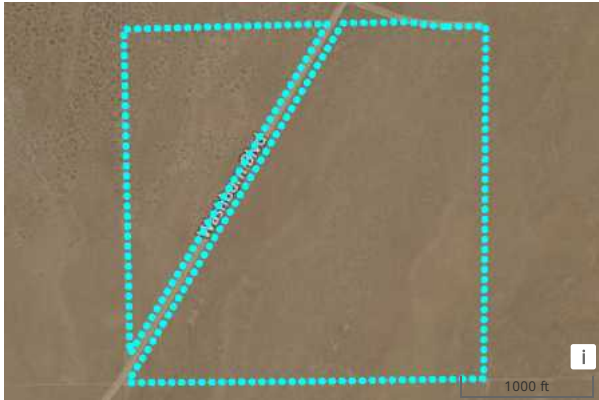




PARCEL: 1491472297
KERN COUNTY, CALIFORNIA



LANDGATE

PROPERTY

REPORT

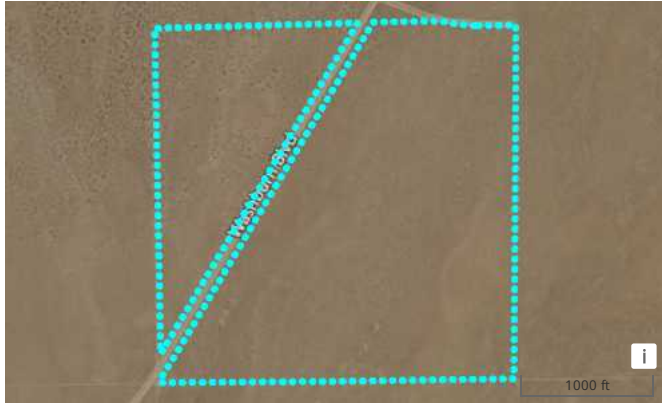
Table Of Contents

- Summary
- Land
- Topo
- Property Features
- Trees
- Soil
- Solar
- Wind
- Electrical Infrastructure
- EV Charging
- Carbon
- Oil & Gas
- Mining

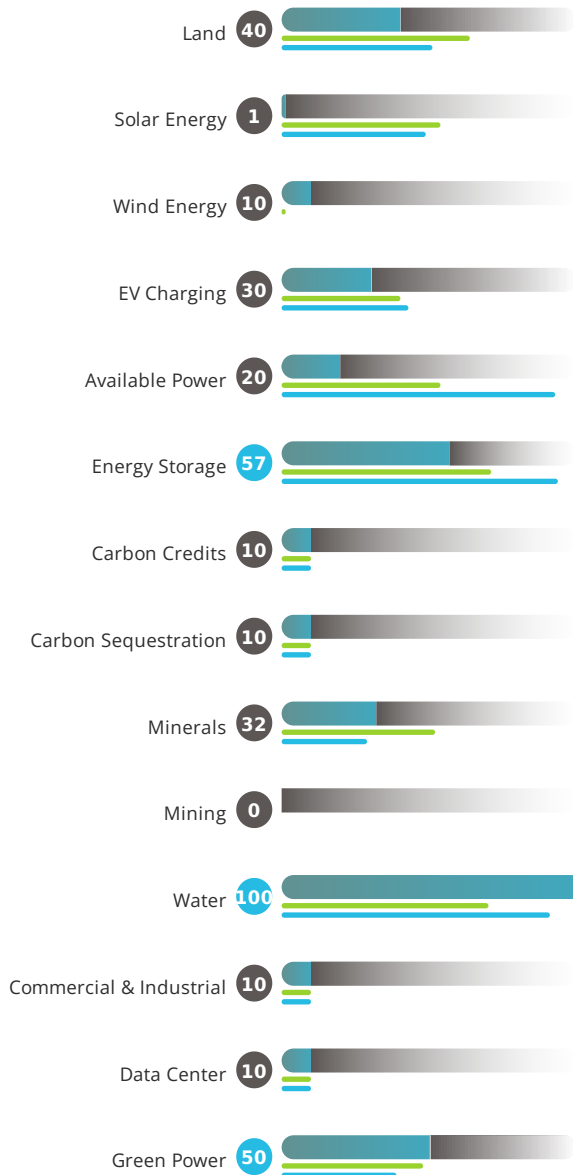
LandGate's engineered valuations take into account large amounts of granular technical data to determine market values of land-based real estate. Valuations for each of the property's segments are based on the most up to date technical conditions. These estimates should not be used as a certified appraisal.

