



PARCEL: 1640821591

SAN BERNARDINO COUNTY, CALIFORNIA



LANDGATE PROPERTY REPORT



GREGG COCHRAN

Broker

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PROFILE

Started in the real estate business as a mortgage broker in 1995. By 2004 had converted the brokerage business to mortgage banking operation and transition into commercial lending. Had successfully closed 600+ mortgage loans covering residential and commercial borrowers. As part of converting from a brokerage to a banking operation became the chief credit officer, underwriter for conventional, government and commercial loans as a principal owner of the business. During this time period embarked on a secondary mission as a mortgage banking trainer. Authored 15 books for the training operation, which are also included in the Library of Congress achieves.

Other milestones in related fields: Provided expert witness testimony in court cases involving mortgage and real estate fraud. Assisted the US Government, Department of The Treasury, Office of Thrift and Supervision to create the IFR (Independent Foreclosure Review) post the 2008 banking crisis.

Upon the financial crash in 2008, worked to refocus business operations and opportunities in real estate sales. Smoke Tree Commercial Real Estate was established in 2010. Since the creation of STC Real Estate, have closed 200+ transactional sides representing sellers and buyers.

In 2012 joined the Realtors Commercial Alliance of Orange County (the only commercial board of Realtors in California). Commencing in 2015 became a BOD member for this board and in 2018 became the board's Treasurer.

2023-2024, Realtors Land Institute, Member.

Education/Licensing includes: CA Real Estate Broker, BSc Real Estate.

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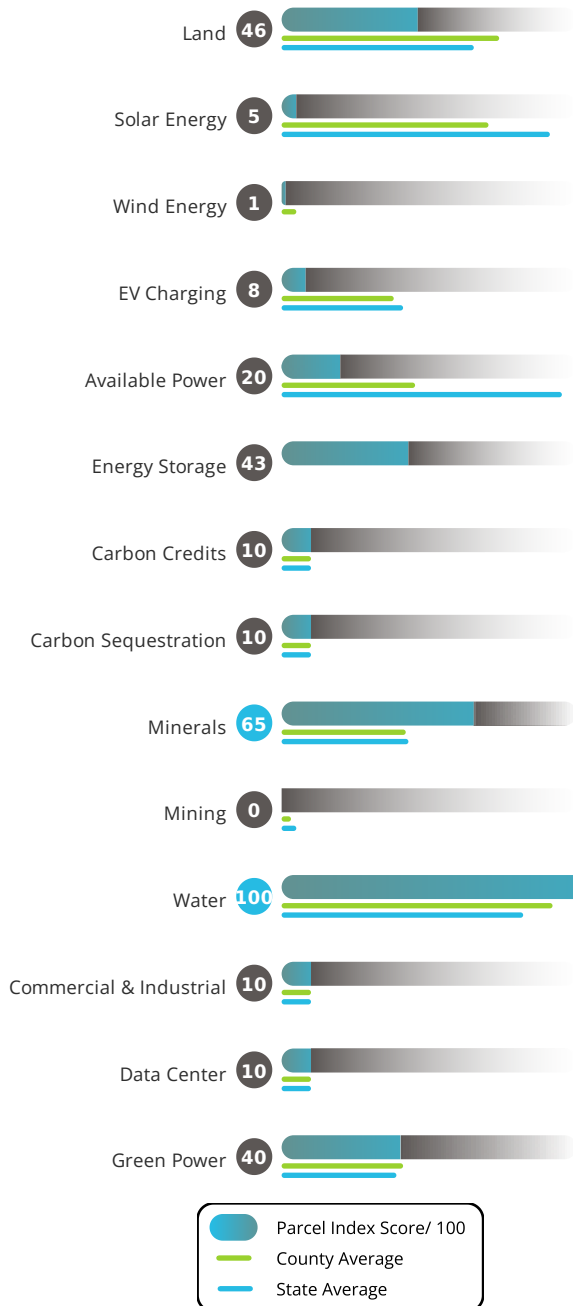
LandGate's engineered valuations take into account large amounts of granular technical data to determine market values of land-based real estate. Valuations for each of the property's segments are based on the most up to date technical conditions. These estimates should not be used as a certified appraisal.

