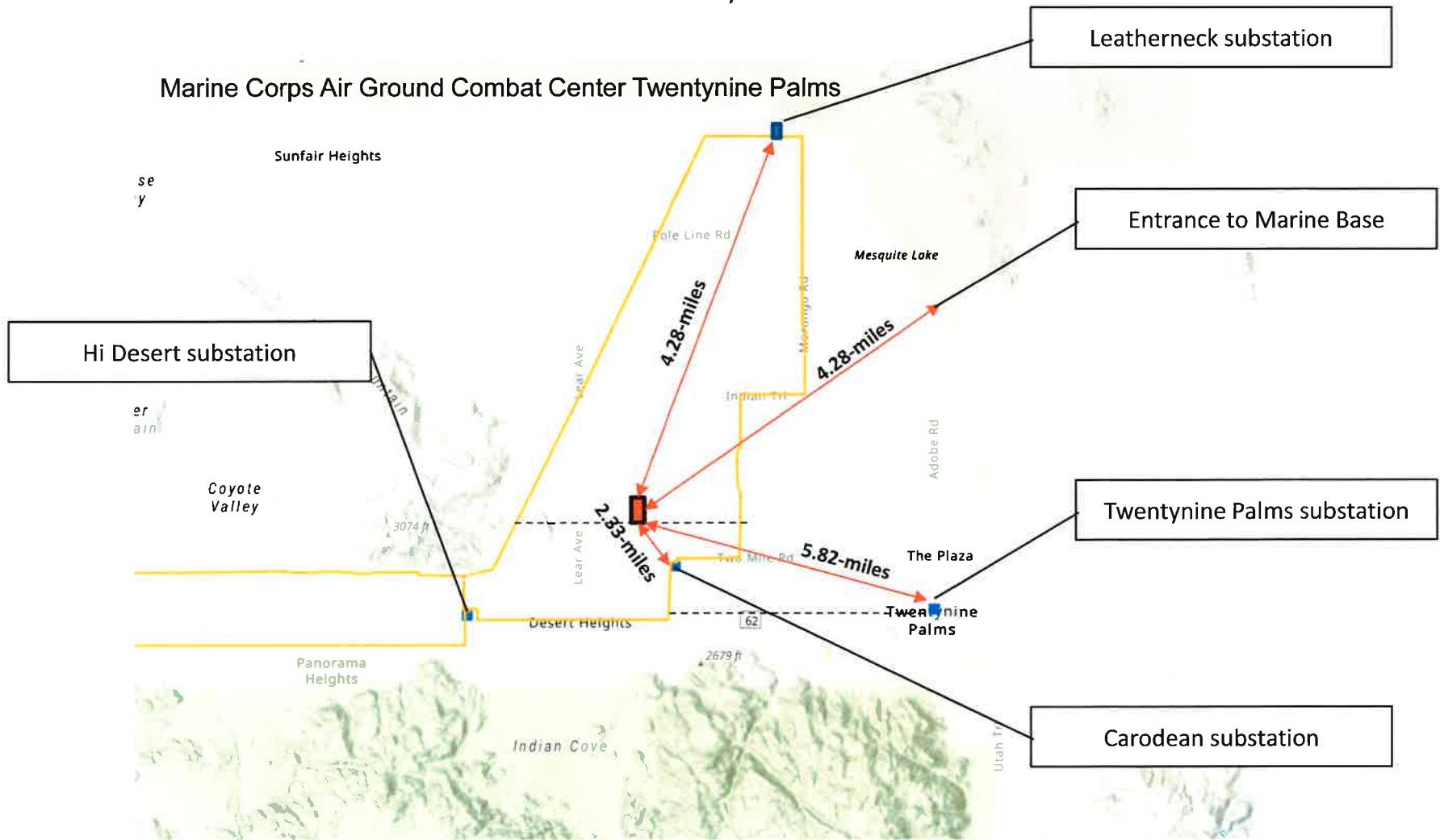
Geothermal Energy Potential?