LandGate and its partner KPMG can provide a certified appraisal.

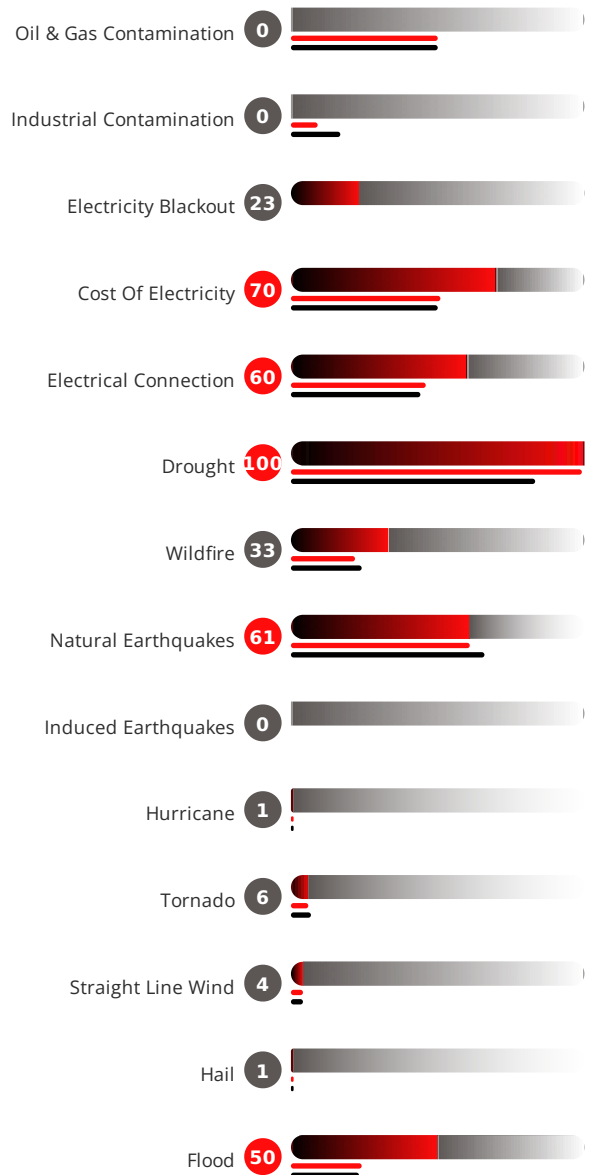
Summary



Value Index



Risk Index



Potential Dividends (Estimated Lease Value)

| | |
|------------------------------|-------------|
| Solar Farm Lease: | \$629/ac/yr |
| Wind Farm Lease: | \$49/ac/yr |
| Carbon (Carbon Credits): | \$0/ac/yr |
| Oil and Gas (Mineral Lease): | \$10/ac |

