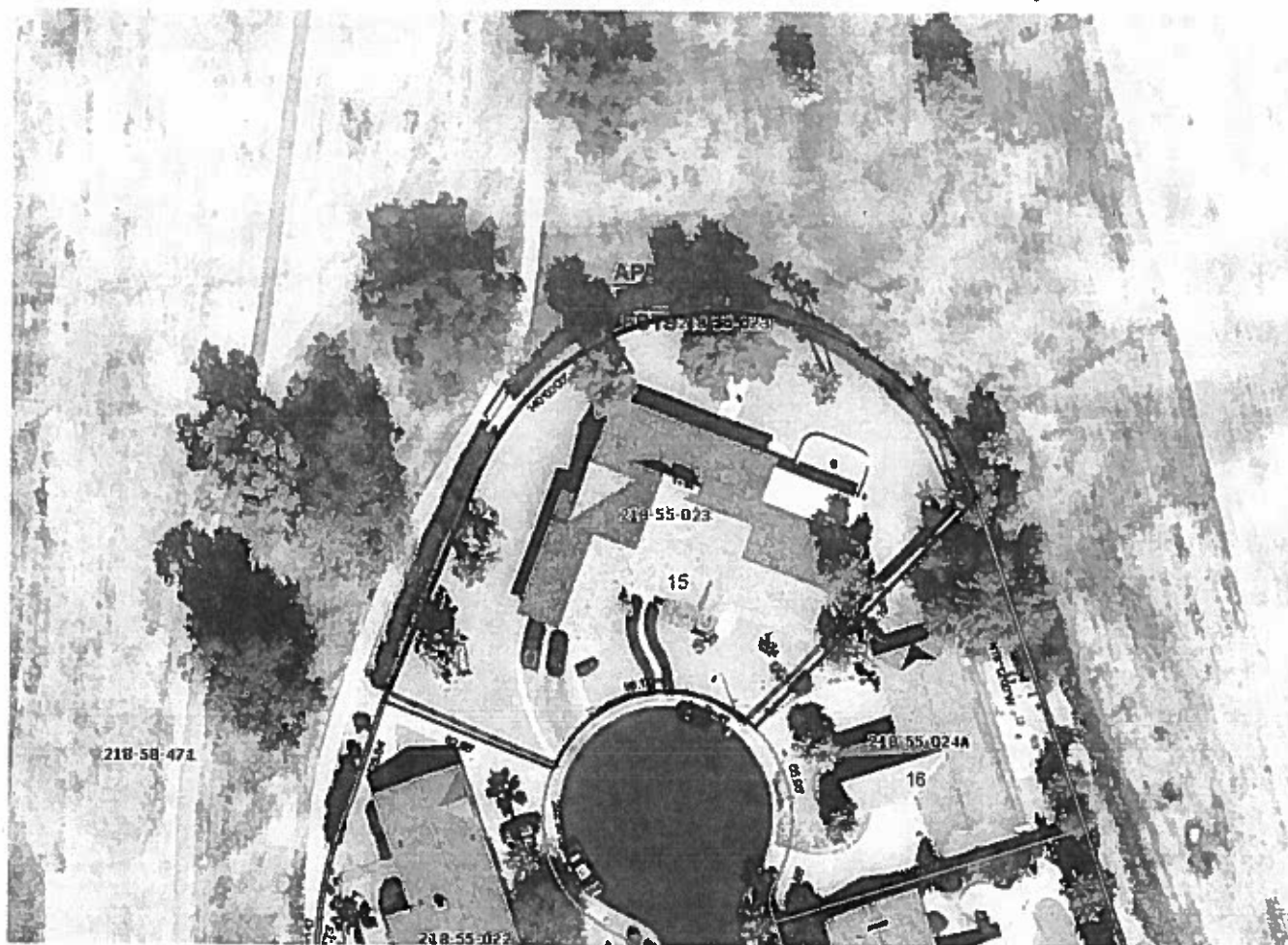


EXHIBIT "1"



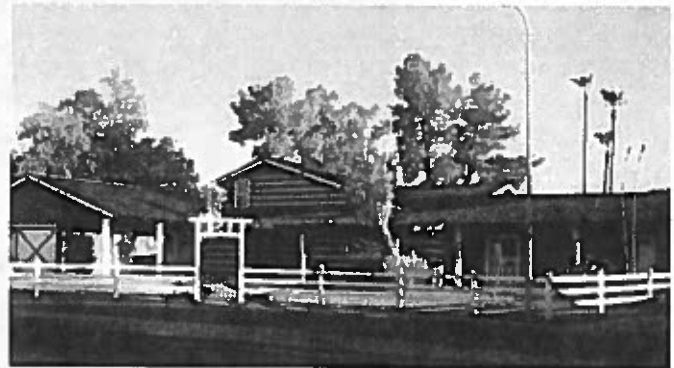
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PONDEROSA II ELEVATION & INTERIOR PHOTOS

Elevation photos and interior photos of the living room, taken not long after the house was built and similar photos taken recently, show the changes throughout the years



Elevation Circa 1963



Elevation Circa 2013



Interior Circa 1963



Interior Circa 2013

AERIAL PHOTOS

Aerial view showing the property on a cul de sac between the 1st and 9th fairways of the Arizona Golf Resort and its location with respect to the Resort.