The Subject 40-acre parcel with hot water well is centrally located between two active faults and near an anomaly in the ground water basin where the basin dips from 2,600-feet below the surface to 6,700-Feet. Also, a potential geothermal power plant will need additional space for recharge wells and there are additional BLM land and surplus land owned by Southern California Edison that may be leased if needed and an 80-acre parcel to the west that is privately owned.

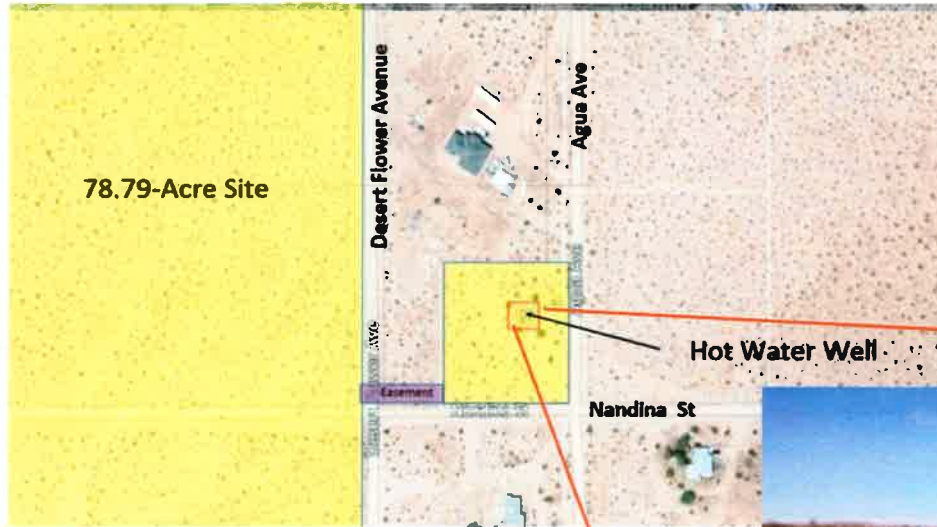


Distance of Subject Site to 29-Palms Marine Base and City of Twentynine Palms

The subject 80-acre property with hot water well is approximately 4.28 miles away from the entrance to the 29-Palms Marine base and 5.82-miles to the center of Twentynine Palms.



Hot Water Well Information



The subject property features an existing Hot Water Commercial Well with electrical power operation and water storage tank. An existing easement connects the well site to the larger 80-acre site. The water is clear and emerges at 160-degrees through a 3" pipe at 400-foot deep, pumped by a 5-HP pump at 35-GMP, or 50,000 gallons per day.



Comparison of Mineral Water to Competition



	Subject Well 10/17/2018 mg/L	Miracle Springs
Temperature (F)	160.000	140
Silica		21.5
ESSENTIAL ELEMENTS AND HEAVY METALS		
Aluminum Oxide	0.000	Trace
Arsenic	0.005	
Boron	0.350	
Copper	0.014	
Iron	0.420	
Calcium	3.500	45.1
Magnesium	1.350	5.1
Sodium	196	268.6
Potassium	3.780	
Strontium	0.12	
Sulfur	3.760	
Zinc	2.840	
INORGANICS		
Alkalinity as CaCO ₃	100.00	
Total Carbonate	6.00	
Chloride	120.00	120.5
Specific Conductivity (SpC)	-1.87	38
Fluoride	19.10	0.05
Hardness as CaCO ₃	10.00	
Hydrogen-Ion pH	7.20	8.3
Sulfate	80.00	493.6
Dissolved Solids	487.00	
Bicarbonate Alkalinity		129
VOLATILE ORGANIC COMPOUNDS (VOC)	0.000	
IRON-RELATED BACTERIA	0.000	

MINERAL LIST

ARSENIC – Although an infamous substance, in small amounts it is actually beneficial to human health.

• • •

BORON – This mineral is a major essential nutrient for humans and has numerous therapeutic uses.

• • •

IRON – Iron is the oxygen-carrying component of the blood.

• • •

CALCIUM – This is a mineral that serves a major structural and physiological role in many metabolic processes.