LandGate and its partner KPMG can provide a certified appraisal.

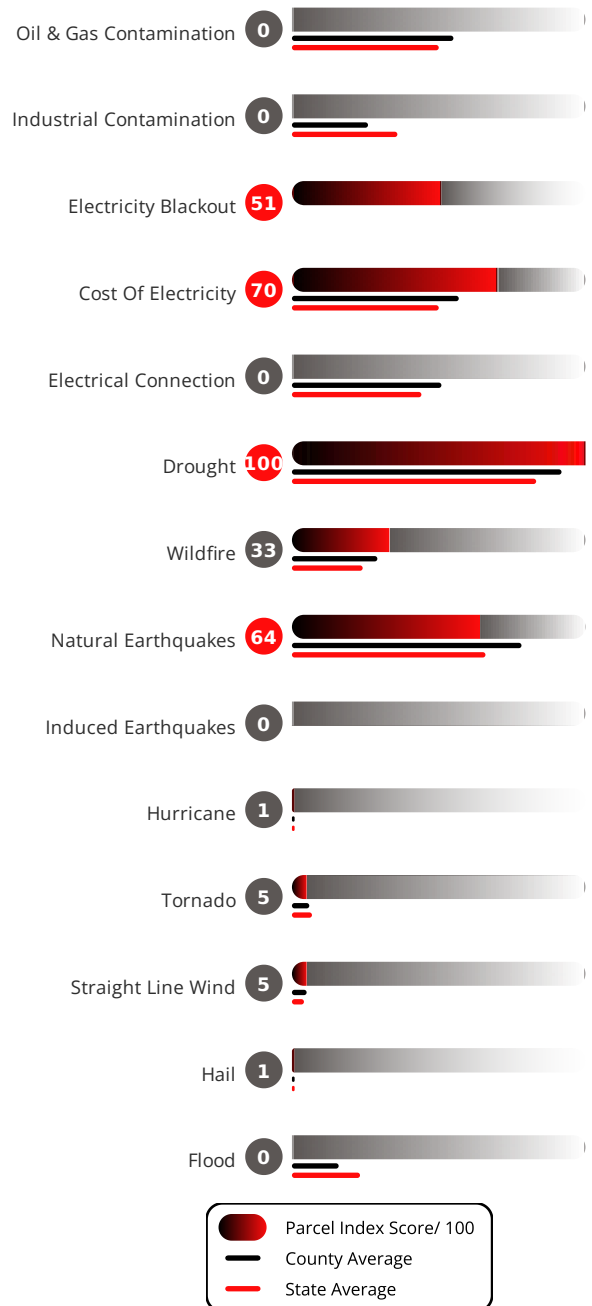
Summary



Value Index



Risk Index



Potential Dividends (Estimated Lease Value)

Solar Farm Lease:	\$680/ac/yr
Wind Farm Lease:	\$33/ac/yr
Carbon (Carbon Credits):	\$0/ac/yr
Oil and Gas (Mineral Lease):	\$10/ac

LandGate Estimates by Parcel

Parcel APN	Parcel Address	Parcel Acreage	Land Value	Solar Farm Lease	Wind Farm Lease	Battery Storage Score	EV Charging Score	Carbon Credits	Carbon Sequ. Lease	Mineral Lease	Mining	Water Rights
045228306		3.03	\$7,234	\$680/ac/yr	\$33/ac/yr	43*	8*	\$0	\$0	\$20/ac	-	-

LandGate Indexes By Parcel

			Indexes											Risk Factors									
Parcel APN	Parcel Address	Parcel Acreage	Land	Solar Energy	Wind Energy	EV Charging	Available Power	Energy Storage	Carbon Credits	Carbon Sequestration	Minerals	Mining	Water	Commercial & Industrial	Oil & Gas	Contamination	Industrial Contamination	Electricity Blackout	Cost Of Electricity	Electrical Connection	Drought	Wildfire	Natural Earthquakes
045228306		3	6	5	96	8	20	43			65		100	0	0	0	51	70	0	100	33	64	

