



SMOKE TREE COMMERCIAL
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LAKE ARROWHEAD
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.

In 2023, joined the Realtors Land Institute as a 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



State: CA
 County: San Bernardino
 Parcels: 1375631155
 Acreage: 56.1ac

Land Value

Total Land Value: \$1,678,113 (\$29,925/ac)

Solar Farm Lease: \$688/ac/yr
 Wind Farm Lease: \$324/ac/yr
 Battery Storage Score: -
 EV Site Score: -
 EV Charging Lease: -
 Carbon (Carbon Credits): \$3/ac/yr
 CCS Lease: -
 Oil and Gas (Mineral Lease): \$20/ac
 Mining Value: -
 Water Value: -



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
033501137	26963 STATE HWY 189	35.613	\$43,401	\$811/ac/yr	\$0/ac/yr	-	-	\$3	\$3	\$20/ac	-	-
045301223		10.232	\$6,599	\$477/ac/yr	\$895/ac/yr	-	-	\$0	\$0	\$20/ac	-	-
045301222		10.231	\$6,349	\$470/ac/yr	\$883/ac/yr	-	-	\$0	\$0	\$20/ac	-	-

Land



Cropland Irrigation Percent:	100 %
LandGate Relative Water Stress:	71.5 %
Annual Precipitation:	24 "
Average Annual Wind Speed:	12.9 mph
Average 3D Solar Irradiance:	284 W/m ²
Average High Temp:	69 °F
Average Low Temp:	45.5 °F
Average Slope:	11.4 °
Maximum Slope:	25.6 °

	Developed \$1,327,088 (1.8 acres)
	Developed/Open Space \$1,327,088 (1.8 acres)
	Woodland \$265,922 (39.8 acres)
	Evergreen Forest \$230,268 (34.5 acres)
	Shrubland \$35,654 (5.3 acres)
	Pastureland \$85,088 (14 acres)
	Grassland/Pasture \$85,088 (14 acres)

Topo



Elevation

Average Elevation:	4,635 feet
Minimum Elevation:	3,100 feet
Maximum Elevation:	5,720 feet

Slope

Average Slope:	11 °
Maximum Slope:	26 °

Trees



Current Trees

Tree Acres (ac):	27.08
Tree Canopy Avg. Height (ft):	21.65
Tree Canopy Density (%):	38
Forest Age (yr):	132
Mangrove Forest (ton/ac/yr):	0
Water Precipitation (in/yr):	24.15

Reforestation Potential

From Non-Tree Cover Acres (ac):	28.99
From Tree Cover Acres (ac):	0
Exclusion Zone for Non-Tree Area only (ac):	61.62
Potential Area for Reforestation Acres (ac):	0
Water Precipitation (in/yr):	24.15
Suggested Tree Type for Reforestation:	-
Maximum Tree Canopy Density (%):	21.88

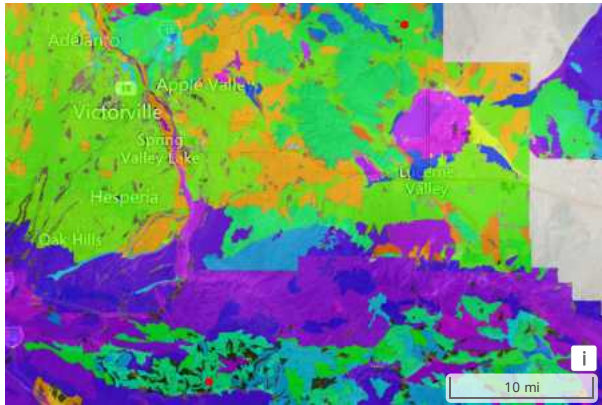
Details by Tree Type

Tree Type	Trees Per Acre (trees / ac)	Avg. Tree Diameter (inch)	Avg. Tree Age (yr)	Carbon Offset Per Tree Type Est. Current Year (ton/tree/yr)	Carbon Offset Per Tree Type Est. Current Year (ton/ac/yr)	Carbon Offset Per Tree Est. 30 yr Avg (ton/tree/yr)	Carbon Offset Per Tree Est. 30 yr Avg (ton/ac/yr)
Canyon Live Oak	51.60	4.808	5	0.010	0.783	0.035	2.831
Ponderosa Pine	51.60	2.643	4	0.003	0.255	0.031	2.151
Coulter Pine	43.59	2.562	5	0.003	0.209	0.021	1.199
California Black Oak	7.44	4.932	5	0.009	0.109	0.029	0.340

