



LANDGATE

Data Solutions and Marketplace for Land Resources

PARCEL: 1362478961

LOS ANGELES COUNTY, CALIFORNIA



LANDGATE

PROPERTY REPORT

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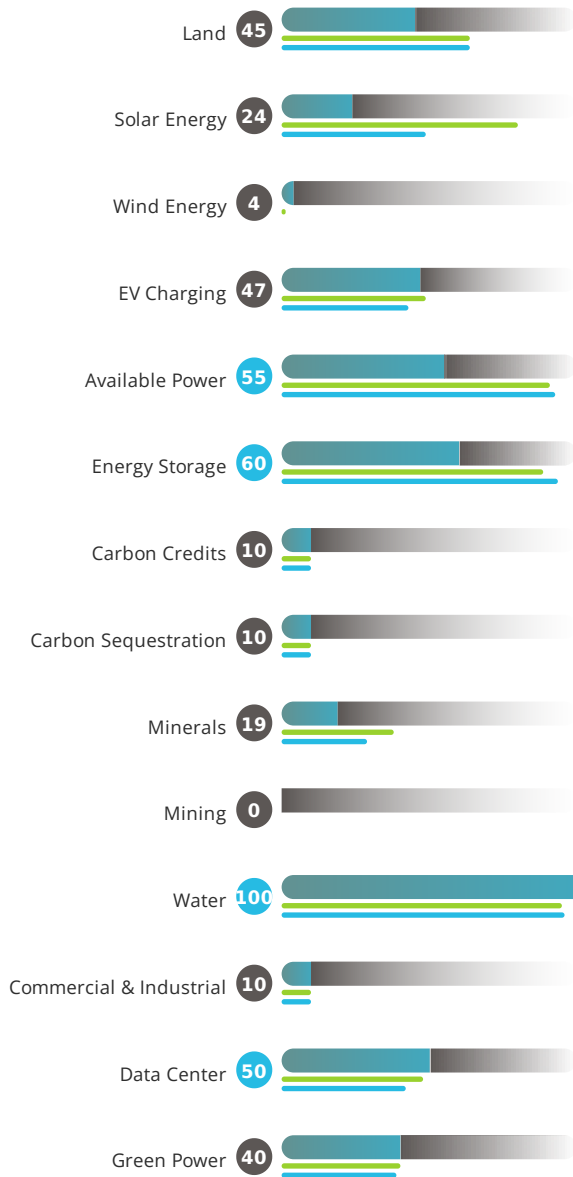
LandGate's engineered valuations take into account large amounts of granular technical data to determine market values of land-based real estate. Valuations for each of the property's segments are based on the most up to date technical conditions. These estimates should not be used as a certified appraisal.

LandGate and its partner KPMG can provide a certified appraisal.