Land



Cropland Irrigation Percent:	100 %
LandGate Relative Water Stress:	100 %
Annual Precipitation:	6 "
Average Annual Wind Speed:	12.1 mph
Average 3D Solar Irradiance:	276 W/m ²
Average High Temp:	77.9 °F
Average Low Temp:	48 °F
Average Slope:	3.1 °
Maximum Slope:	3.7 °

Total Land Value: \$21,916 (\$7,234/ac)

	Woodland \$16,776 (2.5 acres)
	Shrubland \$16,776 (2.5 acres)
	Developed \$5,140 (0.5 acres)
	Developed/Open Space \$5,140 (0.5 acres)

Property Features



Acreage Details:

		Federal Wetland:	0 ac
		Topography 5%:	2 ac

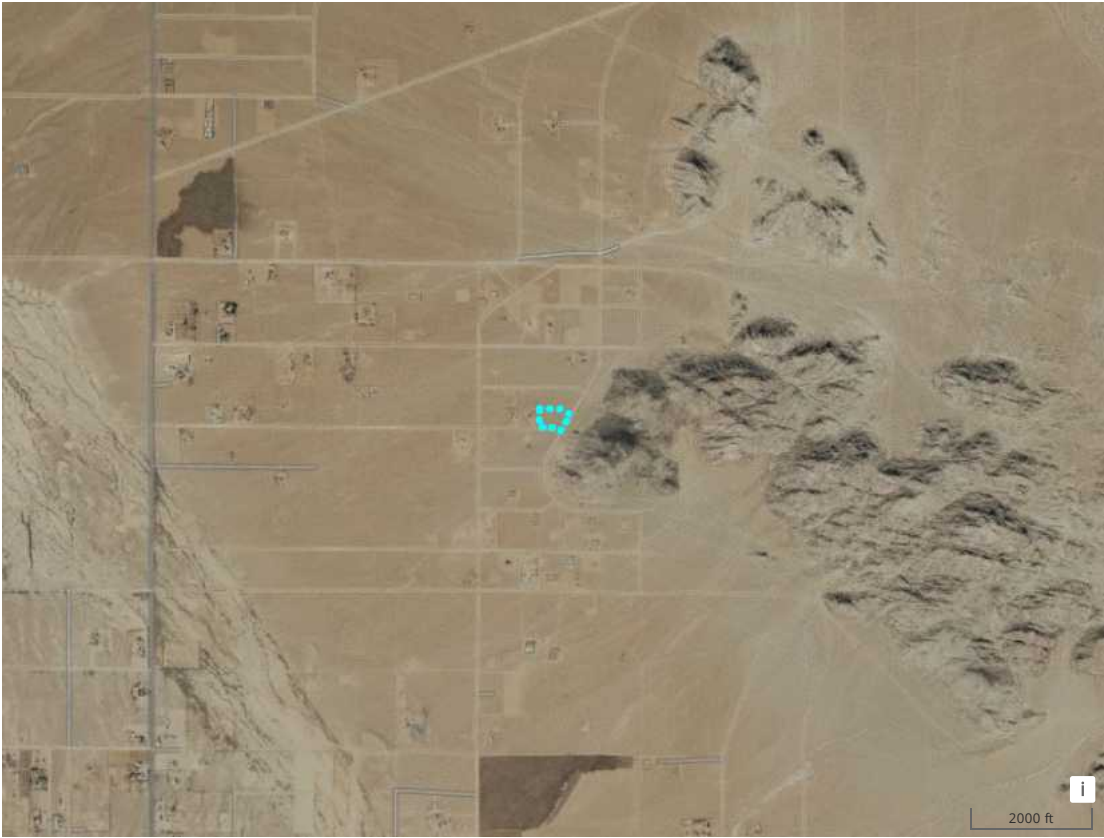
Elevation

Average Elevation:	3,130 feet
Minimum Elevation:	3,120 feet
Maximum Elevation:	3,140 feet

Slope

Average Slope:	3 °
Maximum Slope:	4 ° (No need for land grading)

