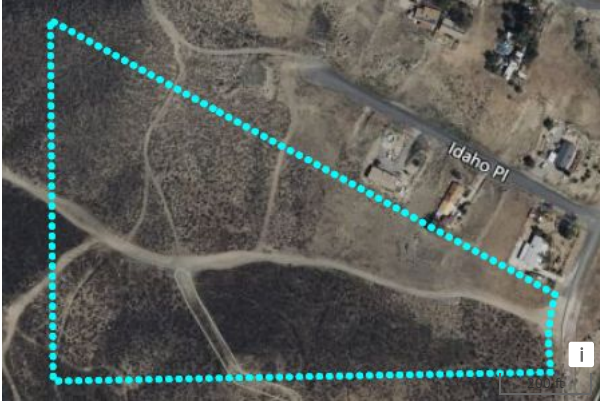




PARCEL: 1543377784

RIVERSIDE 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

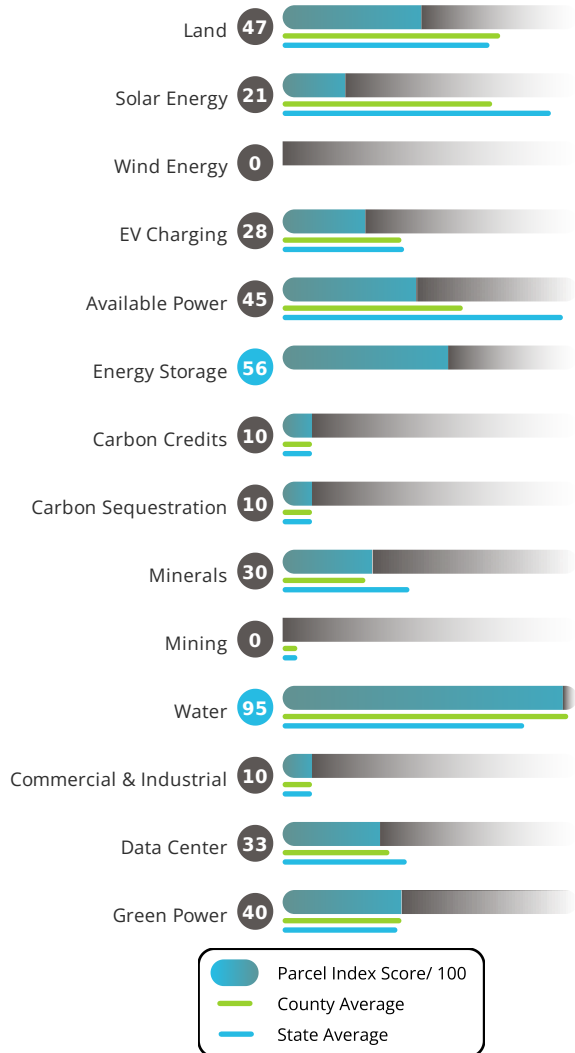
LandGate's engineered valuations take into account large amounts of granular technical data to determine market values of land-based real estate. Valuations for each of the property's segments are based on the most up to date technical conditions. These estimates should not be used as a certified appraisal.

LandGate and its partner KPMG can provide a certified appraisal.

