



SMOKE TREE COMMERCIAL
Commercial - Residential - Land
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PARCEL REPORT FOR 1 PARCELS
LOS ANGELES COUNTY, CALIFORNIA



PROPERTY
REPORT



GREGG COCHRAN

Broker

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 stcrealestate@mail.com

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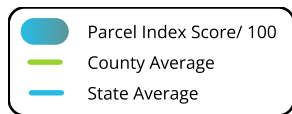
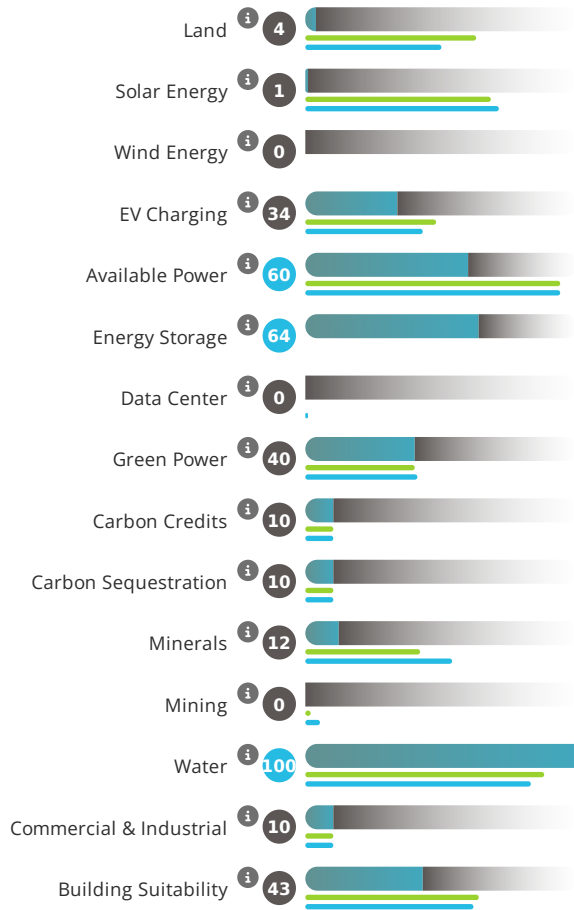
LandGate's engineered valuations take into account large amounts of granular technical data to determine market values of land-based real estate. Valuations for each of the property's segments are based on the most up to date technical conditions. These estimates should not be used as a certified appraisal.

LandGate and its partner KPMG can provide a certified appraisal.

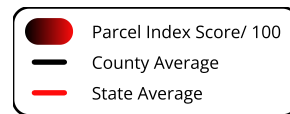
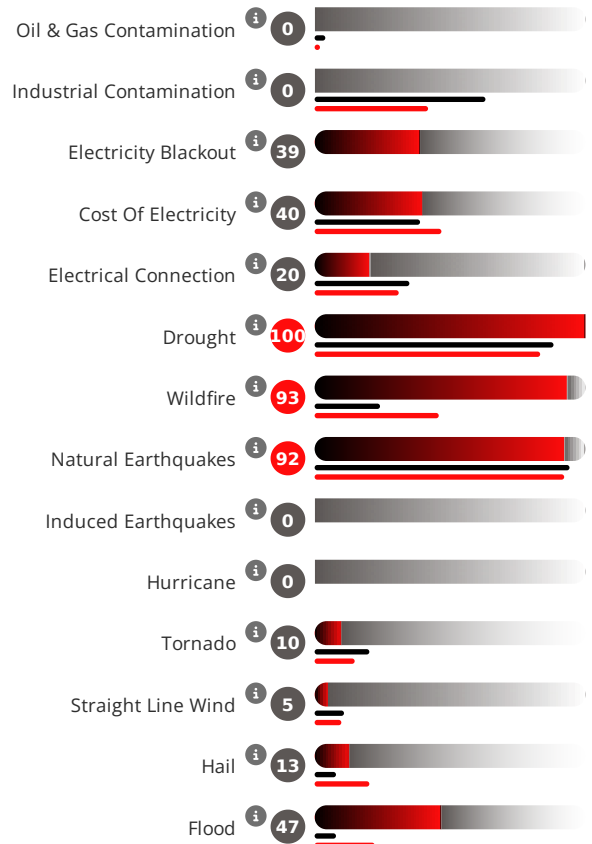
Summary