Nearest Amenities

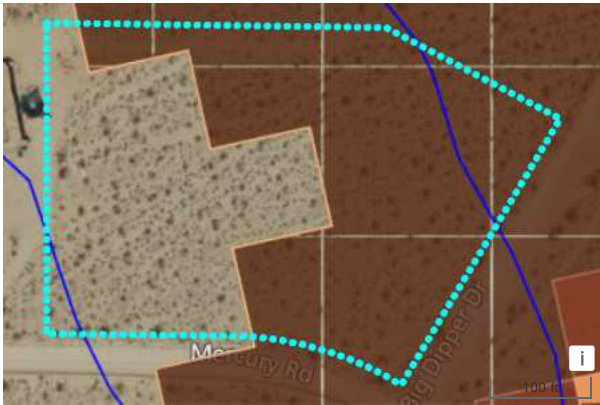


-  Restaurant
-  Park
-  Gas Station
-  Coffee
-  Entertainment
-  School
-  Shopping
-  Port/Terminal
-  Apartment Complex
-  Campground
-  Church
-  Hospital/Clinic
-  Hotel/Motel
-  Rest Area
-  Point Of Interest

Amenity Details

Number of Restaurants within 1.5 mi:	0	Distance to nearest Hospital:	No hospital within 1.5 miles
Number of Coffee shops within 1.5 mi:	0	Distance to nearest Port/Terminal:	No Port / Terminal within 1.5 miles
Number of Shopping amenities within 1.5 mi:	0	Distance to nearest EV Charger:	No EV Charger within 1.5 miles
Number of Hotels within 1.5 mi:	0		
Number of Schools within 1.5 mi:	0		
Number of Gas Stations within 1.5 mi:	0		
Number of Churches within 1.5 mi:	0		
Number of Entertainment options within 1.5 mi:	0		

Topo



Elevation

Average Elevation:	3,130 feet
Minimum Elevation:	3,120 feet
Maximum Elevation:	3,140 feet

Slope

Average Slope:	3 °
Maximum Slope:	4 ° (No need for land grading)

Trees



Current Trees

Tree Acres (ac):	0
Tree Canopy Avg. Height (ft):	0
Tree Canopy Density (%) (ft):	0
Forest Age (yr):	0
Mangrove Forest (ton/ac/yr):	0
Water Precipitation (in/yr):	6

Reforestation Potential

From Non-Tree Cover Acres (ac):	3.03
From Tree Cover Acres (ac):	0
Exclusion Zone for Non-Tree Area only (ac):	0
Potential Area for Reforestation Acres (ac):	0
Water Precipitation (in/yr):	6.00
Suggested Tree Type for Reforestation:	-
Maximum Tree Canopy Density (%):	0.00

Details by Tree Type

Carbon Credits

	Carbon Offset Est. Current Year (ton/ac/yr)	Carbon Offset Est. Current Year (ton/yr)	Carbon Credits Est Current Year (\$/ac/yr)	Carbon Credits Est Current Year (\$/yr)	Carbon Offset Potential Est. 30 Yr Avg (ton/ac/yr)	Carbon Offset Potential Est. 30 Yr Avg (ton/yr)	Carbon Credits Est. 30 Yr Avg (\$/yr)
Current Trees	0.000	0.000	\$0.00	\$0.00	0.000	0.000	\$0.00
Reforestation Potential	0.000	0.000	\$0.00	\$0.00	0	0.000	\$0.00

Soil



Soil Type	Soil Quality Class	Dominant Soil Group	Soil Acres	Soil Description	Prime Farmland Designation
113	4	A	3	CAJON SAND, 2 TO 9 PERCENT SLOPES	Farmland of Statewide Importance

Solar Farm

Solar Farm - Buildable Acreage and Exclusion Zones



Acreage Details:

	Federal Wetland:	0 ac
	Topography 5%:	2 ac

Est. Solar Rent: \$680 / ac / yr

Buildable Acreage For Solar

Gross Parcel Acreage:	3 ac
Total Buildable Acreage:	3 ac

** Solar rent is based off of buildable acreage.
Solar projects may not use the entire potential buildable acreage.
Average acreage for community solar projects is 15-30 acres.
Average acreage for Utility Scale solar projects is 100+ acres.*

Potential Capacity/Output

Direct Solar Irradiance:	251 W/m ²
Solar Irradiance - Topography and Panel Tilt Corrected:	276 W/m ²