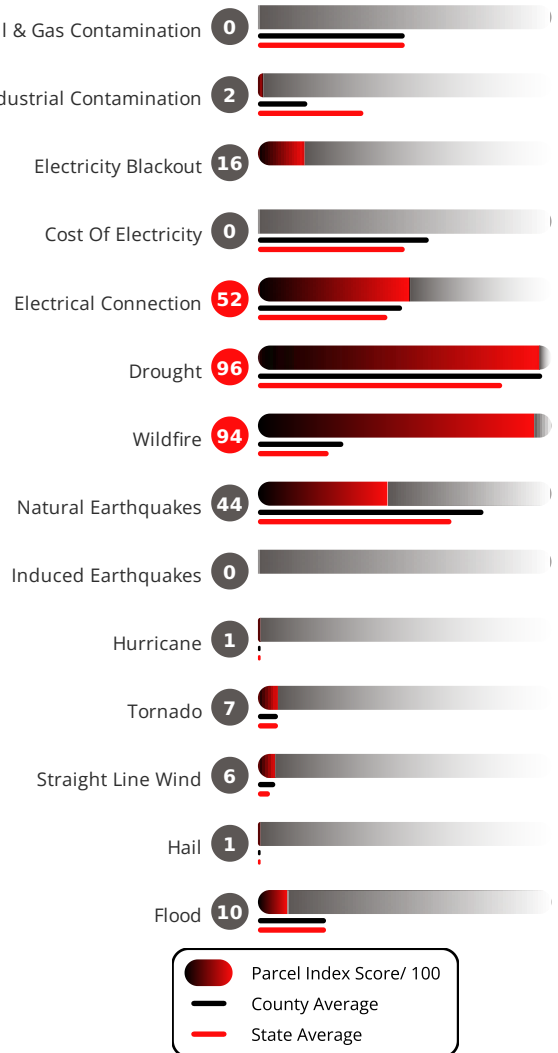
Summary



Value Index



Risk Index



Potential Dividends (Estimated Lease Value)

Solar Farm Lease:	\$1,095/ac/yr
Wind Farm Lease:	\$4/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
350020021		11.719	\$9,634	\$1,095/ac/yr	\$4/ac/yr	56*	28*	\$0	\$0	\$20/ac	-	-

LandGate Indexes By Parcel

Parcel APN	Parcel Address	Parcel Acreage	Indexes											Risk Factors											
			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	Earthquake
350020021		11.7	7	21	90	28	45	56			30	95	0	0	2	16	0	52	96	94	44				

Land

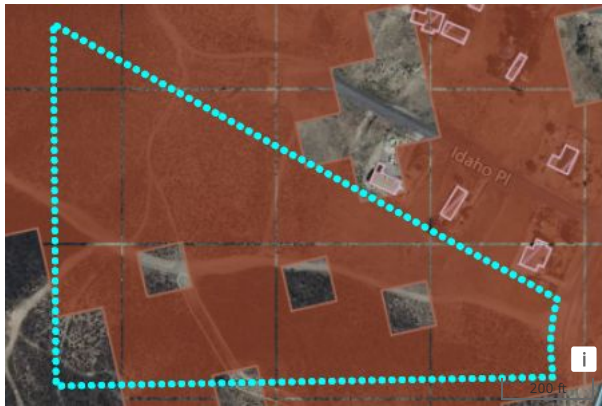


Cropland Irrigation Percent:	100 %
LandGate Relative Water Stress:	95.4 %
Annual Precipitation:	12.5 "
Average Annual Wind Speed:	7.3 mph
Average 3D Solar Irradiance:	276 W/m ²
Average High Temp:	77.9 °F
Average Low Temp:	50.2 °F
Average Slope:	9.8 °
Maximum Slope:	24.3 °

Total Land Value: \$112,904 (\$9,634/ac)

- Woodland \$66,091 (10.8 acres)
- Shrubland \$66,091 (10.8 acres)
- Developed \$46,813 (0.9 acres)
- Developed/Open Space \$21,835 (0.5 acres)
- Developed/Low Intensity \$12,844 (0.2 acres)
- Developed/Med Intensity \$12,133 (0.2 acres)

Property Features



Acreage Details:

		Dwelling:	0 ac
		Topography 5%:	11 ac
		Topography 8%:	10 ac
		Topography 12%:	7 ac
		Topography 15%:	6 ac

Elevation

Average Elevation:	1,576 feet
Minimum Elevation:	1,520 feet
Maximum Elevation:	1,640 feet

Slope

Average Slope:	10 °
Maximum Slope:	24 ° (Will need grading, or may be unusable)

Nearest Amenities



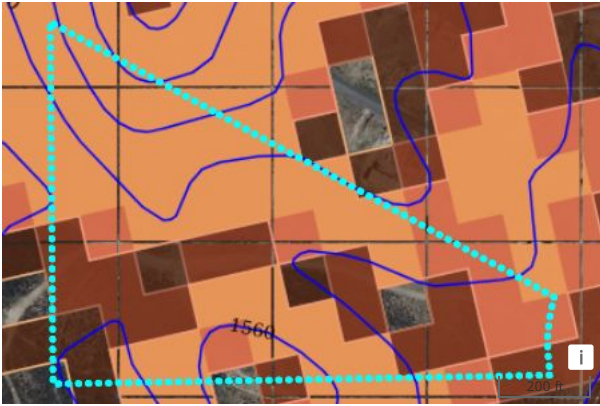
- Restaurant
- Park
- Gas Station
- Coffee
- Entertainment
- School
- Shopping
- Port/Terminal
- Apartment Complex
- Campground
- Church
- Hospital/Clinic
- Hotel/Motel
- Rest Area
- Point of Interest