• • •

CHLORIDE – This element helps maintain electrolyte balance and PH of body fluids and is essential for the production of hydrochloric acid in the stomach, which aids in protein digestion.

• • •

FLUORIDE – This element is useful in strengthening bones, reducing tooth decay and osteoporosis in women.

• • •

MAGNESIUM – This element is essential for life and required for the formation of enzymes that release energy from food.

• • •

POTASSIUM – Potassium is the third most abundant mineral in the body and is an electrolyte, thus it maintains the bodies fluid levels.

• • •

SULPHUR – This is a mineral that helps in digestion of fats and controls the metabolism of carbohydrates.

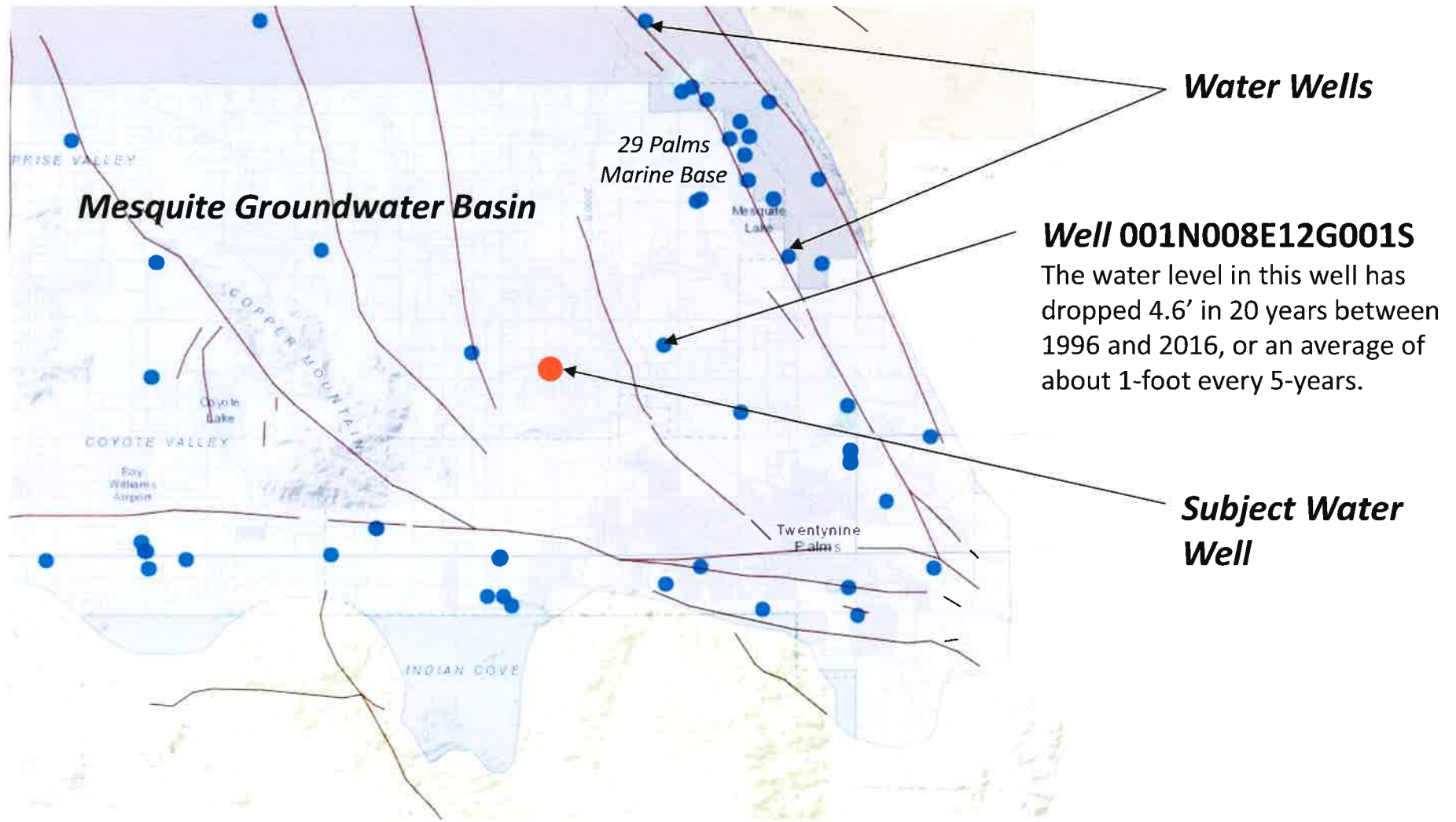
• • •

SODIUM – Sodium is an electrolyte that plays a crucial role in maintaining balance of positive and negative ions in body fluids.