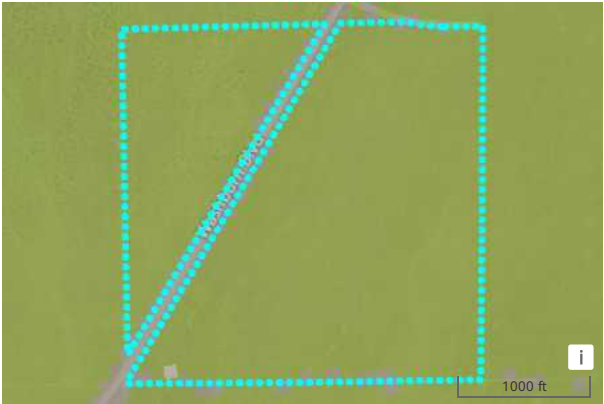
LandGate Estimates by Parcel

| 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 |
|------------|----------------|----------------|------------|------------------|-----------------|-----------------------|-------------------|----------------|--------------------|---------------|--------|--------------|
| 29344011 | | 157.06 | \$2,564 | \$629/ac/yr | \$49/ac/yr | 57* | 30* | \$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 | | | |
| 29344011 | | 157.1 | 40 | 1 | 10 | 30 | 20 | 57 | | | 32 | | 100 | 0 | 0 | 0 | | 23 | 70 | 60 | 100 | 33 | 61 | | | |

Land

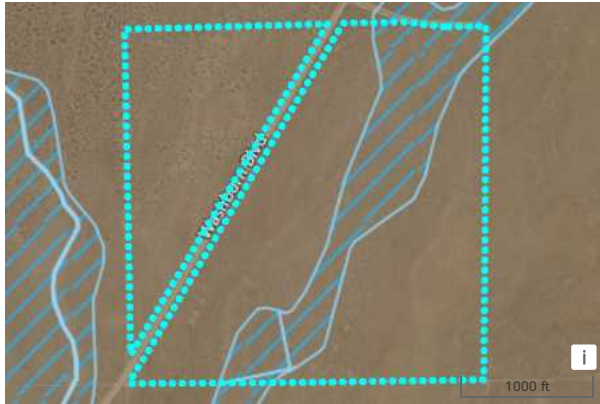


| | |
|---------------------------------|----------------------|
| Cropland Irrigation Percent: | 100 % |
| LandGate Relative Water Stress: | 100 % |
| Annual Precipitation: | 5.9 " |
| Average Annual Wind Speed: | 14.7 mph |
| Average 3D Solar Irradiance: | 283 W/m ² |
| Average High Temp: | 77.7 °F |
| Average Low Temp: | 50.4 °F |
| Average Slope: | 0.5 ° |
| Maximum Slope: | 0.9 ° |

Total Land Value: \$402,629 (\$2,568/ac)

- Woodland \$376,796 (152.1 acres)
- Shrubland \$376,796 (152.1 acres)
- Developed \$25,544 (4.4 acres)
- Developed/Open Space \$25,544 (4.4 acres)
- Barren \$289 (0.2 acres)
- Barren \$289 (0.2 acres)

Property Features



Acreage Details:



100-year Flood Zone:

32 ac

Elevation

Average Elevation: 2,795 feet
 Minimum Elevation: 2,790 feet
 Maximum Elevation: 2,800 feet

Slope

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

Nearest Amenities



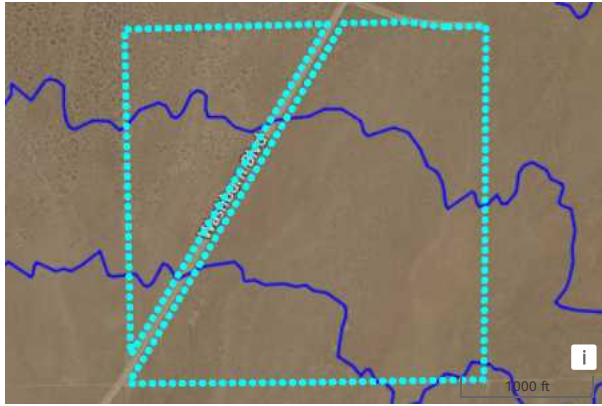
- Restaurant
- Park
- Gas Station
- Coffee
- Entertainment
- School
- Shopping
- Port/Terminal
- Apartment Complex
- Campground
- Church
- Hospital/Clinic
- Hotel/Motel
- Rest Area
- Point Of Interest