Amenity Details

- Number of Restaurants within 1.5 mi: 1
- Number of Coffee shops within 1.5 mi: 0
- Number of Shopping amenities within 1.5 mi: 4
- Number of Hotels within 1.5 mi: 0
- Number of Schools within 1.5 mi: 1
- Number of Gas Stations within 1.5 mi: 0
- Number of Churches within 1.5 mi: 6
- Number of Entertainment options within 1.5 mi: 7

- Distance to nearest Hospital: 2.4 mi
- Distance to nearest Port/Terminal: No Port / Terminal within 1.5 miles
- Distance to nearest EV Charger: No EV Charger within 1.5 miles

Topo



Elevation

Average Elevation: 1,576 feet
Minimum Elevation: 1,520 feet
Maximum Elevation: 1,640 feet

Slope

Average Slope: 10 °
Maximum Slope: 24 ° *(Will need grading, or may be unusable)*

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):	13

Reforestation Potential

From Non-Tree Cover Acres (ac):	11.72
From Tree Cover Acres (ac):	0
Exclusion Zone for Non-Tree Area only (ac):	0.15
Potential Area for Reforestation Acres (ac):	0.54
Water Precipitation (in/yr):	13.00
Suggested Tree Type for Reforestation:	California Live Oak
Maximum Tree Canopy Density (%):	4.66

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	0.560	\$0.18

Soil



Soil Type	Soil Quality Class	Dominant Soil Group	Soil Acres	Soil Description	Prime Farmland Designation
LpF2	7	D	10.9	Lodo rocky loam, 25 to 50 percent slopes, eroded	Not Prime Farmland
LpE2	7	D	0.7	Lodo rocky loam, 8 to 25 percent slopes, eroded	Not Prime Farmland
YsE2	4	C	0.1	Ysidora gravelly very fine sandy loam, 8 to 25 percent slopes, eroded	Not Prime Farmland

Solar Farm

Solar Farm - Buildable Acreage and Exclusion Zones



Acreage Details:

	Dwelling:	0 ac
	Topography 5%:	11 ac
	Topography 8%:	10 ac
	Topography 12%:	7 ac
	Topography 15%:	6 ac

Est. Solar Rent: \$1,095 / ac / yr

Buildable Acreage For Solar

Gross Parcel Acreage: 12 ac
 Total Buildable Acreage: 1 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: 239 W/m²
 Solar Irradiance - Topography and Panel Tilt Corrected: 276 W/m²

Possible Number of Solar Panels: 937
 Parcel Max Capacity: 0 MW
 Max Annual Output: 665 MWh

Nearest Solar Farm



Nearest Solar Farm

Operator: SKYHIGH 2 SOLAR
 Distance: 2.088 miles
 Operating Capacity: 1.6

Wind



Est. Wind Rent: \$4/ac/yr











Potential Capacity / Output

Possible Number of Wind Turbines on Parcel: 0.02
 Parcel Max. Capacity: 0.059 MW
 Parcel Max. Annual Output: 22.742 MWh

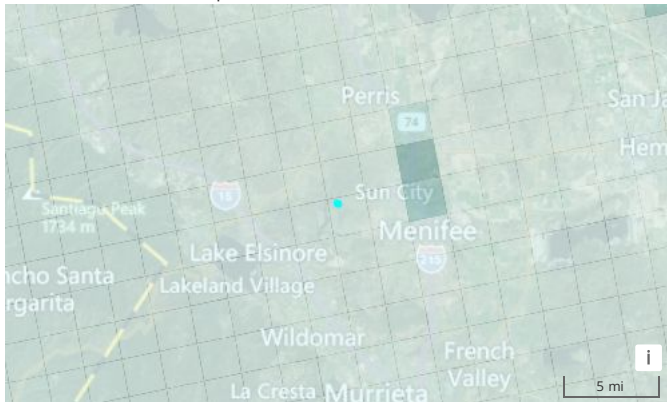
Buildable Acreage For Wind

Gross Parcel Acreage: 12 ac
 Total Buildable Acreage: 1 ac











Acreage Details

		Dwelling	0 ac
		Topography 5%	11 ac
		Topography 8%	10 ac
		Topography 12%	7 ac
		Topography 15%	6 ac