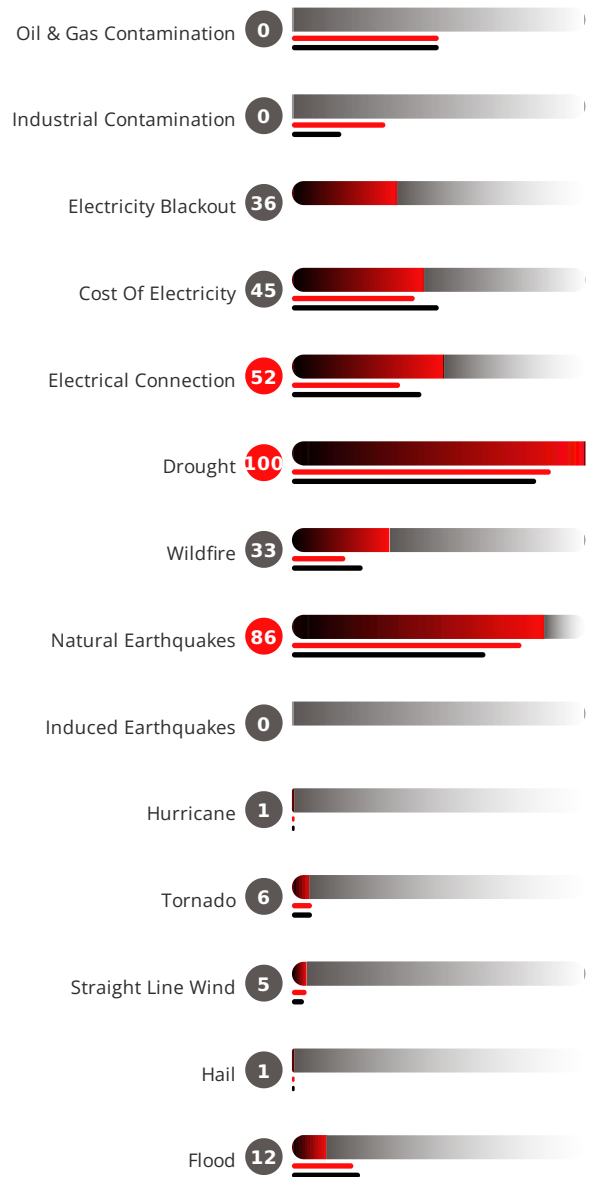
Summary



Value Index



Risk Index



Potential Dividends (Estimated Lease Value)

| | |
|------------------------------|---------------|
| Solar Farm Lease: | \$1,585/ac/yr |
| Wind Farm Lease: | \$32/ac/yr |
| Carbon (Carbon Credits): | \$0/ac/yr |
| Oil and Gas (Mineral Lease): | \$10/ac |

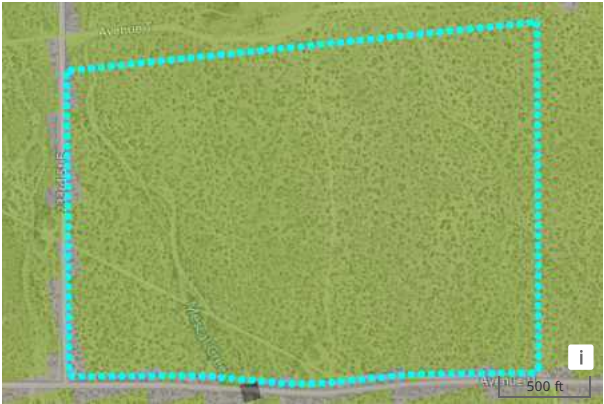
LandGate Estimates by Parcel

| 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 |
|------------|-----------------------|----------------|------------|------------------|-----------------|-----------------------|-------------------|----------------|--------------------|---------------|--------|--------------|
| 3032005018 | VAC/COR AVE U/233 STE | 105.093 | \$7,019 | \$1,585/ac/yr | \$32/ac/yr | 60* | 47* | \$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 | | |
| 3032005018 | VAC/COR AVE U/233 STE | 105.1 | 45 | 24 | 4 | 47 | 55 | 60 | | | 19 | | 100 | 0 | 0 | 0 | 36 | 45 | 52 | 100 | 33 | 86 | | |

Land

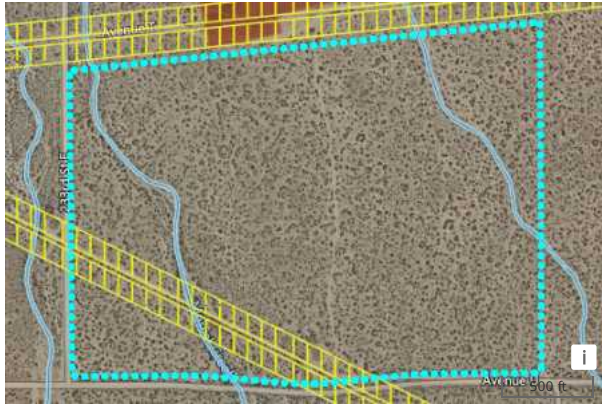


| | |
|---------------------------------|----------------------|
| Cropland Irrigation Percent: | 100 % |
| LandGate Relative Water Stress: | 100 % |
| Annual Precipitation: | 6.5 " |
| Average Annual Wind Speed: | 11.9 mph |
| Average 3D Solar Irradiance: | 275 W/m ² |
| Average High Temp: | 75.5 °F |
| Average Low Temp: | 46.7 °F |
| Average Slope: | 0.9 ° |
| Maximum Slope: | 1.6 ° |