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	1.357	76.066	\$2.03	\$114.11	6.521	365.681	\$23.32
Reforestation Potential	0.000	0.000	\$0.00	\$0.00	0	0.000	\$0.00

Soil



Soil Type	Dominant Soil Group	Soil Classification	Soil Acres	Soil Description	Carbon Offset Est. Current Year (ton/ac/yr)	Carbon Offset Est. Current Year (ton/yr)	Carbon Offset Est. 30 Yr. Avg (ton/ac/yr)	Carbon Offset Est. 30 Yr. Avg (ton/yr)
103	B	0	22.2	Cedarpines-Stargazer complex, 30 to 50 percent slopes	0.4	8	0.5	11.5
118	A	0	20.5	CAJON-ARIZO COMPLEX, 2 TO 15 PERCENT SLOPES*	0	0.4	0.1	0.6
107	B	0	13.4	Cedarpines-Stargazer-Urban land complex, 30 to 50 percent slopes	0.4	4.8	0.5	6.9
135	D	0	0	Urban land	0.4	0	0.5	0

Solar



Est. Solar Rent: \$688 / ac / yr

Potential Capacity/Output

Possible Number of Solar Panels: 12,391
 Parcel Max Capacity: 5,576 MW
 Max Annual Output: 8,137 MWh



Resource

2D Solar Irradiance: 248.95 W/m²
 3D Solar Irradiance: 278.656 W/m²

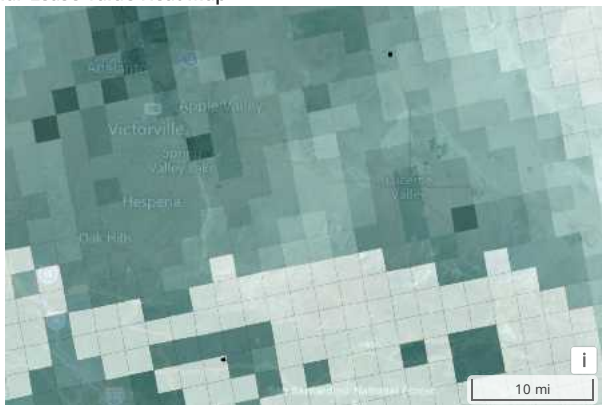
Buildable Acreage For Solar

Gross Parcel Acreage: 56 ac
 Total Buildable Acreage: 21 ac

Acreage Details:

	100-year Flood Zone:	3 ac
	Dwelling:	0 ac
	State Park:	34 ac
	Topography 5%:	33 ac
	Topography 8%:	33 ac
	Topography 12%:	33 ac
	Topography 15%:	33 ac
	Tree Canopy:	27 ac
	Wetland:	1 ac

Solar Lease Value Heat Map



LandEstimate - Lease Value in \$/ac/yr

- < \$200
- \$200 < x < \$300
- \$300 < x < \$400
- \$400 < x < \$550
- \$550 < x < \$750
- \$750 < x < \$1,000
- \$1,000 < x < \$1,250
- \$1,250 < x < \$1,750
- \$1,750 < x < \$2,250
- > \$2,250

Wind



Est. Wind Rent: \$324/ac/yr

Potential Capacity / Output

Possible Number of Wind Turbines on Parcel: 0
 Parcel Max. Capacity: 0.821 MW
 Parcel Max. Annual Output: 2,480.661 MWh