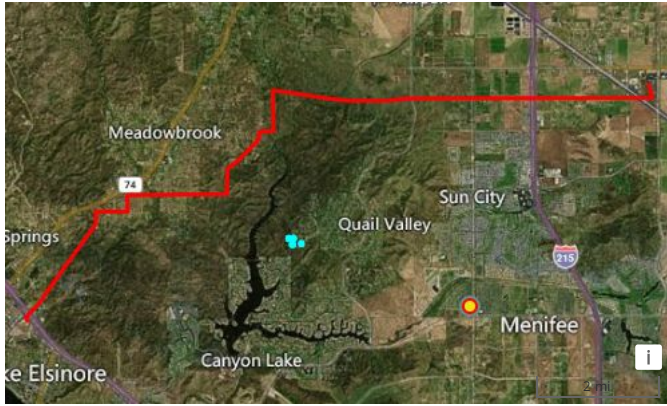
Wind Lease Value Heat Map



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: NEWCOMB
 Distance: 2.885 miles
 Substation Hosting: -
 Capacity: -

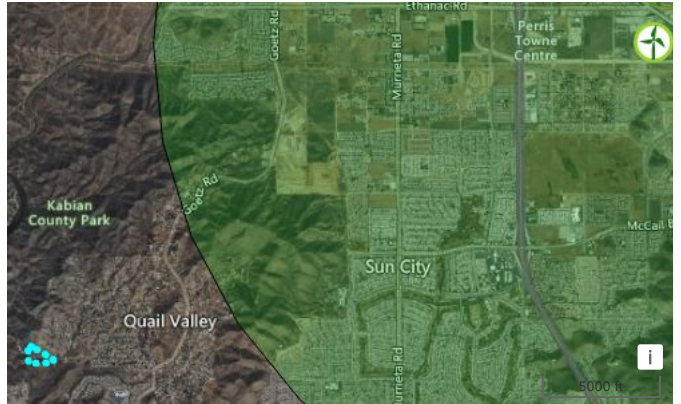
Nearest Transmission Line

Owner: AZUSA LIGHT & POWER
 Distance: 1.211 miles
 Max Capacity: 142 MW
 Available Capacity: -

Nearest Solar Farm



Nearest Wind Farm



Nearest Solar Farm

Operator: SKYHIGH 2 SOLAR
 Distance: 2.088 miles
 Operating Capacity: 1.6

Nearest Wind Farm

Name: Inland Empire Energy Center
 Distance: 5.441 miles
 Operating Capacity: -

Commodity Pricing

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

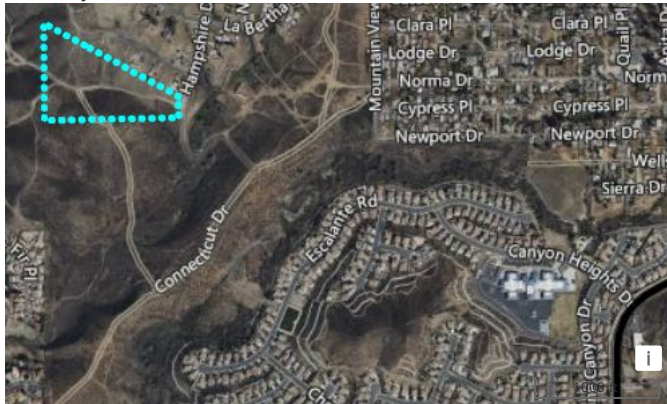
Commodity Pricing

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

Direct Solar Irradiance: 239 W/m²
 Solar Irradiance - Topography and Panel Tilt Corrected: 276 W/m²