Ponderosa II- Lorne Greene's Ponderosa



Ponderosa II- Location with Respect to Arizona Golf Resort

HOME A REPLICA

Article regarding the home being a replica of the *Bonanza* TV show's Ponderosa Hollywood set and the naming of the house the Ponderosa II.

Home A Replica Of TV Set *Lorne Greene Builds Ponderosa II*

HOLLYWOOD — A four-year-old dream came true this summer when Lorne Greene, star of NBC-TV's "Bonanza," moved into his new weekend retreat. Called "Ponderosa II," the house is an exact replica of the ranch home seen each week on the popular color series.

The house is the culmination of a dream which took shape in 1959 during the first day that Greene set foot on the sound stage at Paramount Studios where *Ponderosa I* is located. Awed by its beautiful Spanish and Georgian decor, he almost immediately began planning to find a place where he could build a duplicate of the original.

His eventual choice for the location was the Valley of the Sun near Mesa, Ariz.

"It's ideal," he explains. "Far enough to get away from the hustle and bustle of Hollywood. But close enough to commute on weekends and holidays."

★ ★ ★

AS A PART of the prebuilding preparations, Greene had the set photographed from every conceivable angle. He had his architect visit the "Bonanza" set to study the exact layout of the studio-built "home." Landscaping is as western as the Arizona desert allows. His wife, Nancy, spent months and traveled thousands of miles, haunting out of the way shops from Maine to Mexico in search of furniture which would approximate that used on the television show.

Many prizes were turned up. One-hundred-year-old wrought iron doors, for example, separate the living room from the den. Greene and his wife discovered these in Riverside, Calif. He's also proud of the 200-year-old spinning wheel that sits in the



THE LORNE GREENES IN 'PONDEROSA II'

Their new home located near Mesa, Ariz.

den. As a matter of fact, most of the furniture is more than 100 years old.

★ ★ ★

OTHER compromises were also necessary. *Ponderosa I* is a two-story structure, as television fans know. So is the *Ponderosa II*—on the outside. Actually, it is a one-story plan. However, since Greene was reluctant to sacrifice the beauty of the *Ponderosa* staircase, he had it included. It leads directly to a finished attic.

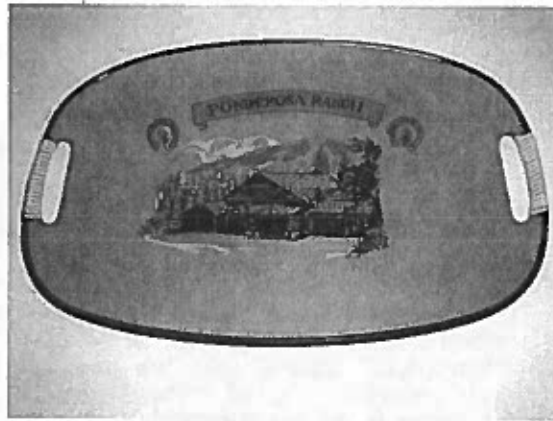
Certain other concessions were also made in the name of progress. There is an automatic dishwasher, air conditioning and automatic sprinklers — to say nothing of three bathrooms.

PONDEROSA RANCH HOUSE MEMORABILIA

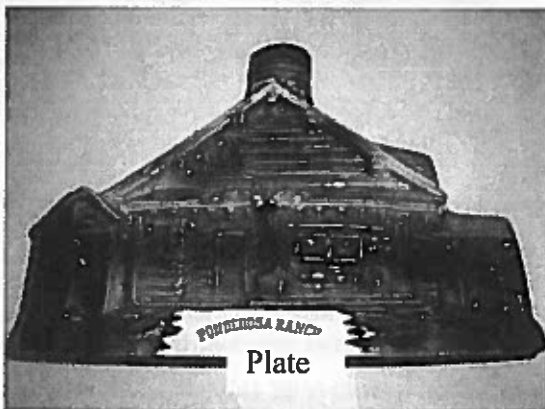
Photos of products produced and sold at the Ponderosa Ranch Theme Park in Incline Village, Nevada and others that helped make the house design recognizable



world-wide.