• • •

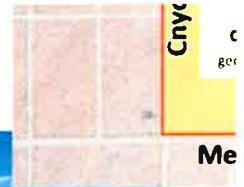
ZINC – This is an essential mineral found in every cell of the body.

Mesquite Groundwater Basin



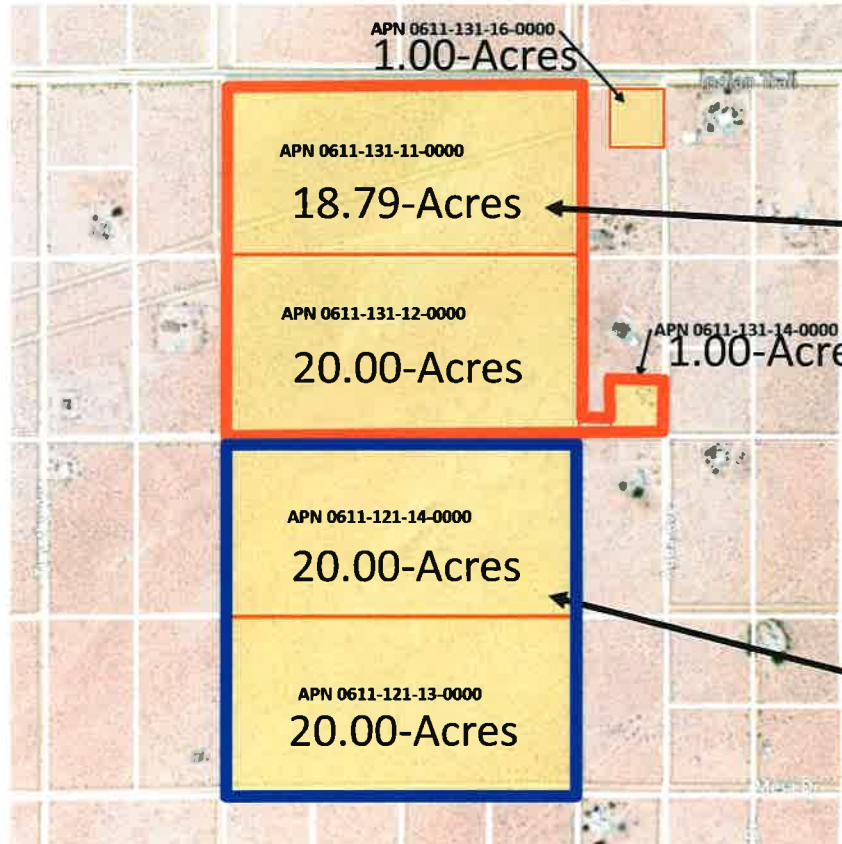
Property Description

80.79-Acres



80.79-Acre Desert Flower Property Data

APN	Length-1	Length-2	Depth-1	Depth-2	Area	Acres
0611-131-16-0000	200	200	218	218	43,560	1.000
0611-131-14-0000	200	200	218	218	43,560	1.000
0611-121-13-0000	1301	1305	666	663	871,200	20.000
0611-121-14-0000	1301	1301	666	665	871,200	20.000
0611-131-11-0000	1307	1303	626	627	818,492	18.790
0611-131-12-0000	1303	1301	666	667	871,200	20.000
TOTAL					3,519,212	80.790



desertflower

Hot Mineral Spa
Joshua Tree National Park

40.79-acre
Desert Flower
Site



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40-acre Potential
Geothermal Site



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Hot Mineral Spa
Joshua Tree National Park

