

Exhibit I

442 Acres
See page 2

Tax Parcel 42-9-C1

THIS DEED

Made the 24th day of April, 2003.

BETWEEN ADRIENNE C. SNELLING, of Fogelsville, Lehigh County, Pennsylvania, and CONSTANCE S. NOONAN, of Allentown, Lehigh County, Pennsylvania, "Grantors," parties of the first part,

AND

WILDLIFE INFORMATION CENTER, a Pennsylvania Corporation, "Grantee," party of the second part,

WITNESSETH, that in consideration of ONE (\$1.00) DOLLAR, in hand paid, the receipt whereof being hereby acknowledged, the said Grantors do hereby grant and convey unto the said Grantee, and Grantee's successors and assigns forever,

ALL THAT CERTAIN messuage, tenement and lot or tract of land situate in East Penn Township, Carbon County, Pennsylvania, bounded on the North and East by the Lehigh River, on the South by the Lehigh County and Carbon County boundary line, and on the West by the Northeast Extension of the Pennsylvania Turnpike. Less and excepting, however, all tracts of land which have been heretofore conveyed.

BEING shown on the Assessment Records of said Carbon County as Tax Parcel 42-09-C1.

BEING THE REMAINING PART OF THE SAME PREMISES granted and conveyed to Charles D. Snelling and Constance S. Noonan by Deed of Russell J. Balliet et al., dated December 9, 1972, and recorded in Carbon County Deed Book Volume 333, Page 911; and the said Charles D. Snelling thereafter, by Deed dated September 29, 1989, and recorded in Carbon County Deed Book Volume 527, Page 259, granted and conveyed his interest therein to Adrienne C. Snelling.

BK 1129PG0845

This property was acquired with funds provided by the Pennsylvania Department of Conservation and Natural Resources ("Department") through the Environmental Stewardship and Watershed Protection Act, Act of December 15, 1999, P.L. 949, No 68 (the "Growing Greener Act"), 27 Pa.C.S. §§ 6101-6113. This property is restricted solely to the uses permitted by the Growing Greener Act. No change of use, and no transfer of ownership, control, or interest in this property may occur without the written consent of the Department. This restriction has the effect of a covenant running with the land and is otherwise binding upon the Grantee and its successor or assigns. SEE ALSO EXHIBIT A.

TOGETHER WITH THE BENEFIT OF, AND UNDER AND SUBJECT TO, any easements, covenants and restrictions that appear in the chain of title and/or are visible on the ground, provided, however, that the recital of the within mentioned easements, covenants and restrictions shall not be construed as a revival thereof in the event that they, or any of them, have expired by limitation or for any other reason whatsoever.

The actual consideration for the within sale and conveyance is \$331,500.00.

And said Grantors do hereby warrant specially the property hereby conveyed.

IN WITNESS WHEREOF, said Grantors have hereunto set Grantors' hands and seals the day and year first above written.

Signed, Sealed and Delivered
In the Presence of

Thomas K. J.

Adrienne C. Snelling (LS)
ADRIENNE C. SNELLING

Constance S. Noonan (LS)
CONSTANCE S. NOONAN

BK 1129PG0846

EXHIBIT A

Attached to and forming a part of Deed from **ADRIENNE C. SNELLING** and **CONSTANCE S. NOONAN** to **WILDLIFE INFORMATION CENTER**

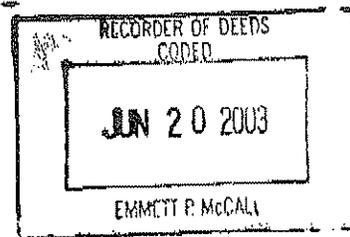
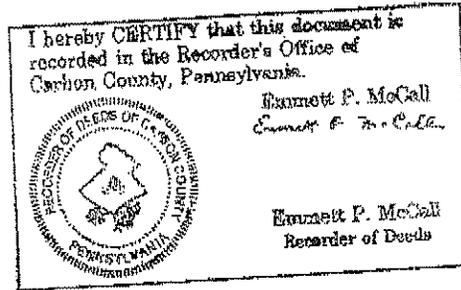
With regard to Viacom International, Inc., the property is restricted solely to the use for educational and/or recreational purposes such as a wildlife refuge and a botanical refuge, such uses to comply with the Growing Greener Act (citation set forth above). No change of use, and no transfer of ownership, control, or interest in this property may occur without the written consent of Viacom International, Inc. This restriction has the effect of a covenant running with the land and is otherwise binding upon the Grantee and its successor or assigns.