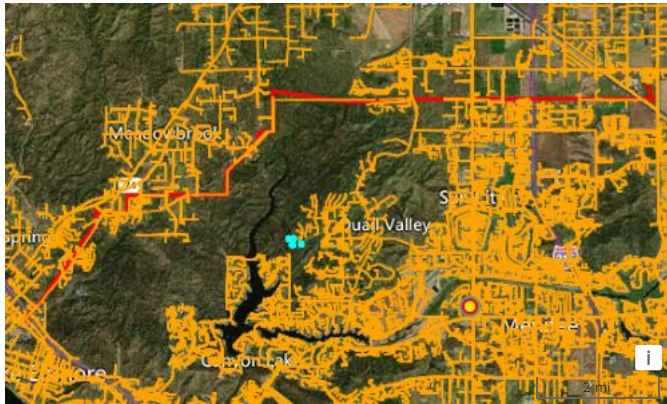
EV Charging

Nearest Major Road and Site Score

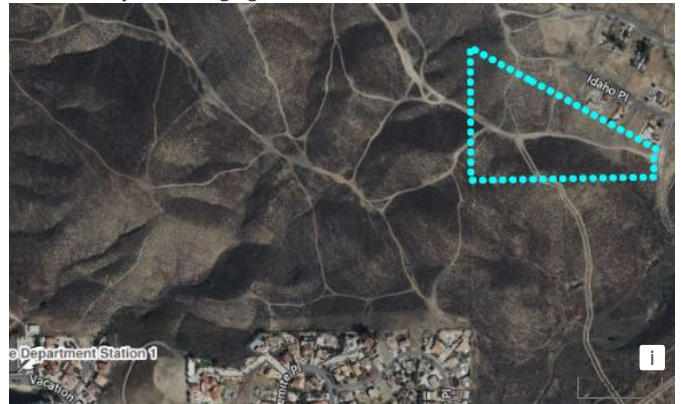


Nearest Major Road	
Name	
Distance	0.7 miles
EV Site Score:	28
EV Corridor Site Score:	0
EV Exit Ramp Score:	20
Substation Index Score:	22.5
Transmission Line Index Score:	50
EV Charging Station Score:	0
Tribal and DAC Index Score:	100

Nearest Transmission Lines and Substation



Nearest Amenity and Charging Station



Nearest Transmission Line

Owner:	AZUSA LIGHT & POWER
Distance:	1.2 miles
Max Capacity:	142 MW
Available Capacity:	-

Site Details

Nearest Amenity Name:	Canyon Lake Fire Department Station 1
Nearest Amenity Type:	Point of Interest
Nearest Amenity Distance:	0.5 miles
Existing Parking Lot Size:	0 sq ft
Paveable Area:	1.430881 sq ft
Average Annual Energy Price:	175.67 \$/MWh
Average 30 Day Energy Price:	0 \$/MWh

Nearest Substation

Substation Name:	NEWCOMB
Distance:	2.9 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):	11.72
Tree Cover Acres (ac):	0
Non-Tree Cover Acres (ac):	11.72
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):	0
Mangrove Forest (ton/ac/yr):	0
Water Precipitation (in/yr):	13.00
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):	

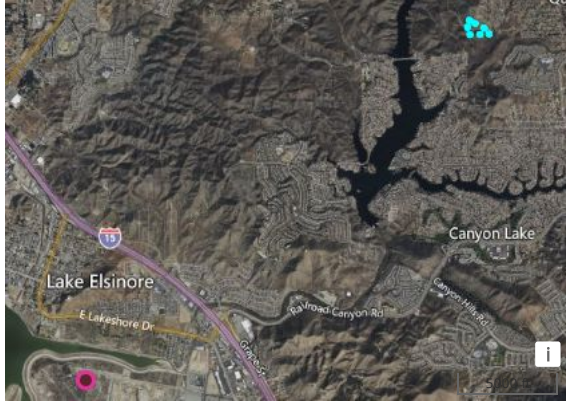
Soil Carbon Credits

Organic Carbon Stocks (ton/ac):	10.117
Organic Carbon Density (kg/m ³):	145
Soil Carbon Offset Est.	0.217
Current Year (ton/ac/yr):	
Soil Carbon Offset Est.	2.539
Current Year (ton/yr):	
Soil Carbon Credits Est.	\$0.33
Current Year (\$/ac/yr):	
Soil Carbon Credits Est.	\$3.81
Current Year (\$/yr):	

Reforestation Potential Carbon Credits

From Non-Tree Cover Acres (ac):	11.72
From Tree Cover Acres (ac):	0
Exclusion Zone for Non-Tree Area only (ac):	0.15
Potential Area for Reforestation Acres (ac):	0.54
Water Precipitation (in/yr):	13.00
Maximum Tree Canopy Density (%)	4.66
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

\$5

FROM OIL PRODUCTION

\$4

FROM GAS PRODUCTION

\$1

FROM NGL PRODUCTION

\$0

Geology (Nearby Wells)