Value Index



Risk Index



Potential Dividends (Estimated Lease Value)

Solar Farm Lease:	\$1,051/ac/yr
Wind Farm Lease:	\$0/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
3307015001	COR AVE F8 90 STE	9.375	\$2,929	\$1,051/ac/yr	\$0/ac/yr	64*	34*	\$0	\$0	\$20/ac	-	-

LandGate Indexes By Parcel

Value Index

Parcel Address	Parcel Acreage	Land	Solar Energy	Wind Energy	EV Charging	Available Power	Energy Storage	Carbon Credits	Carbon Sequestration	Minerals	Mining	Water	Commercial & Industrial
COR AVE F8 90 STE	9.4	4	1	0	34	60	64			12		100	0

Risk Index

Parcel Address	Parcel Acreage	Oil & Gas Contamination	Industrial Contamination	Electricity Blackout	Cost Of Electricity	Electrical Connection	Drought	Wildfire	Natural Earthquakes	Induced Earthquakes	Hurricane	Tornado	Straight Line Wind	Hail	Flood
COR AVE F8 90 STE	9.4	0	0	39	40	20	100	93	92	0	0	10	5	13	47

Land

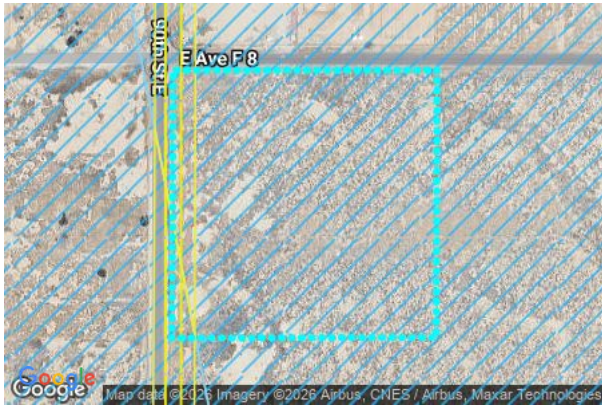


Cropland Irrigation Percent:	100 %
LandGate Relative Water Stress:	100 %
Annual Precipitation:	6.8 "
Average Annual Wind Speed:	13.6 mph
Average 3D Solar Irradiance:	281 W/m ²
Average High Temp:	77.7 °F
Average Low Temp:	48.2 °F
Average Slope:	0.2 °
Maximum Slope:	0.3 °





Total Land Value: \$27,460 (\$2,929/ac)

- Developed \$23,527 (0.8 acres)
- Developed/Open Space \$23,527 (0.8 acres)
- Farmland \$3,934 (0.2 acres)
 - Barren \$3,934 (0.2 acres)
- null \$0 (8.4 acres)
 - Shrubland \$0 (8.4 acres)

Property Features



Acreege Details:

		100-year Flood Zone:	9 ac
		Transmission Line:	1 ac

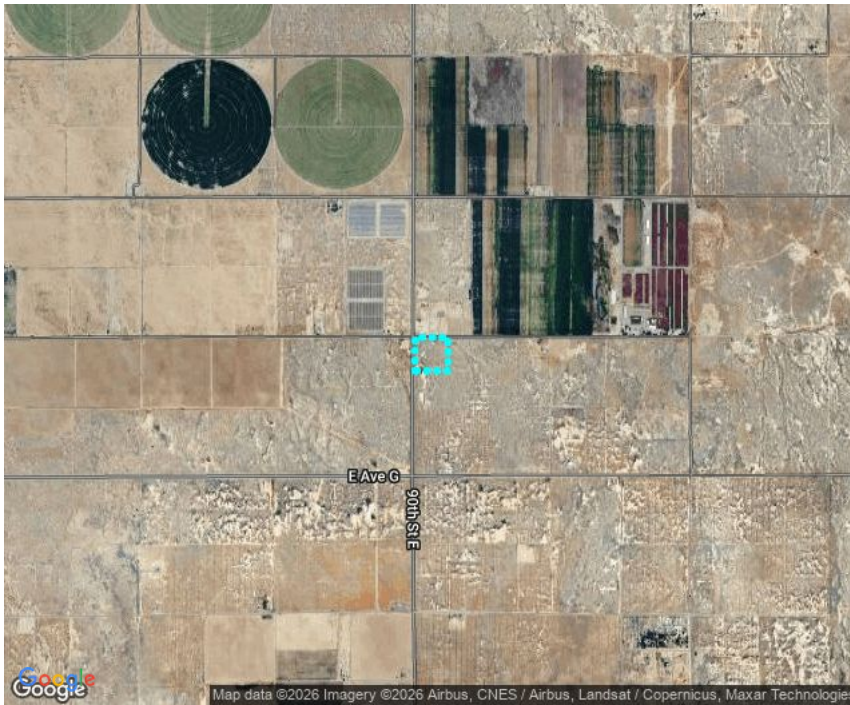
Elevation
















Average Elevation:	2,370 feet
Minimum Elevation:	2,370 feet
Maximum Elevation:	2,370 feet

Slope

Average Slope:	0 °
Maximum Slope:	0 ° (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: **No EV charging station within 5 miles**

Topo



Elevation

Average Elevation: 2,370 feet
Minimum Elevation: 2,370 feet
Maximum Elevation: 2,370 feet

Slope

Average Slope: 0 °
Maximum Slope: 0 ° (No need for land grading)

Trees



Current Trees

Tree Acres (ac):	0
Tree Canopy Avg. Height (ft):	0
Tree Canopy Density (%):	0
Forest Age (yr):	132
Mangrove Forest (ton/ac/yr):	0
Water Precipitation (in/yr):	15

Reforestation Potential

From Non-Tree Cover Acres (ac):	9.38
From Tree Cover Acres (ac):	0.00
Exclusion Zone for Non-Tree Area only (ac):	0.83
Potential Area for Reforestation Acres (ac):	0.54
Water Precipitation (in/yr):	15.00
Suggested Tree Type for Reforestation:	
Maximum Tree Canopy Density (%):	6.30

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
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
Rr	3	C	9.3	Rosamond loamy fine sand, slightly saline	Farmland of Statewide Importance
Ru	3	C	0.1	Rosamond silty clay loam, saline-alkali	Farmland of Statewide Importance

Building Suitability



Soil Suitability Table

Soil Type	Soil Quality Class	Suitability Score	Hydric Group	Drainage Class	Water Table Depth (ft)	Slope Gradient	Depth to Bedrock (ft)
Rr	3	43	0	Well drained		1	> 6
Ru	3	43	1	Well drained		1	> 6

Depth to Bedrock




Solar Farm

Solar Farm - Buildable Acreage and Exclusion Zones



Acreage Details:

	100-year Flood Zone:	9 ac
	Transmission Line:	1 ac

Est. Solar Rent: \$1,051 / ac / yr

Buildable Acreage For Solar

Gross Parcel Acreage:	9 ac
Total Buildable Acreage:	0 ac

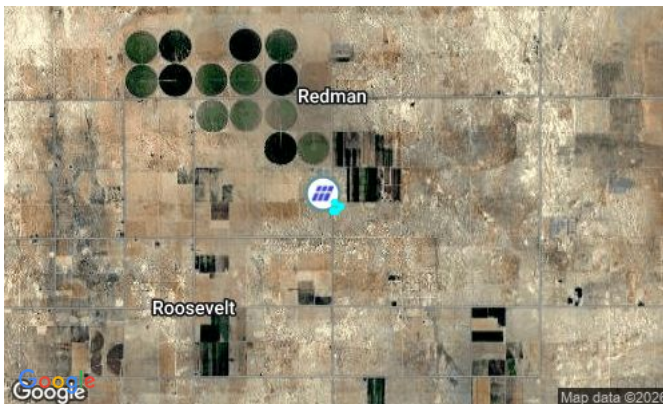
* Solar rent is based off of buildable acreage.
 Solar projects may not use the entire potential buildable acreage.
 Average acreage for community solar projects is 15-30 acres.
 Average acreage for Utility Scale solar projects is 100+ acres.