Buildable Acreage For Wind

Gross Parcel Acreage: 56 ac
 Total Buildable Acreage: 20 ac

Acreage Details

	100-year Flood Zone	3 ac
	Dwelling	0 ac
	State Park	34 ac
	Topography 5%	33 ac
	Topography 8%	33 ac
	Topography 12%	33 ac
	Topography 15%	33 ac
	Tree Canopy	27 ac
	Wetland	1 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: BURNT MILL
 Distance: 0.63 miles
 Substation Hosting: -
 Capacity: -

Nearest Transmission Line

Owner: SOUTHERN CALIFORNIA EDISON
 Distance: 0.125 miles
 Max Capacity: 29 MW
 Available Capacity: -

Nearest Solar Farm



Nearest Wind Farm



Nearest Solar Farm

Operator: PATTON STATE HOSPITAL II
 Distance: 6.684 miles
 Operating Capacity: 0

Nearest Wind Farm

Name: Foundation Cemex River Plant
 Distance: 22.843 miles
 Operating Capacity: 3.2 MW

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: -



Resource

2D Solar Irradiance: 248.95 W/m²
 3D Solar Irradiance: 278.656 W/m²

EV Charging

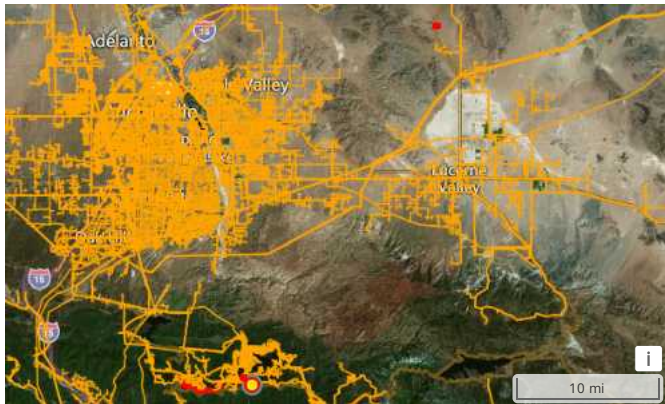
Nearest Major Road and Site Score



Nearest Major Road

Name	Distance	miles
EV Site Score:		16
EV Corridor Site Score:		0
EV Exit Ramp Score:		0
Substation Index Score:		0
Transmission Line Index Score:		100
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 EDISON
Distance:	0.1 miles
Max Capacity:	29 MW
Available Capacity:	-

Site Details

Nearest Amenity Name:	Five Points General Store Shell
Nearest Amenity Type:	Gas Station
Nearest Amenity Distance:	0.2 miles
Existing Parking Lot Size:	0 sq ft
Paveable Area:	21.7078 sq ft
Average Annual Energy Price:	175.67 \$/MWh
Average 30 Day Energy Price:	159.63 \$/MWh

Nearest Substation

Substation Name:	BURNT MILL
Distance:	0.6 miles
Substation Max kV:	33 kV
Substation Min kV:	33 kV

Nearest EV Charging Station

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

Carbon



Tree Carbon and Reforestation Credits

Total Parcel Acres (ac):	56.08
Tree Cover Acres (ac):	27.08
Non-Tree Cover Acres (ac):	28.99
Carbon Credits Offset Est.	1.357
Current Year (ton/ac/yr):	
Carbon Credits Offset Est.	76.066
Current Year (ton/yr):	
Carbon Credits Est. Current	\$3
Year (\$/ac/yr):	
Carbon Credits Est. Current	\$114.11
Year (\$/yr):	

Tree Carbon Credits

Tree Acres (ac):	27.08
Tree Canopy Avg. Height (ft):	71
Tree Canopy Density (%):	38
Forest Age (yr):	132
Mangrove Forest (ton/ac/yr):	0
Water Precipitation (in/yr):	24.15
Tree Carbon Offset Est.	1.357
Current Year (ton/ac/yr):	
Tree Carbon Offset Est.	76.066
Current Year (ton/yr):	
Tree Carbon Credits Est.	\$2.03
Current Year (\$/ac/yr):	
Tree Carbon Credits Est.	\$114.11
Current Year (\$/yr):	