Tray



Whisky Bottle



Lunch Box



Tin Cup



Metal Tray

OTHER STRUCTURES ON THE PROPERTY

The stone Wishing Well and the Horse Trough are original to the property, as shown in the photos below, and should also be preserved.



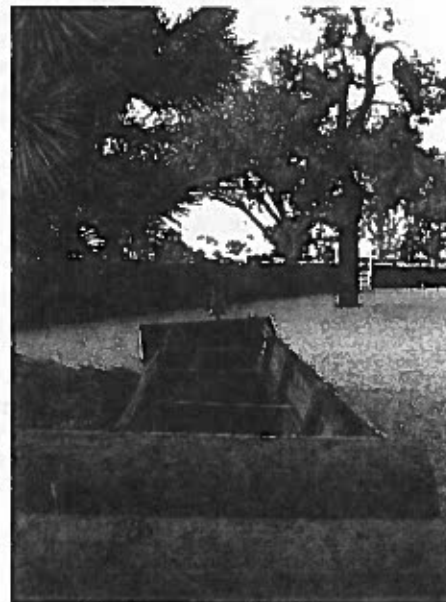
Lorne Greene at Wishing -Well
(circa. 1963)



Recent Photo of Wishing -Well



Nancy & Lorne Greene at
Horse Trough (circa. 1963)



Recent Photo of Horse Trough

CHUCK GREENE LETTER

Letter from Lorne Greenes's son expressing support for preserving his ... "Dad's home away from home in Mesa."



April 9, 2013

Bonanza Investments, LLC
Louise Swann
602 South Edgewater Drive,
Mesa, Arizona 85208

Dear Louise and Tom,

On behalf of the Board of Directors of the Incline Village & Crystal Bay Historical Society, thank you for your generous donation of \$200 on March 24, 2013. The Incline Village & Crystal Bay Historical Society is an all volunteer organization and registered non-profit corporation. The Society serves an important role as a community resource.

For 2013, the Incline Village & Crystal Bay Historical Society is working on completing publications on Incline Village and Crystal Bay history, improving our website where visitors can easily locate the history of the area, launching a membership campaign, refurbishing our Exhibit, putting on events and presentations for our community, and continuing our important work to gather the stories of those who shaped our community, as well as, preserving their histories, photographs, documents and memorabilia. We are doing all this and more only through the generosity of a dedicated group of volunteers.

This letter serves as the official receipt from the Incline Village and Crystal Bay Historical Society, a 510(c)3 tax-exempt not-for-profit organization. No goods or services were exchanged for this gift. Your gift is tax deductible to the full extent of the law. For your records, our Federal Tax ID number is 26-3080866. Please keep this letter for tax purposes.

Thank you again for your gift. Support from donors such as yourself, allow the Incline Village & Crystal Bay Historical Society to carry out our mission.

On a personal note, I am very pleased to hear about your purchase of my Dad's home away from home in Mesa. That you are also opening it up for others to enjoy is a plus and I am happy to hear that Bonanza's 'life' is still going strong in so many locations around the country and the world. I very much appreciate your support of our effort here in Lake Tahoe to do the same as well as to engage our residents and visitors with our history. Hopefully, you will wander this way some day so we can meet.

Sincerely,

Charles Greene,
President

Incline Village & Crystal Bay Historical Society
969 Tahoe Blvd.
Incline Village, NV 89451
775-831-5511
www.tahoehistory.org

Ponderosa II is much like famous TV abode

By Jay Mark

Special for The Republic | acentral.com

For 14 years, the Cartwrights — Ben, the handsome, silver hair, widowed father, and his three sons — Little Joe, Hoss and Adam — were arguably the best known family in the United States, at least on television.

Each week, millions of Americans tuned in to the exploits of the Cartwrights on their giant Ponderosa ranch, near Virginia City, Nev., on the northern shore of Lake Tahoe.

On the air from 1959 to 1973, "Bonanza," the fourth longest running program on TV, amassed 430 episodes.

The leader of the clan was Ben Cartwright, played by Canadian actor Lorne Greene.

Much of the action centered on the program's other star, the Ponderosa, a sprawling log and rustic stone ranch house.

The design of the High Sierra Mountains home was the brainchild of Earl Hedrick, the architecturally trained art director who designed the set erected on

two Paramount Pictures sound stages, and set designer Hal Pereira, who created the appealing, realistic interior.

So popular was the Cartwright's homestead that David Dortort, series creator and producer, was besieged with thousands of requests for plans of the Ponderosa — all of which were turned down, except for one.