Potential Capacity/Output

Direct Solar Irradiance (kW/m ²):	252 W/m ²
Solar Irradiance (kW/m ²) - Topography and Panel Tilt Corrected:	281 W/m ²

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

Nearest Solar Farm



Nearest Solar Farm

Operator	CLEAN FOCUS YIELD, LLC
Distance	0.191 miles
Operating Capacity	3.000 MW

Wind



Est. Wind Rent: \$0/ac/yr

Potential Capacity / Output

Possible Number of Wind Turbines on Parcel: 0
 Parcel Max. Capacity: 0.000 MW
 Parcel Max. Annual Output: -

Buildable Acreage For Wind

Gross Parcel Acreage: 9 ac
 Total Buildable Acreage: 0 ac

Acreage Details

	100-year Flood Zone	9 ac
	Transmission Line	1 ac

Wind Speed and Direction



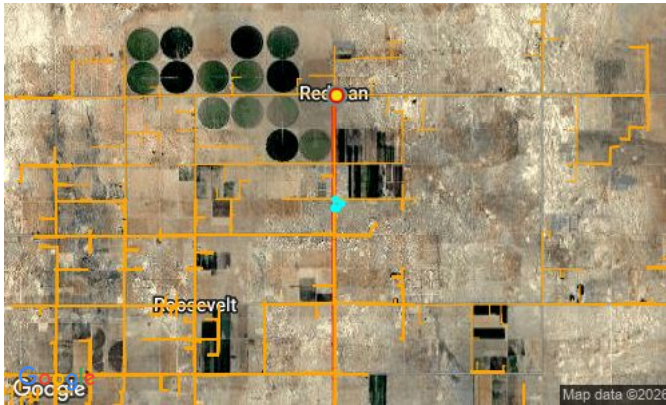
Wind Speed (meters/sec)

- ≥ 10
- 9.0 to 9.9
- 8.0 to 8.9
- 7.0 to 7.9
- 6.0 to 6.9
- 5.0 to 5.9
- 4.0 to 4.9
- 3.0 to 3.9
- < 3.0

Average Annual Wind Speed: 6.1 m/s



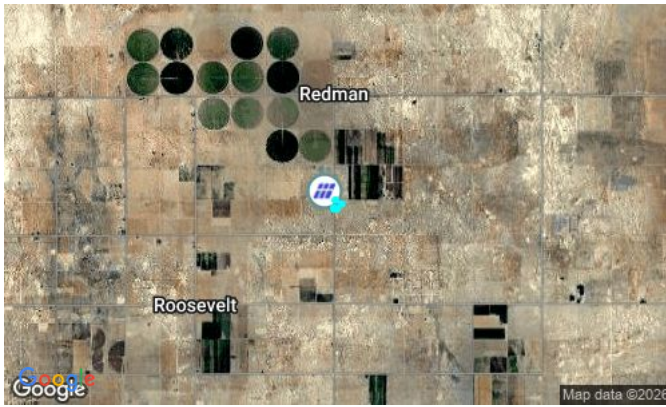
Electrical Infrastructure



Nearest Transmission Line

Owner: AZUSA LIGHT & POWER
 Distance: 0.000 miles

Nearest Solar Farm



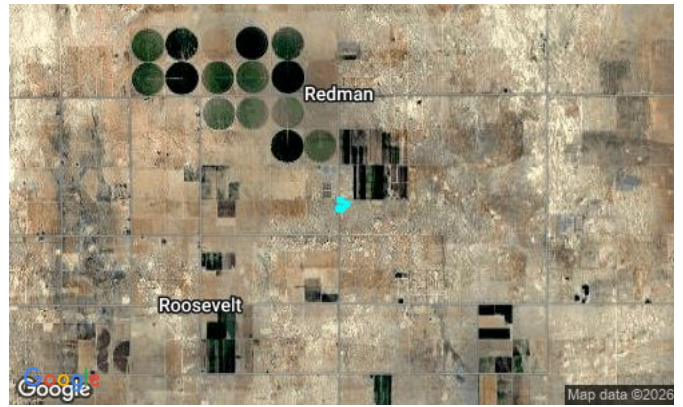
Nearest Solar Farm

Operator: CLEAN FOCUS YIELD, LLC
 Distance: 0.191 miles
 Operating Capacity: 3.000 MW

Commodity Pricing

Wholesale Market: CAISO
 Avg. Energy Price: -
 State/Local Incentives: 100.00 \$/MWh
 Total Value of Solar Energy: -