Soil Carbon Credits

Organic Carbon	17.488
Stocks(ton/ac):	
Organic Carbon Density	152.651
(kg/m ³):	
Soil Carbon Offset Est.	0.402
Current Year (ton/ac/yr):	
Soil Carbon Offset Est.	22.566
Current Year (ton/yr):	
Soil Carbon Credits Est.	\$0.60
Current Year (\$/ac/yr):	
Soil Carbon Credits Est.	\$33.85
Current Year (\$/yr):	

Reforestation Potential Carbon Credits

From Non-Tree Cover Acres	28.99
(ac):	
From Tree Cover Acres (ac):	0
Exclusion Zone for Non-Tree	61.62
Area only (ac):	
Potential Area for	0
Reforestation Acres (ac):	
Water Precipitation (in/yr):	24.15
Maximum Tree Canopy	21.88
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

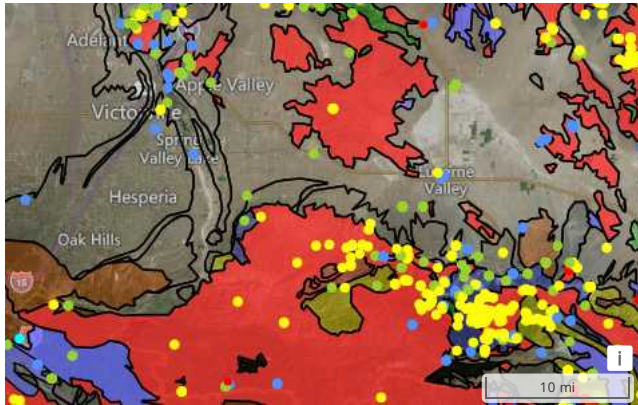
Production (Nearby Wells)

Selected items do not have available production data

Nearby Wells (2)

Status	On Property	Label	Operator	Api #	Well Category	Formation	First Production	Total Oil (bbl)	Total Gas (Mcf)
● Producing	No (16.015 mi)	1-26	U. S. Geological Survey	0407120058	Vertical	Other			
● Abandoned	No (5.049 mi)	1	Del Rosa Oil & Gas Co.	0407100049	Vertical	Other			

Mining



Nearest Mining Location

Associated	Carmine Placer Claim
Claim/Owner Names	
Location Type	Construction Materials
Distance from Parcel	0 mi
Location Name	Carmine Claim
Discovery Year	
Commodity Type	Non-Metal
Resource Size	
Main Commodity	Granite
Additional Commodity	
Operation Type	Placer
County	San Bernardino
Rock Formation	
Rock Type	
Deposit Type	
Ore	
Orebody Shape	
Associated Waste Rock	
Geologic Notes	
Site Status	Unknown
Year First Produced	
Year Last Produced	

Igneous Intrusive	Sedimentary	Metamorphic	Evaporite	Mines
<ul style="list-style-type: none"> ■ Pegmatite ■ Granitic/Granite ■ Diorite ■ Mafic ■ Alkalic ■ Mafic Volcanic ■ Felsic Volcanic ■ Alkalic ■ Andesite ■ Rhyolite ■ Tuff ■ Undifferentiated 	<ul style="list-style-type: none"> ■ Sandstone ■ Shale ■ Banded Iron ■ Carbonate ■ Clastic ■ Chert ■ Conglomerate ■ Undifferentiated 	<ul style="list-style-type: none"> ■ Greenstone ■ Amphibolite ■ Granofels ■ Gneiss ■ Schist ■ Conglomerate ■ Undifferentiated 	<ul style="list-style-type: none"> ■ Gypsum ■ Salt ■ Anhydrite ■ Undifferentiated ■ Unconsolidated ■ Alluvium ■ Water/Ice ■ Water ■ Ice 	<ul style="list-style-type: none"> ● Rare Earth Elements ● Precious Metals ● Construction Materials ● Energy ● Industrial ● Critical Minerals ✳ Unknown

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	36	64.3
Quaternary alluvium and marine deposits	Unconsolidated Alluvium	20	35.7