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: **13.97 mi**

Topo



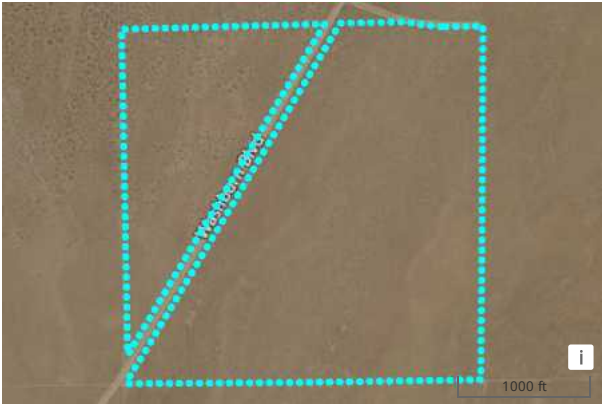
Elevation

| | |
|--------------------|------------|
| Average Elevation: | 2,795 feet |
| Minimum Elevation: | 2,790 feet |
| Maximum Elevation: | 2,800 feet |

Slope

| | |
|----------------|--------------------------------|
| Average Slope: | 1 ° |
| Maximum Slope: | 1 ° (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): | 128 |
| Mangrove Forest (ton/ac/yr): | 0 |
| Water Precipitation (in/yr): | 6 |

Reforestation Potential

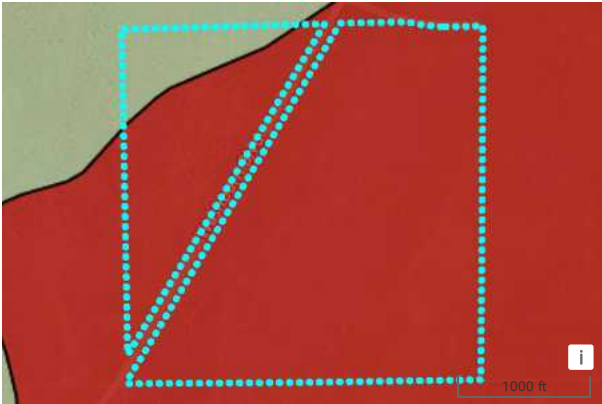
| | |
|--|--------|
| From Non-Tree Cover Acres (ac): | 157.06 |
| From Tree Cover Acres (ac): | 0 |
| Exclusion Zone for Non-Tree Area only (ac): | 0 |
| Potential Area for Reforestation Acres (ac): | 4.71 |
| Water Precipitation (in/yr): | 6.00 |
| Suggested Tree Type for Reforestation: | |
| Maximum 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 (\$/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 |