Nearest Wind Farm



Nearest Wind Farm

Name: FOUNDATION CDCR LAC
 Distance: 14.579 miles
 Operating Capacity: 1.900 MW

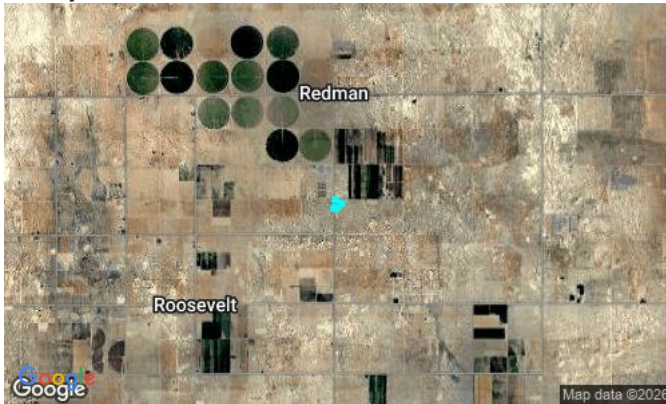
Commodity Pricing

Wholesale Market: CAISO
 Avg. Energy Price: -
 State/Local Incentives: 100.00 \$/MWh
 Total Value of Wind Energy: -

Direct Solar Irradiance (kW/m2): 252 W/m²
 Solar Irradiance (kW/m2) - Topography and Panel Tilt Corrected: 281 W/m²

EV Charging

Nearest Major Road and Site Score

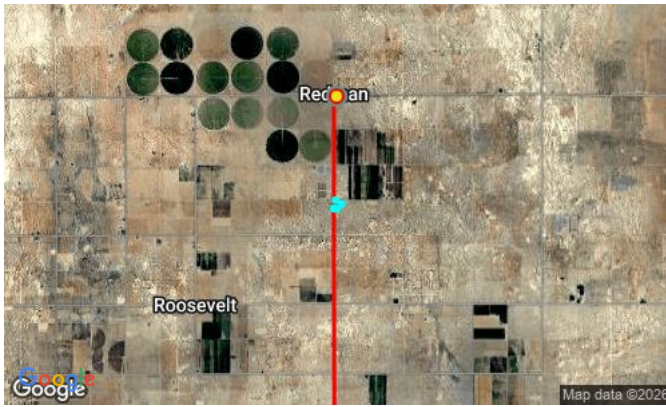


Nearest Major Road

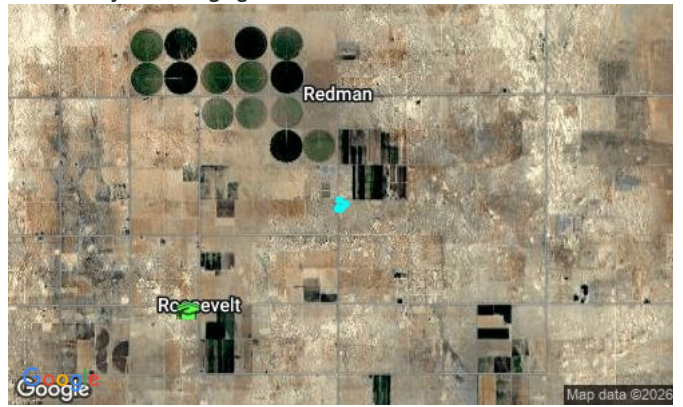
Name	Distance	miles
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EV Site Score:	34.166668
EV Corridor Site Score:	0
EV Exit Ramp Score:	5
Substation Index Score:	12.5
Transmission Line Index Score:	100
EV Charging Station Score:	0
Tribal and DAC Index Score:	50

Nearest Transmission Lines and Substation



Nearest Amenity and Charging Station



Nearest Transmission Line

Owner:	AZUSA LIGHT & POWER
Distance:	0.0 miles

Site Details

Nearest Amenity Name:	-
Nearest Amenity Type:	-
Nearest Amenity Distance:	-
Existing Parking Lot Size:	0 sq ft
Paveable Area:	0.0000144263595 sq ft