Total Land Value: \$737,676 (\$7,042/ac)

- Woodland \$643,707 (103.2 acres)
- Shrubland \$643,707 (103.2 acres)
- Developed \$93,969 (1.6 acres)
- Developed/Open Space \$93,969 (1.6 acres)

Property Features



Acreage Details:

| | | | |
|--|--|--------------------|------|
| | | Federal Wetland: | 1 ac |
| | | Transmission Line: | 7 ac |

Elevation

| | |
|--------------------|------------|
| Average Elevation: | 3,155 feet |
| Minimum Elevation: | 3,140 feet |
| Maximum Elevation: | 3,170 feet |

Slope

| | |
|----------------|--------------------------------|
| Average Slope: | 1 ° |
| Maximum Slope: | 2 ° (No need for land grading) |

Nearest Amenities



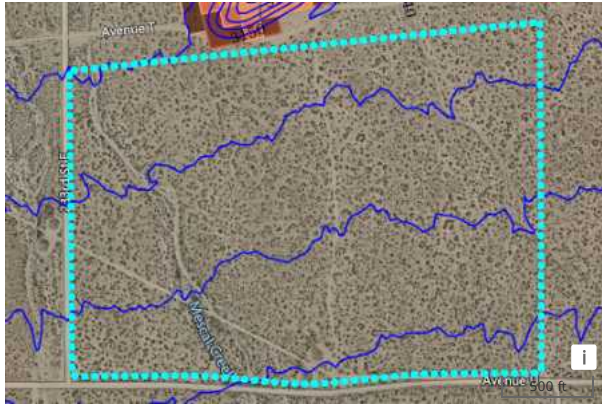
- Restaurant
- Park
- Gas Station
- Coffee
- Entertainment
- School
- Shopping
- Port/Terminal
- Apartment Complex
- Campground
- Church
- Hospital/Clinic
- Hotel/Motel
- Rest Area
- Point Of Interest

Amenity Details

Number of Restaurants within 1.5 mi: 0
 Number of Coffee shops within 1.5 mi: 0
 Number of Shopping amenities within 1.5 mi: 0
 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

Distance to nearest Hospital: **No hospital within 1.5 miles**
 Distance to nearest Port/Terminal: **No Port / Terminal within 1.5 miles**
 Distance to nearest EV Charger: **12.3 mi**

Topo



Elevation

| | |
|--------------------|------------|
| Average Elevation: | 3,155 feet |
| Minimum Elevation: | 3,140 feet |
| Maximum Elevation: | 3,170 feet |

Slope

| | |
|----------------|--------------------------------|
| Average Slope: | 1 ° |
| Maximum Slope: | 2 ° (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): | 132 |
| Mangrove Forest (ton/ac/yr): | 0 |
| Water Precipitation (in/yr): | 7 |

Reforestation Potential

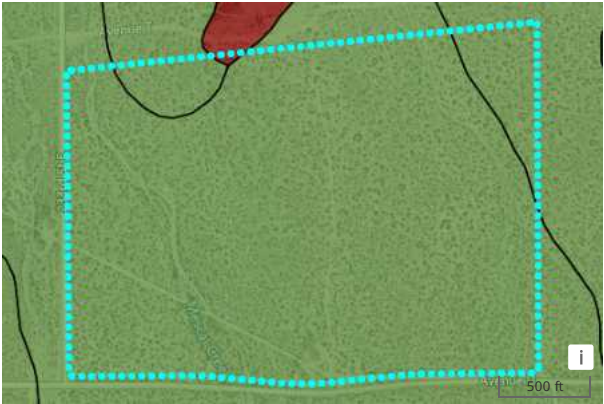
| | |
|--|--------|
| From Non-Tree Cover Acres (ac): | 105.09 |
| From Tree Cover Acres (ac): | 0 |
| Exclusion Zone for Non-Tree Area only (ac): | 7.36 |
| Potential Area for Reforestation Acres (ac): | 0 |
| Water Precipitation (in/yr): | 7.00 |
| Suggested Tree Type for Reforestation: | - |
| Maximum 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 (\$/ac/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 |