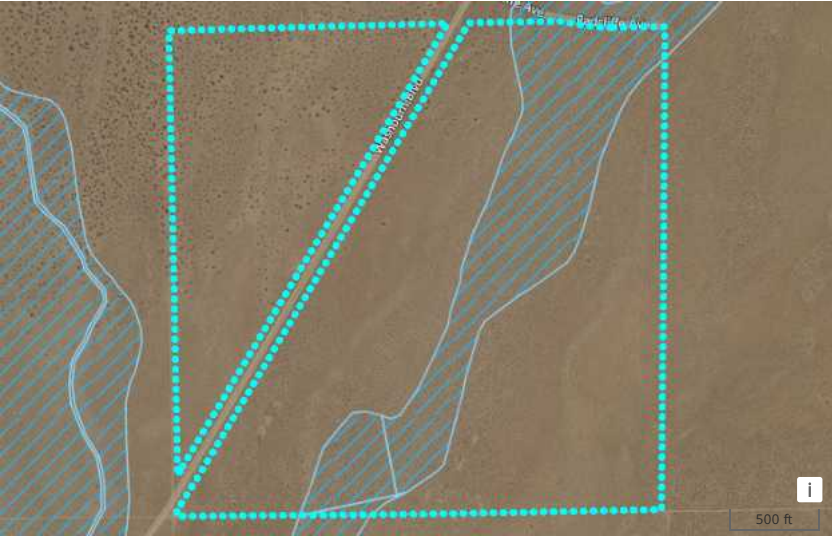
Soil



| Soil Type | Soil Quality Class | Dominant Soil Group | Soil Acres | Soil Description | Prime Farmland Designation |
|-----------|--------------------|---------------------|------------|--|----------------------------------|
| 154 | 7 | C | 146.7 | Neuralia sandy loam, 2 to 5 percent slopes | Not Prime Farmland |
| 114 | 3 | A | 10.4 | Cajon loamy sand, 0 to 5 percent slopes | Farmland of Statewide Importance |

Solar Farm

Solar Farm - Buildable Acreage and Exclusion Zones



Acreage Details:
100-year Flood Zone: 32 ac

Est. Solar Rent: \$629 / ac / yr

Buildable Acreage For Solar

Gross Parcel Acreage: 157 ac
Total Buildable Acreage: 125 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: 253 W/m²
Solar Irradiance - Topography and Panel Tilt Corrected: 283 W/m²

Possible Number of Solar Panels: 82,239
Parcel Max Capacity: 37 MW
Max Annual Output: 49,295 MWh

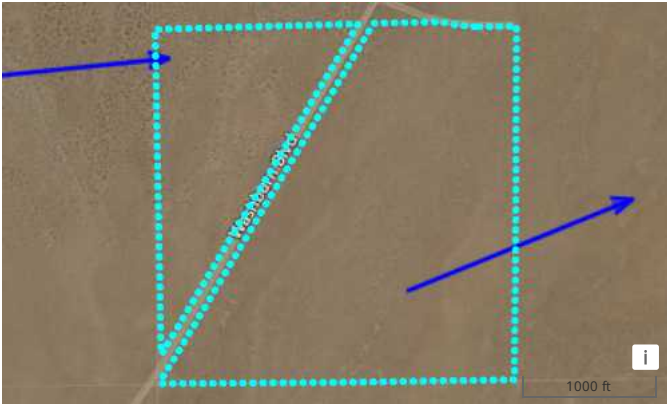
Nearest Solar Farm 



Nearest Solar Farm

Operator: FPL ENERGY OPERATING SERVICES INC - SEGS
Distance: 13.174 miles
Operating Capacity: 35

Wind



Est. Wind Rent: \$49/ac/yr



Potential Capacity / Output

Possible Number of Wind Turbines on Parcel: 1.57
Parcel Max. Capacity: 5.176 MW
Parcel Max. Annual Output: 11,911.97 MWh

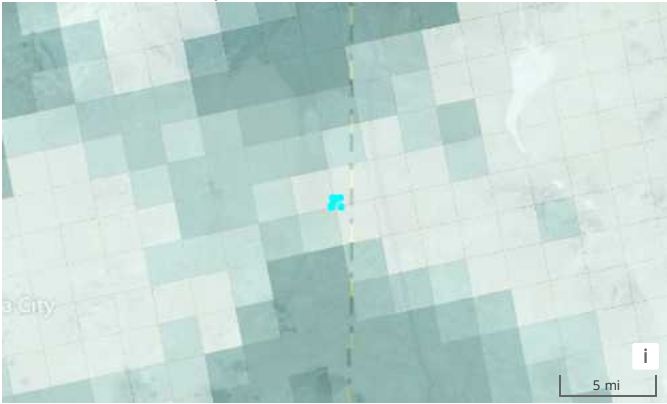
Buildable Acreage For Wind

Gross Parcel Acreage: 157 ac
Total Buildable Acreage: 125 ac

Acreage Details

  100-year Flood Zone 32 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: | RANDBURG |
| Distance: | 10.933 miles |
| Substation Hosting | - |
| Capacity: | - |