How do you say no to the show's star? Greene had some ulterior motives in wanting to replicate the Ponderosa ranch house.

In 1960, Greene, with five buddies and business partners, transplants from the Seattle area, purchased from cotton grower Alex Hudson a section of land east of Power Road between Broadway Road and Southern Avenue.

They immediately began constructing a golf resort, country club and 850-lot housing development.

What better way to promote a new project way east of Mesa than by associating it with the star of TV's most popular show — and featuring a replica of the famed Ponderosa so the star could have a weekend retreat home?

Construction began in 1962 on a picturesque, half-acre. Seven months and more than \$100,000 later, with great local fanfare, Greene moved into Ponderosa II, a home that he and his wife used for several years.

Imagine that. A 3,766-square-foot, two-bedroom, three-bath log home on the edge of a golf course in the middle of the Arizona desert.

Oh, yes. The famous staircase, a prominent feature of the Ponderosa set, was replicated, this time leading to the attic of the one-story ranch home.

After the Greenes sold the house a few years later, it remained a private residence for more than 40 years.

When Tom and Louise Swann purchased the house nearly 50 years after it was built, they were surprised how much of its original décor remained.

Rather than keep it a residence, the Swanns have opened the restored expansive home and made it available for special events.

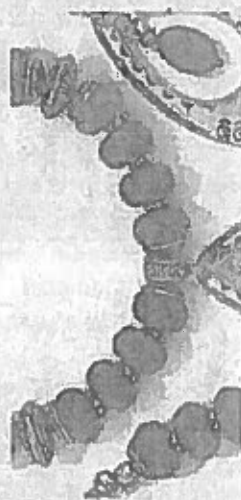
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Lorne Greene's Ponderosa Replica to Celebrate 50th Anniversary

Fans of the vintage television series Bonanza will be gathering February 15th-17th 2013, in Mesa, Arizona, to celebrate the 50th anniversary of Lorne Greene's Ponderosa Replica home.

Mesa, Arizona (PRWEB) September 17, 2012 -- The event will celebrate the 50th anniversary of the house warming party where in 1963 Lorne and Nancy Greene hosted fellow Bonanza actors Michael Landon and wife Lynn and Dan Blocker and wife Dolphia and Bonanza creator and producer David Dortort to the real house based on the show's set at Paramount studios. In addition to tours of the house and an evening barbeque, additional activities will be held at the Arizona Golf Resort, which is the host venue for the event. The group will also tour the nearby Goldfield Ghost Town.

Lorne Greene's Ponderosa replica is a nearly 4,000 square foot home that sits on ½ acre between the 1st and 9th fairways of the Arizona Golf Resort in Mesa, Arizona. It has been restored by its new owners, Louise and Tom Swann, to the way it was in 1963. "It was redecorated through the years primarily with paint and floor coverings. Remarkably, the house still has most of the original light fixtures, cabinetry, doors, woodwork, wood plank flooring in the big room and flagstone patios," says Louise Swann.

Special guests at the event will be Johnny Western and B.B. Hudspeth. Western is an award-winning country and western singer-songwriter, musician, actor, and radio show host. He performed with Gene Autry and was a part of the Johnny Cash road show for nearly 40 years. He wrote and performed the theme song "The Ballad of Paladin". In collaboration with Johnny Cash, he re-wrote the lyrics of "The Rebel - Johnny Yuma" and "Bonanza." Hudspeth is a premiere national entertainer, speaker, and impressionist who creates the voices and tales of some of the most beloved characters and personalities of yesteryear and today.

Speakers will be Jim Turner, Vicki Christian and Tom Swann. Turner will speak about Arizona History where relevant to episodes of Bonanza. Jim was formerly Historian for the Arizona Historical Society and is now a free-lance researcher, writer, lecturer and teacher of Arizona history. Christian will speak on the Incredible Life of Ben Cartwright. As co-founder, with Swann, and President of Bonanza Convention, Inc., Vicki lead the team that produced four very successful fan conventions at Lake Tahoe in 1999, 2002, 2005, and 2009 as well as the very popular Bonanza Gold quarterly magazines that were produced from 2003 through 2009. Swann is the former business manager for Bonanza Conventions, Inc. He will speak about the history, construction and unique features of Lorne Greene's Ponderosa.

"There's a feeling of strength and health about the place," Greene said of the home in 1963. "Every man has a dream house. Maybe it's just a red brick semi-detached. Maybe it's a villa in the south of France. I know that as soon as I walked on to the set of Bonanza and saw the Ponderosa for the first time it became my special dream."

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**Contact Information**

Louise Swann

info@lornegreenesponderosa.com

4802785647

Online Web 2.0 Version

You can read the online version of this press release [here](#).