Possible Number of Solar Panels:	1,871
Parcel Max Capacity:	1 MW
Max Annual Output:	1,193 MWh

Nearest Solar Farm 



Nearest Solar Farm

Operator	LONE VALLEY SOLAR PARK II LLC
Distance	5.169 miles
Operating Capacity	20

Wind



Est. Wind Rent: \$33/ac/yr

Potential Capacity / Output

Possible Number of Wind Turbines on Parcel: 0.04
Parcel Max. Capacity: 0.118 MW
Parcel Max. Annual Output: 166.379 MWh

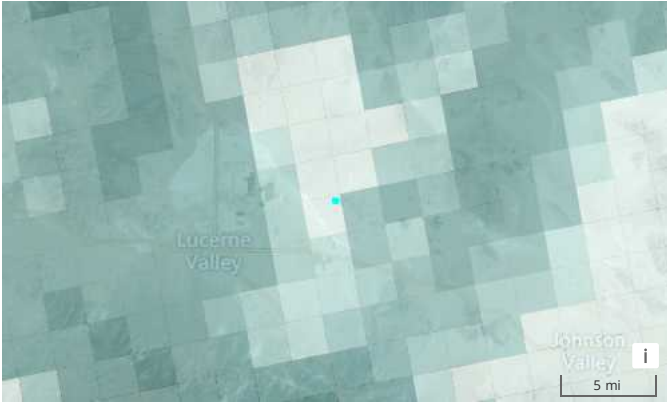
Buildable Acreage For Wind

Gross Parcel Acreage: 3 ac
Total Buildable Acreage: 3 ac

Acreage Details

		Federal Wetland	0 ac
		Topography 5%	2 ac

Wind Lease Value Heat Map



LandEstimate - Lease Value in \$/ac/yr

	< \$100
	\$100 < x < \$150
	\$150 < x < \$225
	\$225 < x < \$300
	\$300 < x < \$375
	\$375 < x < \$450
	\$450 < x < \$550
	\$550 < x < \$650
	\$650 < x < \$700
	> \$700

Electrical Infrastructure



Nearest Substation

Substation Name: COTTONWOOD
Distance: 7.579 miles
Substation Hosting: -
Capacity: -

Nearest Transmission Line

Owner: SOUTHERN CALIFORNIA EDSION
Distance: 1.043 miles
Max Capacity: 660 MW
Available Capacity: -

Nearest Solar Farm



Nearest Wind Farm



Nearest Solar Farm

Operator: LONE VALLEY SOLAR PARK II LLC
Distance: 5.169 miles
Operating Capacity: 20

Nearest Wind Farm

Name: TERRA-GEN 251 WIND LLC
Distance: 18.317 miles
Operating Capacity: -

Commodity Pricing

Wholesale Market: CAISO
Avg. Energy Price: -
State/Local Incentives: 100 \$/MWh
Total Value of Solar Energy: -

Commodity Pricing

Wholesale Market: CAISO
Avg. Energy Price: -
State/Local Incentives: 100 \$/MWh
Total Value of Wind Energy: -

Direct Solar Irradiance: 251 W/m²
Solar Irradiance - Topography and Panel Tilt Corrected: 276 W/m²

EV Charging

Nearest Major Road and Site Score



Nearest Major Road

Name	
Distance	miles

EV Site Score:	8
EV Corridor Site Score:	0
EV Exit Ramp Score:	0
Substation Index Score:	0
Transmission Line Index Score:	50
EV Charging Station Score:	0
Tribal and DAC Index Score:	0

Nearest Transmission Lines and Substation



Nearest Amenity and Charging Station



Nearest Transmission Line

Owner:	SOUTHERN CALIFORNIA EDSION
Distance:	1 miles
Max Capacity:	660 MW
Available Capacity:	-

Site Details

Nearest Amenity Name:	-
Nearest Amenity Type:	-
Nearest Amenity Distance:	- miles
Existing Parking Lot Size:	0 sq ft
Paveable Area:	2.8556795 sq ft
Average Annual Energy Price:	175.67 \$/MWh
Average 30 Day Energy Price:	0 \$/MWh