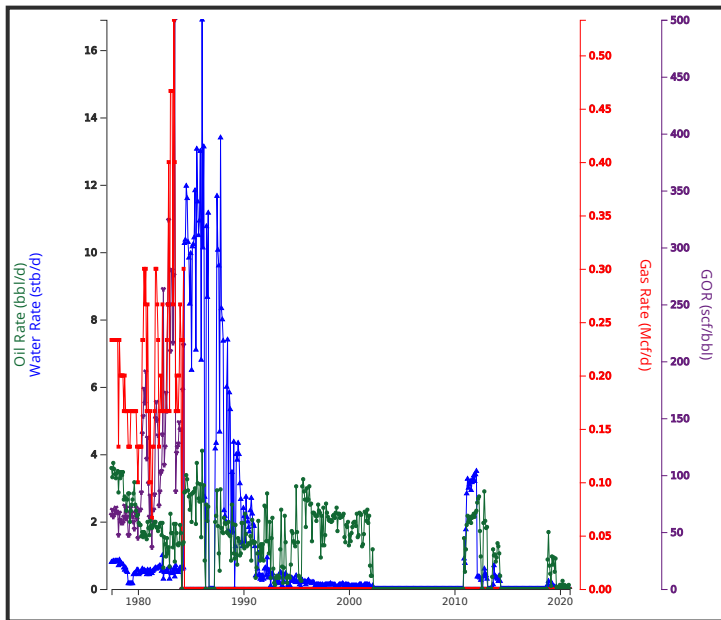
● Basin and Range EBA

○ Los Angeles Basin

Stratigraphic data is not supported for the selected basin

Production (Nearby Wells)

First Production Date	06/30/1977
Last Production Date	11/30/2020
Oil (cumulative)	18,265 bbl
Gas (cumulative)	87 boe (520 Mcf)
Water (cumulative)	17,436 bbl



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 (27.807 mi)	Abacherli 4	Optima Conservation Resources Exploration, LLC	0407100179	Vertical	Other	1977-06-30					18,265	520
● Abandoned	No (4.858 mi)	Conklin-Walker 1	Anne Arnold	0406500065	Vertical	Other	1970-01-01						

Mining



Nearest Mining Location

Associated	Slate Quarry
Claim/Owner Names	
Location Type	Construction Materials
Distance from Parcel	0.868 mi
Location Name	Unnamed Slate Quarry
Discovery Year	
Commodity Type	Non-Metal
Resource Size	
Main Commodity	Dimension,Slate
Additional Commodity	
Operation Type	Surface
County	Riverside
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
Pegmatite
Granitic/Granite
Diorite
Mafic
Alkalic
Igneous Extrusive
Mafic Volcanic
Felsic Volcanic
Alkalic
Andesite
Rhyolite
Tuff
Undifferentiated | Sandstone
Sandstone
Shale
Banded Iron
Carbonate
Clastic
Chert
Conglomerate
Conglomerate
Undifferentiated | Metamorphic
Greenstone
Amphibolite
Granofels
Gneiss
Schist
Conglomerate
Undifferentiated | Evaporite
Gypsum
Salt
Anhydrite
Undifferentiated
Unconsolidated
Alluvium
Water/Ice
Water
Ice | Mines
Rare Earth Elements
Precious Metals
Construction Materials
Energy
Industrial
Critical Minerals
Unknown |
|--|--|--|--|--|

Rock Description	Rock Classification	Acres	Percent of Parcels
Jurassic marine rocks, unit 4 (Peninsular Ranges and Western Transverse Ranges)	Sedimentary Clastic	12	100

Industrial Contamination



Nearby EPA Superfund Site

Site Name: March Air Force Base
 Distance: 13.96 miles
 Contaminant: TRICHLOROETHYLENE,TETRACHLOROETHYLENE,,CIS-1,2-DICHLOROETHYLENE
 Category: Groundwater
 Status: NPL Site
 LG Risk Score: 60.5 / 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: Riverside
 County: Riverside
 State: California
 Latitude: 33.906389
 Longitude: -117.2557
 Date Proposed: 1989-07-14
 Date Listed: 1989-11-21
 Link: [March 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	4.85	Conklin-Walker 1	Anne Arnold	0406500065	V	Other	1970-01-01					0	0

Nearest Underground Storage Tank Facility 📄

Details

Facility Name: Frontier California, Inc.; Quail Valley CO
Address: 29655 Goetz Rd
City: Quail Valley
County:
State: California
Zip Code: 92587
Lat / Long: 33.6894 / -117.241
Open 1
Closed:
Out of Service:
Distance: 1.147 mi

Storage Tanks

Tank ID	Substances	Status	Capacity (gal)	Wall Type	Install Date	Removal Date
CA10141733-001_A Stand-alone Tank_1	Diesel	Open	4,000	Double Wall	7/1/1997	