Nearest EV Charging Station

No EV charging station within 5 miles

Carbon



Tree Carbon and Reforestation Credits

Total Parcel Acres (ac):	9.38
Tree Cover Acres (ac):	0.00
Non-Tree Cover Acres (ac):	9.38
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):	0.00
Tree Canopy Avg. Height (ft):	
Tree Canopy Density (%):	0
Forest Age (yr):	132
Mangrove Forest (ton/ac/yr):	0
Water Precipitation (in/yr):	15.00
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):	8.498
Organic Carbon Density (kg/m ³):	89.000
Soil Carbon Offset Est.	0.250
Current Year (ton/ac/yr):	
Soil Carbon Offset Est.	2.346
Current Year (ton/yr):	
Soil Carbon Credits Est.	\$0.38
Current Year (\$/ac/yr):	
Soil Carbon Credits Est.	\$3.52
Current Year (\$/yr):	

Reforestation Potential Carbon Credits

From Non-Tree Cover Acres (ac):	9.38
From Tree Cover Acres (ac):	0.00
Exclusion Zone for Non-Tree Area only (ac):	0.83
Potential Area for Reforestation Acres (ac):	0.54
Water Precipitation (in/yr):	15.00
Maximum Tree Canopy Density (%)	6.30
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 (\$63/bbl; \$3.6/mcf)

NET VALUE

\$624

FROM OIL PRODUCTION

\$401

FROM GAS PRODUCTION

\$134

FROM NGL PRODUCTION

\$89

Geology (Nearby Wells)

● Basin and Range EBA

Stratigraphic data is not supported for the selected basin

Production (Nearby Wells)

[Purchase PowerVal](#)



First Production Date

Last Production Date

Oil (cumulative)

0 bbl

Gas (cumulative)

0 boe (0 Mcf)

Water (cumulative)

0 bbl

Reset Zoom

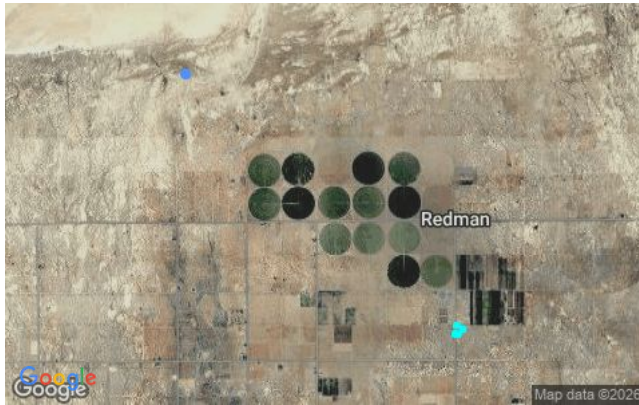
Graph Type: Rate Cumulative

Graph Scale: Linear Log

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 (8.993 mi)	Lease by Antelope Oil & Gas Co. 2	Antelope Oil & Gas Co.	0403705129	Vertical	Other	1970-01-01						
● Abandoned	No (0.884 mi)	Lease by D. H. Wood 1	D. H. Wood	0403706260	Vertical	Other	1970-01-01						

Mining



Nearest Mining Location

Associated Claim/Owner Names	
Location Type	Construction Materials
Distance from Parcel	5.365 mi
Location Name	Rosamond Sand Pits
Discovery Year	
Commodity Type	Non-Metal
Resource Size	
Main Commodity	Construction,Sand and Gravel
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 Intrusive Pegmatite Granitic/Granite Diorite Mafic Alkalic Igneous Extrusive Mafic Volcanic Felsic Volcanic Alkalic Andesite Rhyolite Tuff Undifferentiated	Sedimentary 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
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Rock Description	Rock Classification	Acres	Percent of Parcels
Quaternary alluvium and marine deposits	Unconsolidated Alluvium	9	100

Industrial Contamination



Nearby EPA Superfund Site

Details

Site Name: Edwards Air Force Base
Distance: 15.07 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

Site Dates

Date Proposed:
Date Listed:
Link:

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	0.89	Lease by D. H. Wood 1	D. H. Wood	0403706260	V	Other	1970-01-01					0	0

Nearest Underground Storage Tank Facility 🚰

Details

Facility Name: EASTSIDE UNION SCHOOL DIST
Address: 6742 E AVENUE H
City: LANCASTER
County:
State: California
Zip Code: 93535
Lat / Long: 34.719207763671875 / -118.010009765625
Open: 1
Closed:
Out of Service:
Distance: 2.679 mi

Storage Tanks

Tank ID	Substances	Status	Capacity (gal)	Wall Type	Install Date	Removal Date
CA10309246-001_A Stand-alone Tank_1	Diesel	Open	12,200	Double Wall	1998-08-12	