RECORDER OF DEEDS
CARBON COUNTY
PENNSYLVANIA

INSTRUMENT NUMBER
200309129

RECORDED ON
Jun 20, 2003
11:59:44 AM

RECORDING FEES	\$2.00
JCS/ACCESS TO JUSTICE	\$10.00
PA WRIT TAX	\$0.50
AFFORDABLE HOUSING ADMINISTRATIVE FEE	\$1.50
AFFORDABLE HOUSING FEES	\$8.50
COUNTY ARCHIVES FEE	\$2.00
ROD ARCHIVES FEE	\$3.00
TOTAL	\$27.50



LAW OFFICES
NOONAN & PROKUP
628 WALNUT STREET
ALLENTOWN, PA 18101

BK 1129PG0848

A. HUD-1 UNIFORM SETTLEMENT STATEMENT

B. Type of Loan

1. <input type="checkbox"/> FHA 2. <input type="checkbox"/> FmHA 3. <input type="checkbox"/> Conv. Unins. 4. <input type="checkbox"/> VA 5. <input type="checkbox"/> Conv. Ins.	6. File Number:	7. Loan Number:	8. Mortgage Insurance Case Number:
--	-----------------	-----------------	------------------------------------

C. NOTE: This form furnishes a statement of settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.);" were paid outside the closing; they are shown for informational purposes and are not included in the totals.

D. Name & Address of Borrower: WILDLIFE INFORMATION CENTER INC. P.O. Box 198 Slatington PA 18080	E. Name, Address & TIN of Seller: ADRIENNE C. SNELLING CONSTANCE NOONAN 528 Walnut Street Allentown PA 18101	F. Name & Address of Lender:
---	---	------------------------------

G. Property Location: 442 Acres Vacant Land East Penn Township Carbon County, PA	TIN of Seller: Place of Settlement 528 Walnut Street Allentown, PA 18101	H. Settlement Agent: HOLLY A. HEINTZELMAN, ESQUIRE
		I. Settlement Date: May 8, 2003

J. Summary of Borrower's Transaction

K. Summary of Seller's Transaction

100. Gross Amount Due from Borrower:			400. Gross Amount Due to Seller:		
101. Contract sales price	331,500.00		401. Contract sales price		\$331,500.00
102. Personal Property			402. Personal Property		
103. Borrower's settlement charges (line 1400)	\$1,482.50		403.		
104.			404.		
105.			405.		
Adjustments for items paid by seller in advance			Adjustments for items paid by seller in advance		
106. City/town taxes 5/8/03 to 12/31/03	54.10		406. City/town taxes 5/8/03 to 12/31/03		54.10
107. County taxes 5/8/03 to 12/31/03	261.48		407. County taxes 5/8/03 to 12/31/03		261.48
108. Assessments to	\$ 0.00		408. Assessments to		\$ 0.00
109. School taxes 5/8/03 to 6/30/03	327.82		409. School taxes 5/8/03 to 6/30/03		327.82
110.			410.		
111.			411.		
112.			412.		
113.			413.		
120. Gross Amount Due from Borrower	\$333,625.70		420. Gross Amount Due to Seller		\$332,143.20
200. Amounts Paid by or in Behalf of Borrower:			500. Reductions in Amount Due to Seller:		
201. Deposits or earnest money	5,000.00		501. Excess deposit (see instructions)		5,000.00
202. Principal amount of new loan(s)	331,500.00		502. Settlement charges to seller (line 1400)		\$ 511.72
203. Existing loan(s) taken subject to			503. Existing loan(s) taken subject to		
204.			504. Payoff of first mortgage		
205.			505. Payoff of second mortgage		
206.			506.		
207.			507.		
208.			508.		
209.			509.		
Adjustments for items unpaid by seller			Adjustments for items unpaid by seller		
210. City/town taxes to	\$ 0.00		510. City/town taxes to		\$ 0.00
211. County taxes to	\$ 0.00		511. County taxes to		\$ 0.00
212. Assessments to	\$ 0.00		512. Assessments to		\$ 0.00
213. to	\$ 0.00		513. to		\$ 0.00
214.			514.		
215.			515.		
216.			516.		
217.			517.		
218.			518.		
219.			519.		
220. Total Paid By/for Borrower	\$336,500.00		520. Total Reduction Amount Due Seller		\$5,511.72
300. Cash at Settlement From/to Borrower			600. Cash at Settlement To/from Seller		
301. Gross amount due from borrower (line 120)	\$333,625.70		601. Gross amount due to seller (line 420)		\$332,143.20
302. Less amounts paid by/for borrower (line 220)	\$336,500.00		602. Less reductions in amount due seller (line 520)		\$5,511.72
303. Cash <input type="checkbox"/> from <input checked="" type="checkbox"/> to Borrower	\$2,874.30		603. Cash <input checked="" type="checkbox"/> to <input type="checkbox"/> from Seller		\$326,631.48