Nearest Transmission Line

| | |
|---------------------|----------------------------|
| Owner: | SOUTHERN CALIFORNIA EDISON |
| Distance: | 2.07 miles |
| Max Capacity: | 142 MW |
| Available Capacity: | - |

Nearest Solar Farm



Nearest Wind Farm



Nearest Solar Farm

| | |
|--------------------|--|
| Operator | FPL ENERGY OPERATING SERVICES INC - SEGS |
| Distance | 13.174 miles |
| Operating Capacity | 35 |

Commodity Pricing

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

| | |
|---|----------------------|
| Direct Solar Irradiance: | 253 W/m ² |
| Solar Irradiance - Topography and Panel Tilt Corrected: | 283 W/m ² |

Nearest Wind Farm

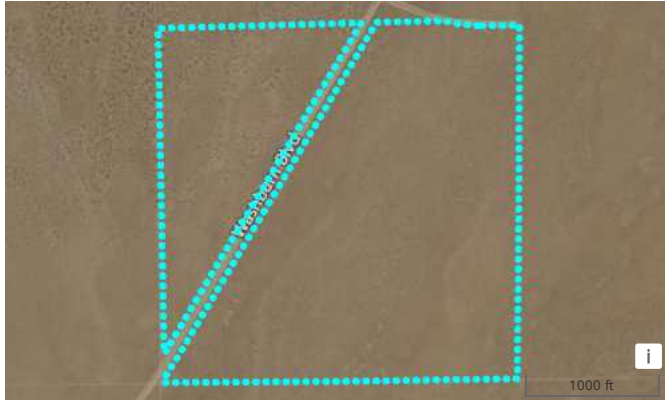
| | |
|---------------------|------------------------------|
| Name: | Pine Tree Wind Power Project |
| Distance: | 29.645 miles |
| Operating Capacity: | 135 MW |

Commodity Pricing

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

EV Charging

Nearest Major Road and Site Score



Nearest Major Road

| Name | |
|--------------------------------|-------|
| Distance | miles |
| EV Site Score: | 30 |
| EV Corridor Site Score: | 0 |
| EV Exit Ramp Score: | 0 |
| Substation Index Score: | 0 |
| Transmission Line Index Score: | 0 |
| 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: | 2.1 miles |
| Max Capacity: | 142 MW |
| Available Capacity: | - |

Site Details

| | |
|------------------------------|------------------|
| Nearest Amenity Name: | - |
| Nearest Amenity Type: | - |
| Nearest Amenity Distance: | - miles |
| Existing Parking Lot Size: | 0 sq ft |
| Paveable Area: | 125.486824 sq ft |
| Average Annual Energy Price: | 175.67 \$/MWh |
| Average 30 Day Energy Price: | 0 \$/MWh |

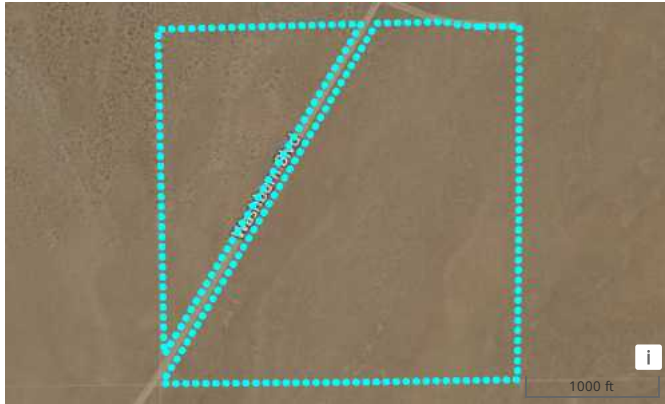
Nearest Substation

| | |
|--------------------|------------|
| Substation Name: | RANDBURG |
| Distance: | 10.9 miles |
| Substation Max kV: | 115 kV |
| Substation Min kV: | - |