Nearest Substation

Substation Name:	COTTONWOOD
Distance:	7.6 miles
Substation Max kV:	115 kV
Substation Min kV:	115 kV

Nearest EV Charging Station

EV Network/Owner:	-
Distance:	-
EV Level:	-
EV Connectors:	-
EV Pricing:	-

Carbon



Tree Carbon and Reforestation Credits

Total Parcel Acres (ac):	3.03
Tree Cover Acres (ac):	0
Non-Tree Cover Acres (ac):	3.03
Carbon Credits Offset Est.	0.000
Current Year (ton/ac/yr):	
Carbon Credits Offset Est.	0.000
Current Year (ton/yr):	
Carbon Credits Est. Current	\$0
Year (\$/ac/yr):	
Carbon Credits Est. Current	\$0.00
Year (\$/yr):	

Tree Carbon Credits

Tree Acres (ac):	0
Tree Canopy Avg. Height (ft):	
Tree Canopy Density (%):	0
Forest Age (yr):	0
Mangrove Forest (ton/ac/yr):	0
Water Precipitation (in/yr):	6.00
Tree Carbon Offset Est.	0.000
Current Year (ton/ac/yr):	
Tree Carbon Offset Est.	0.000
Current Year (ton/yr):	
Tree Carbon Credits Est.	\$0.00
Current Year (\$/ac/yr):	
Tree Carbon Credits Est.	\$0.00
Current Year (\$/yr):	

Soil Carbon Credits

Organic Carbon Stocks	4.452
(ton/ac):	
Organic Carbon Density	67
(kg/m ³):	
Soil Carbon Offset Est.	0.100
Current Year (ton/ac/yr):	
Soil Carbon Offset Est.	0.303
Current Year (ton/yr):	
Soil Carbon Credits Est.	\$0.15
Current Year (\$/ac/yr):	
Soil Carbon Credits Est.	\$0.45
Current Year (\$/yr):	

Reforestation Potential Carbon Credits

From Non-Tree Cover Acres	3.03
(ac):	
From Tree Cover Acres (ac):	0
Exclusion Zone for Non-Tree	0
Area only (ac):	
Potential Area for	0
Reforestation Acres (ac):	
Water Precipitation (in/yr):	6.00
Maximum Tree Canopy	0.00
Density (%)	
Reforestation Carbon Offset	0.000
Est. Current Year (ton/ac/yr):	
Reforestation Carbon Offset	0.000
Est. Current Year (ton/yr):	
Reforestation Carbon Credits	\$0.000
Est. Current Year (\$/ac/yr):	
Reforestation Carbon Credits	\$0.00
Est. Current Year (\$/yr):	

Oil And Gas



- Producing
- Drilled
- Permitted
- Service
- Abandoned
- Upside
- Surface Hole
- Hydrocarbon Gas Liquid
- Natural Gas Pipelines
- Natural Gas Compressor
- Natural Gas Processing Plants
- CO2 Emitting Facilities

Estimated Oil Gas Value (Lease) \$10/acre

Nearby Wells Valuation of 1% Royalty (\$62/bbl; \$3.4/mcf)

NET VALUE
\$61,181

FROM OIL PRODUCTION
\$41,096

FROM GAS PRODUCTION
\$11,905

FROM NGL PRODUCTION
\$8,180

Geology (Nearby Wells)
Basin and Range EBA

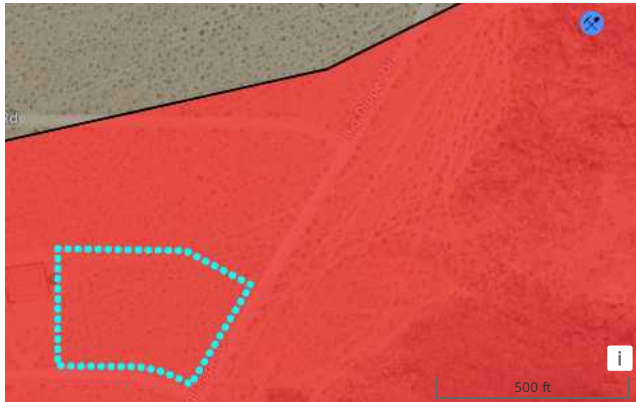
Stratigraphic data is not supported
for the selected basin