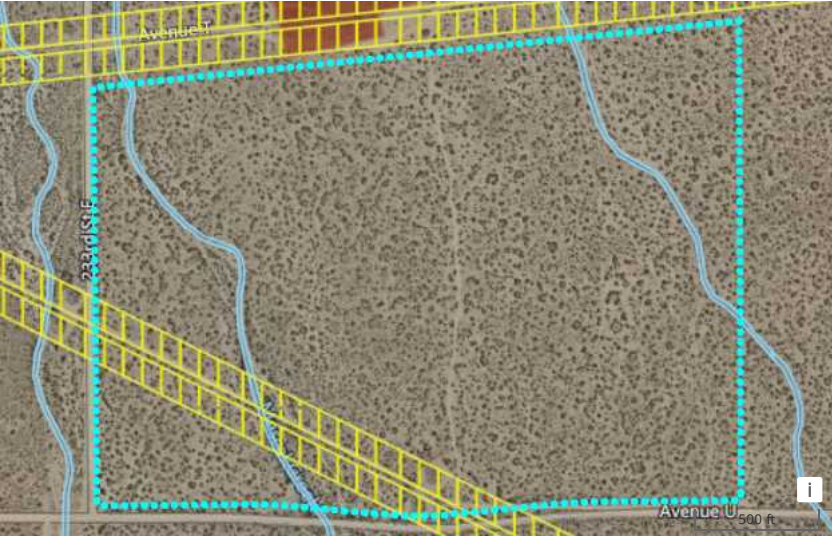
Soil



| Soil Type | Soil Quality Class | Dominant Soil Group | Soil Acres | Soil Description | Prime Farmland Designation |
|-----------|--------------------|---------------------|------------|--|------------------------------|
| CcA2 | 2 | A | 96.5 | Cajon loamy fine sand, 0 to 2 percent slopes, hummocky | Conditionally Prime Farmland |
| HgA | 2 | A | 8.5 | Hesperia loamy fine sand, 0 to 2 percent slopes | Conditionally Prime Farmland |
| RhF | 0 | D | 0.1 | Rock land | Not Prime Farmland |

Solar Farm

Solar Farm - Buildable Acreage and Exclusion Zones



Acreage Details:

| | | |
|--|--------------------|------|
| | Federal Wetland: | 1 ac |
| | Transmission Line: | 7 ac |

Est. Solar Rent: \$1,585 / ac / yr

Buildable Acreage For Solar

| | |
|--------------------------|--------|
| Gross Parcel Acreage: | 105 ac |
| Total Buildable Acreage: | 97 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: | 247 W/m ² |
| Solar Irradiance - Topography and Panel Tilt Corrected: | 275 W/m ² |
| Possible Number of Solar Panels: | 63,301 |
| Parcel Max Capacity: | 28 MW |
| Max Annual Output: | 44,312 MWh |

Nearest Solar Farm



Nearest Solar Farm

| | |
|--------------------|------------------|
| Operator | MMA WBF POWER LP |
| Distance | 2.275 miles |
| Operating Capacity | 1.2 |

Wind



Est. Wind Rent: \$32/ac/yr





Potential Capacity / Output

Possible Number of Wind Turbines on Parcel: 1.21
Parcel Max. Capacity: 3.984 MW
Parcel Max. Annual Output: 5,877.182 MWh