Substitute Form 1099 Seller Statement

The information in Blocks E, G, H, I & line 401 (or, if line 401 is asterisked, line 403 and 404) is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported. If this real estate is your principal residence, file Form 2119, *Sale or Exchange of Principal Residence*, for any gain, with your income tax return; for other transactions, complete the applicable parts of Form 4797, Form 6252 and/or Schedule D (Form 1040). You are required to provide the Settlement Agent (named above) with your correct taxpayer identification number. If you do not provide the Settlement Agent with your taxpayer identification number, you may be subject to civil or criminal penalties imposed by law. Under penalties of perjury, I certify that the number shown on this statement is my correct taxpayer identification number.

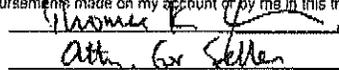
(Seller)

L. Settlement Charges

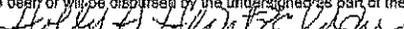
700. Total Sales/Broker's Commission: (based on price)		\$231,500.00 @	%		
Division of Commission (line 700) as follows:					
701.				Paid from Borrower's Funds at Settlement	Paid from Seller's Funds at Settlement
702.					
703. Commission paid at Settlement					\$ 0.00
704.					
800. Items Payable in Connection with Loan					
801. Loan Origination Fee					
802. Loan Discount					
803. Appraisal Fee					
804. Credit Report					
805. Lender's Inspection Fee					
806. Mortgage Insurance Application Fee					
807.					
808.					
809.					
810.					
811.					
812.					
813.					
814.					
900. Items Required by Lender to Be Paid in Advance					
901. Interest from	to	@ \$	per day		
902. Mortgage Insurance Premium for					
903. Hazard Insurance Premium for					
904.					
905.					
1000. Reserves Deposited with Lender					
1001. Hazard insurance	months @ \$		per month	\$ 0.00	
1002. Mortgage insurance	months @ \$		per month	\$ 0.00	
1003. City property taxes	months @ \$		per month	\$ 0.00	
1004. County property taxes	months @ \$		per month	\$ 0.00	
1005. Annual assessments	months @ \$		per month	\$ 0.00	
1006.	months @ \$		per month	\$ 0.00	
1007.					
1008.					
1009. Aggregate Accounting Adjustment					
1100. Title Charges					
1101. Settlement/closing fee					
1102. Abstract/title search to Kaul/Lembach				236.00	
1103. Title examination					
1104. Title insurance binder					
1105. Document preparation					
1106. Notary fees - Thryque K. Meeker				14.00	4.00
1107. Attorney's fees (includes above item numbers)					
1108. Title insurance - Conestoga Title Insurance Company (includes above item numbers)				991.50	
1109. Lender's coverage					
1110. Owner's coverage					
1111.					
1112.					
1113.					
1200. Government Recording and Transfer Charges					
1201. Recording fees: Deed 39.50 Mortgage 64.00 Release				\$103.50	\$0.00
1202. City/county tax/stamps: Deed Mortgage					\$0.00
1203. State tax/stamps: Deed Mortgage					\$0.00
1204. Mortgage Satisfaction					23.50
1205. Mortgage - Carbon County				87.50	
1206.					
1300. Additional Settlement Charges					
1301. Survey					
1302. Pest inspection					
1303. East Penn Township real estate tax					82.96
1304. Carbon County real estate tax					401.26
1305. Federal Express (2)				50.00	
1306.					
1307.					
1308.					
1400. Total Settlement Charges (This Number Transfers to Lines 103 & 502 Above)				\$1,482.50	\$ 511.72

CERTIFICATION

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

 Seller
 Borrower

To the best of my knowledge the HUD-1 Settlement Statement which I have prepared is true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

 Settlement Agent
 5-8-03 Date

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see Title 18 U.S. Code Section 1001 and Section 1010.