Production (Nearby Wells)
Selected items do not have available production data

Nearby Wells (2)

Status	On Property	Label	Operator	Api #	Well Category	Formation	First Production	Permit Date	Drill Date	Plug Date	Abandon Date	Total Oil (bbl)	Total Gas (Mcf)
Producing	No (38.239 mi)	Federal 1-26	U. S. Geological Survey	0407120058	Vertical	Other	1970-01-01						
Abandoned	No (6.883 mi)	Lucerne Valley 1	Verne Chute	0407100039	Vertical	Other	1970-01-01						

Mining



Nearest Mining Location

Associated	Swanson Granite
Claim/Owner Names	
Location Type	Construction Materials
Distance from Parcel	0.21 mi
Location Name	Swanson Granite Quarries
Discovery Year	
Commodity Type	Non-Metal
Resource Size	
Main Commodity	Granite
Additional Commodity	
Operation Type	Surface
County	San Bernardino
Rock Formation	
Rock Type	
Deposit Type	
Ore	
Orebody Shape	
Associated Waste Rock	
Geologic Notes	
Site Status	Past Producer
Year First Produced	
Year Last Produced	

Igneous Intrusive Sedimentary		Metamorphic	Evaporite	Mines
Pegmatite	Sandstone	Greenstone	Gypsum	
Granitic/Granite	Shale	Amphibolite	Salt	
Diorite	Banded Iron	Granofels	Anhydrite	
Mafic	Carbonate	Gneiss	Undifferentiated	Rare Earth Elements
Alkalic	Clastic	Schist	Unconsolidated	Precious Metals
Igneous Extrusive		Conglomerate	Alluvium	Construction Materials
Mafic Volcanic	Conglomerate	Undifferentiated	Water/Ice	Energy
Felsic Volcanic	Undifferentiated		Water	Industrial
Alkalic			Ice	Critical Minerals
Andesite				Unknown
Rhyolite				
Tuff				
Undifferentiated				

Rock Description	Rock Classification	Acres	Percent of Parcels
Mesozoic granitic rocks, unit 3 (Sierra Nevada, Death Valley area, Northern Mojave Desert and Transverse Ranges)	Igneous Intrusive Granitic/Granite	3	100

Industrial Contamination



Nearby EPA Superfund Site

Site Name: Barstow Marine Corps Logistics Base
Distance: 28.02 miles
Contaminant: Unspecified
Category: Unavailable
Status: NPL Site
LG Risk Score: 45.5 / 100
(The LandGate Risk score takes into account the initial level of contamination as well as the work that has been done to remediate the site, in order to give a better understanding of the risks to development)
EPA Region: 9
City: Barstow
County: San Bernardino
State: California
Latitude: 34.878331
Longitude: -116.9389
Date Proposed: 1989-07-14
Date Listed: 1989-11-21
Link: [Barstow Marine Corps Logistics Base](#)



Near by Abandoned Wells

Status	Distance (miles)	Label	Operator	Api #	Well Category	Formation	First Production	Permit Date	Drill Date	Plug Date	Abandon Date	Total Oil (bbl)	Total Gas (Mcf)
Abandoned	6.84	Lucerne Valley 1	Verne Chute	0407100039	V	Other	1970-01-01					0	0

Nearest Underground Storage Tank Facility 📄

Details

Facility Name:	LUCERNE VALLEY SINCLAIR
Address:	32787 HWY 18
City:	LUCERNE VALLEY
County:	
State:	California
Zip Code:	92356
Lat / Long:	34.4434 / -116.95
Open	3
Closed:	
Out of Service:	
Distance:	6.876 mi

Storage Tanks

Tank ID	Substances	Status	Capacity (gal)	Wall Type	Install Date	Removal Date
CA10041601-003_One in a Compartmented Unit_2	Diesel	Open	10,000	Double Wall	10/1/2008	
CA10041601-001_A Stand-alone Tank_1	Regular Unleaded	Open	15,000	Double Wall	10/1/2008	
CA10041601-002_One in a Compartmented Unit_2	Premium Unleaded	Open	6,000	Double Wall	10/1/2008	