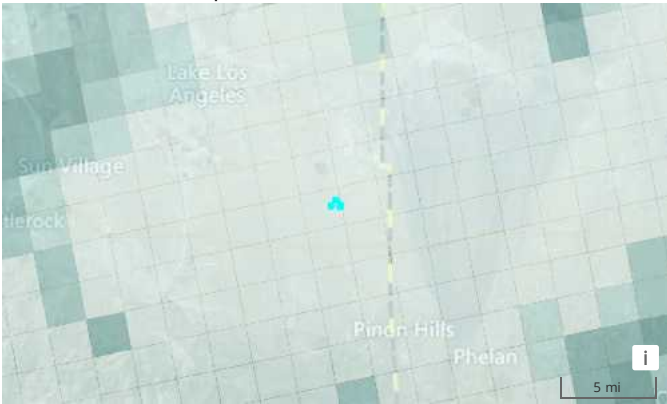
Buildable Acreage For Wind

Gross Parcel Acreage: 105 ac
Total Buildable Acreage: 97 ac

Acreage Details

| | | | |
|---|---|-------------------|------|
|  |  | Federal Wetland | 1 ac |
|  |  | Transmission Line | 7 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: | WILSONA |
| Distance: | 3.288 miles |
| Substation Hosting | - |
| Capacity: | - |

Nearest Transmission Line

| | |
|---------------------|----------------------------|
| Owner: | SOUTHERN CALIFORNIA EDISON |
| Distance: | 0 miles |
| Max Capacity: | 1,625 MW |
| Available Capacity: | - |

Nearest Solar Farm



Nearest Wind Farm



Nearest Solar Farm

| | |
|--------------------|------------------|
| Operator | MMA WBF POWER LP |
| Distance | 2.275 miles |
| Operating Capacity | 1.2 |

Commodity Pricing

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

Nearest Wind Farm

| | |
|---------------------|------------------------------|
| Name: | Foundation Cemex River Plant |
| Distance: | 22.565 miles |
| Operating Capacity: | 3.2 MW |

Commodity Pricing

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

| | |
|-----------------------------------|----------------------|
| Direct Solar Irradiance: | 247 W/m ² |
| Solar Irradiance - Topography and | 275 W/m ² |
| Panel Tilt Corrected: | |

EV Charging

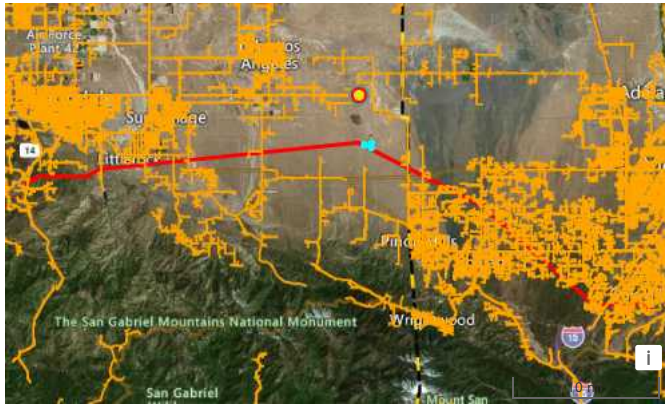
Nearest Major Road and Site Score



Nearest Major Road

| Name | |
|--------------------------------|-------|
| Distance | miles |
| EV Site Score: | 47 |
| EV Corridor Site Score: | 0 |
| EV Exit Ramp Score: | 0 |
| Substation Index Score: | 0 |
| Transmission Line Index Score: | 100 |
| EV Charging Station Score: | 85 |
| Tribal and DAC Index Score: | 100 |

Nearest Transmission Lines and Substation



Nearest Amenity and Charging Station



Nearest Transmission Line

| | |
|---------------------|----------------------------|
| Owner: | SOUTHERN CALIFORNIA EDISON |
| Distance: | 0 miles |
| Max Capacity: | 1,625 MW |
| Available Capacity: | - |