Nearest EV Charging Station

| | |
|-------------------|--------------------|
| EV Network/Owner: | Non-Networked |
| Distance: | 14 mi |
| EV Level: | DC Fast |
| EV Connectors: | CHADEMO,J1772COMBO |
| EV Pricing: | |

Carbon



Tree Carbon and Reforestation Credits

| | |
|-----------------------------|--------|
| Total Parcel Acres (ac): | 157.06 |
| Tree Cover Acres (ac): | 0 |
| Non-Tree Cover Acres (ac): | 157.06 |
| 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): | 128 |
| 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 | 4.047 |
| (ton/ac): | |
| Organic Carbon Density | 49 |
| (kg/m ³): | |
| Soil Carbon Offset Est. | 0.100 |
| Current Year (ton/ac/yr): | |
| Soil Carbon Offset Est. | 15.706 |
| Current Year (ton/yr): | |
| Soil Carbon Credits Est. | \$0.15 |
| Current Year (\$/ac/yr): | |
| Soil Carbon Credits Est. | \$23.56 |
| Current Year (\$/yr): | |

Reforestation Potential Carbon Credits

| | |
|--------------------------------|---------|
| From Non-Tree Cover Acres | 157.06 |
| (ac): | |
| From Tree Cover Acres (ac): | 0 |
| Exclusion Zone for Non-Tree | 0 |
| Area only (ac): | |
| Potential Area for | 4.71 |
| 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 (61.32 mi) | Federal 1-26 | U. S. Geological Survey | 0407120058 | Vertical | Other | 1970-01-01 | | | | | | |
| ● Abandoned | No (8.874 mi) | M & R 1 | J. E. Johnson Co. | 0402932492 | Vertical | Other | 1970-01-01 | | | | | | |

Mining



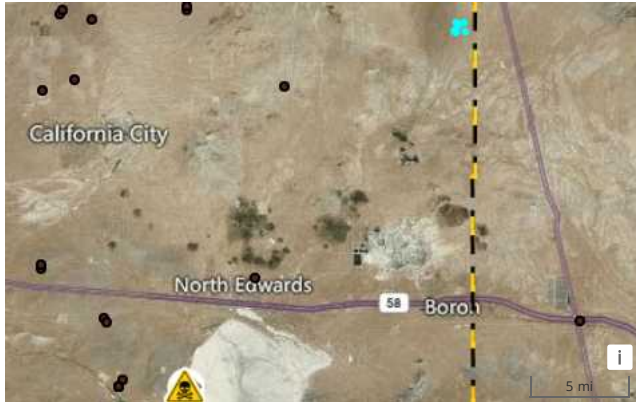
Nearest Mining Location

| | |
|-----------------------|------------------|
| Associated | |
| Claim/Owner Names | |
| Location Type | Industrial |
| Distance from Parcel | 1.098 mi |
| Location Name | Stuart Chevalier |
| Discovery Year | |
| Commodity Type | Non-Metal |
| Resource Size | |
| Main Commodity | Boron-Borates |
| Additional Commodity | |
| Operation Type | Unknown |
| County | Kern |
| Rock Formation | |
| Rock Type | |
| Deposit Type | |
| Ore | |
| Orebody Shape | |
| Associated Waste Rock | |
| Geologic Notes | |
| Site Status | Prospect |
| 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 | 157 | 100 |

Industrial Contamination



Nearby EPA Superfund Site

Site Name: Edwards Air Force Base
Distance: 21.91 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: Kern County
County: Kern, Los Angeles, San Bernardino
State: California
Latitude: 34.949439
Longitude: -117.8857
Date Proposed: 1989-07-14
Date Listed: 1990-08-30
Link: [Edwards 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 | 8.81 | M & R 1 | J. E. Johnson Co. | 0402932492 | V | Other | 1970-01-01 | | | | | 0 | 0 |