Site Details

| | |
|------------------------------|-----------------|
| Nearest Amenity Name: | - |
| Nearest Amenity Type: | - |
| Nearest Amenity Distance: | - miles |
| Existing Parking Lot Size: | 0 sq ft |
| Paveable Area: | 103.84215 sq ft |
| Average Annual Energy Price: | 175.67 \$/MWh |
| Average 30 Day Energy Price: | 0 \$/MWh |

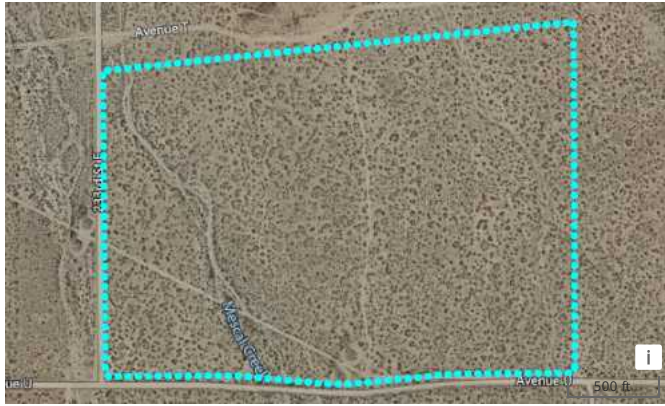
Nearest Substation

| | |
|--------------------|-----------|
| Substation Name: | WILSONA |
| Distance: | 3.3 miles |
| Substation Max kV: | 66 kV |
| Substation Min kV: | 66 kV |

Nearest EV Charging Station

| | |
|-------------------|-------------------|
| EV Network/Owner: | Tesla Destination |
| Distance: | 12.3 mi |
| EV Level: | Level 2 |
| EV Connectors: | TESLA |
| EV Pricing: | Free |

Carbon



Tree Carbon and Reforestation Credits

| | |
|--|--------|
| Total Parcel Acres (ac): | 105.09 |
| Tree Cover Acres (ac): | 0 |
| Non-Tree Cover Acres (ac): | 105.09 |
| 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 Year (\$/ac/yr): | \$0 |
| Carbon Credits Est. Current Year (\$/yr): | \$0.00 |

Tree Carbon Credits

| | |
|-------------------------------|--------|
| Tree Acres (ac): | 0 |
| Tree Canopy Avg. Height (ft): | |
| Tree Canopy Density (%): | 0 |
| Forest Age (yr): | 132 |
| Mangrove Forest (ton/ac/yr): | 0 |
| Water Precipitation (in/yr): | 7.00 |
| 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 (ton/ac): | 6.07 |
| Organic Carbon Density (kg/m ³): | 75 |
| Soil Carbon Offset Est. | 0.117 |
| Current Year (ton/ac/yr): | |
| Soil Carbon Offset Est. | 12.345 |
| Current Year (ton/yr): | |
| Soil Carbon Credits Est. | \$0.18 |
| Current Year (\$/ac/yr): | |
| Soil Carbon Credits Est. | \$18.52 |
| Current Year (\$/yr): | |

Reforestation Potential Carbon Credits

| | |
|--|---------|
| From Non-Tree Cover Acres (ac): | 105.09 |
| From Tree Cover Acres (ac): | 0 |
| Exclusion Zone for Non-Tree Area only (ac): | 7.36 |
| Potential Area for Reforestation Acres (ac): | 0 |
| Water Precipitation (in/yr): | 7.00 |
| Maximum Tree Canopy Density (%) | 0.00 |
| Reforestation Carbon Offset Est. Current Year (ton/ac/yr): | 0.000 |
| Reforestation Carbon Offset Est. Current Year (ton/yr): | 0.000 |
| Reforestation Carbon Credits Est. Current Year (\$/ac/yr): | \$0.000 |
| Reforestation Carbon Credits Est. Current Year (\$/yr): | \$0.00 |

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 (19.215 mi) | Federal 1-26 | U. S. Geological Survey | 0407120058 | Vertical | Other | 1970-01-01 | | | | | | |
| ● Abandoned | No (1.008 mi) | Houston 1 | J. B. Halbert | 0403705457 | Vertical | Other | 1970-01-01 | | | | | | |

Mining



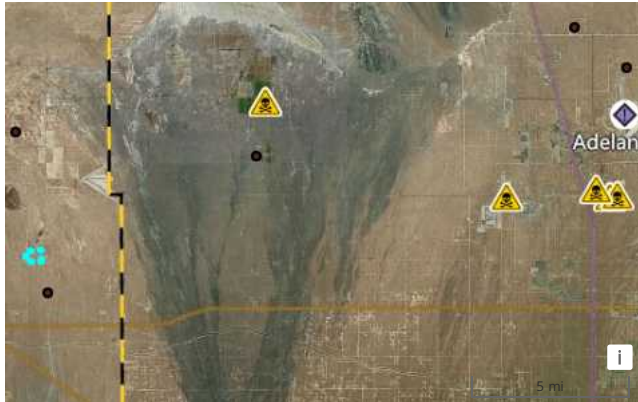
Nearest Mining Location

| | |
|-----------------------|------------------------|
| Associated | Unnamed Location |
| Claim/Owner Names | |
| Location Type | Construction Materials |
| Distance from Parcel | 2.104 mi |
| Location Name | Unnamed Quarry |
| Discovery Year | |
| Commodity Type | Non-Metal |
| Resource Size | |
| Main Commodity | Stone |
| Additional Commodity | |
| Operation Type | Surface |
| County | Los Angeles |
| 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 | | Sedimentary | | Metamorphic | | Evaporite | | Mines | |
|------------------|--|------------------|--|------------------|--|-----------------------|--|--------------|--|
| Intrusive | | Sandstone | | Greenstone | | Gypsum | | Rare | |
| Pegmatite | | Shale | | Amphibolite | | Salt | | Earth | |
| Granitic/Granite | | Banded Iron | | Granofels | | Anhydrite | | Elements | |
| Diorite | | Carbonate | | Gneiss | | Undifferentiated | | Precious | |
| Mafic | | Clastic | | Schist | | Unconsolidated | | Metals | |
| Alkalic | | Chert | | Conglomerate | | Alluvium | | Construction | |
| Igneous | | Conglomerate | | Undifferentiated | | Water/Ice | | Materials | |
| Extrusive | | Undifferentiated | | | | Water | | Energy | |
| Mafic Volcanic | | | | | | Ice | | Industrial | |
| Felsic Volcanic | | | | | | | | Critical | |
| Alkalic | | | | | | | | Minerals | |
| Andesite | | | | | | | | Unknown | |
| Rhyolite | | | | | | | | | |
| Tuff | | | | | | | | | |
| Undifferentiated | | | | | | | | | |

| | Rock Description | Rock Classification | Acres | Percent of Parcels |
|--|---|-------------------------|-------|--------------------|
| | | | | |
| | Quaternary alluvium and marine deposits | Unconsolidated Alluvium | 105 | 100 |

Industrial Contamination



Nearby EPA Superfund Site

| | |
|----------------|--|
| Site Name: | George Air Force Base |
| Distance: | 18.81 miles |
| Contaminant: | TCE,BENZENE,1,2- DICHLOROETHANE |
| Category: | Groundwater |
| Status: | NPL Site |
| LG Risk Score: | 60.5 / 100 <i>(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)</i> |
| EPA Region: | 9 |
| City: | Victorville |
| County: | San Bernardino |
| State: | California |
| Latitude: | 34.595 |
| Longitude: | -117.3833 |
| Date Proposed: | 1989-07-14 |
| Date Listed: | 1990-02-21 |
| Link: | George Air Force 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 | 1.02 | Houston 1 | J. B. Halbert | 0403705457 | V | Other | 1970-01-01 | | | | | 0 | 0 |