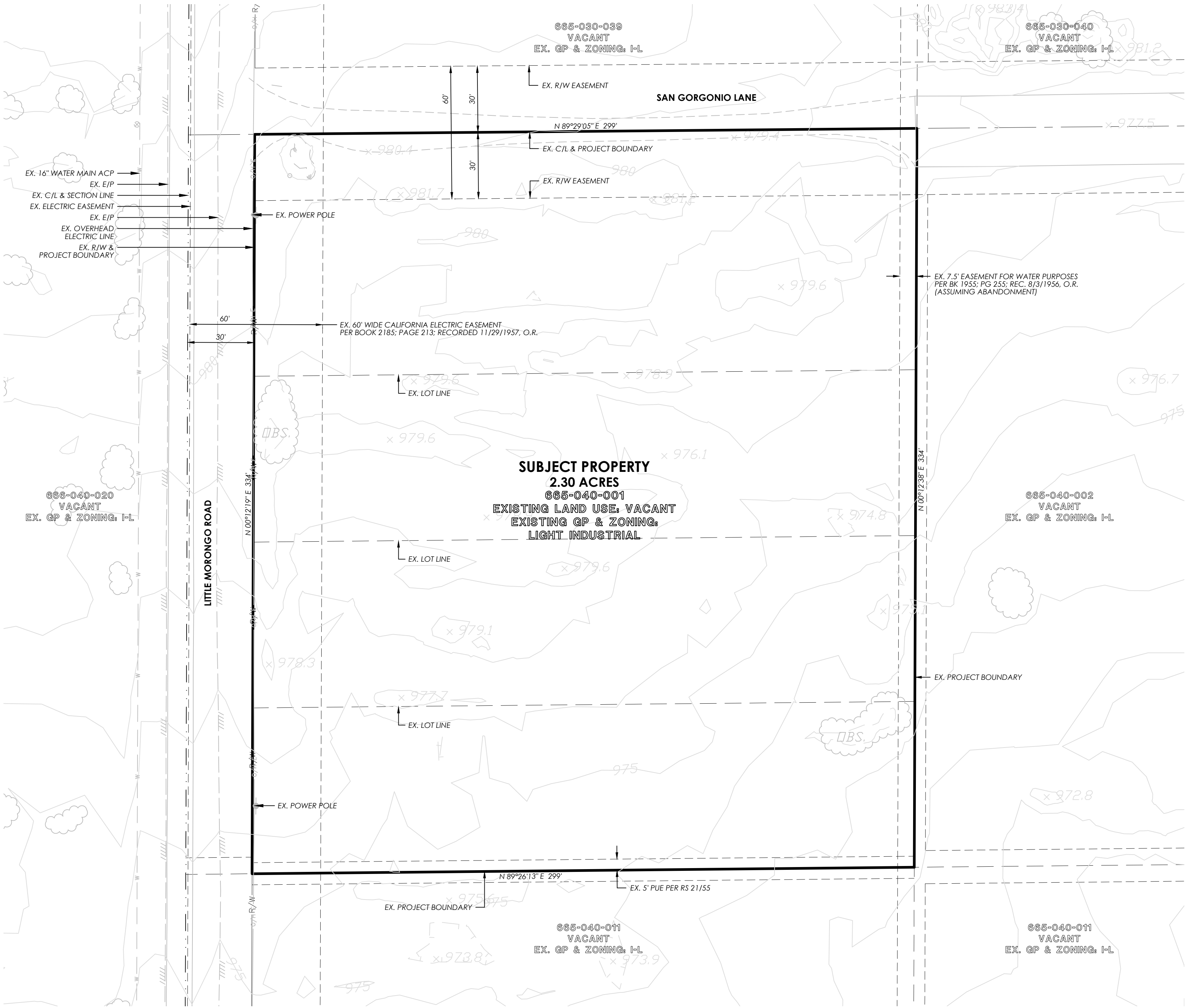


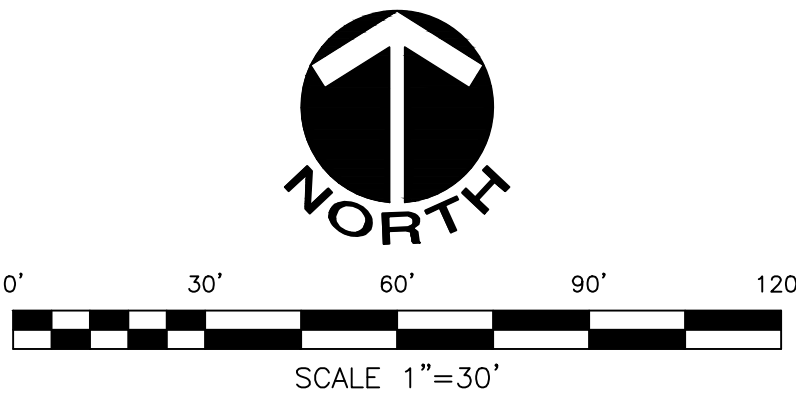
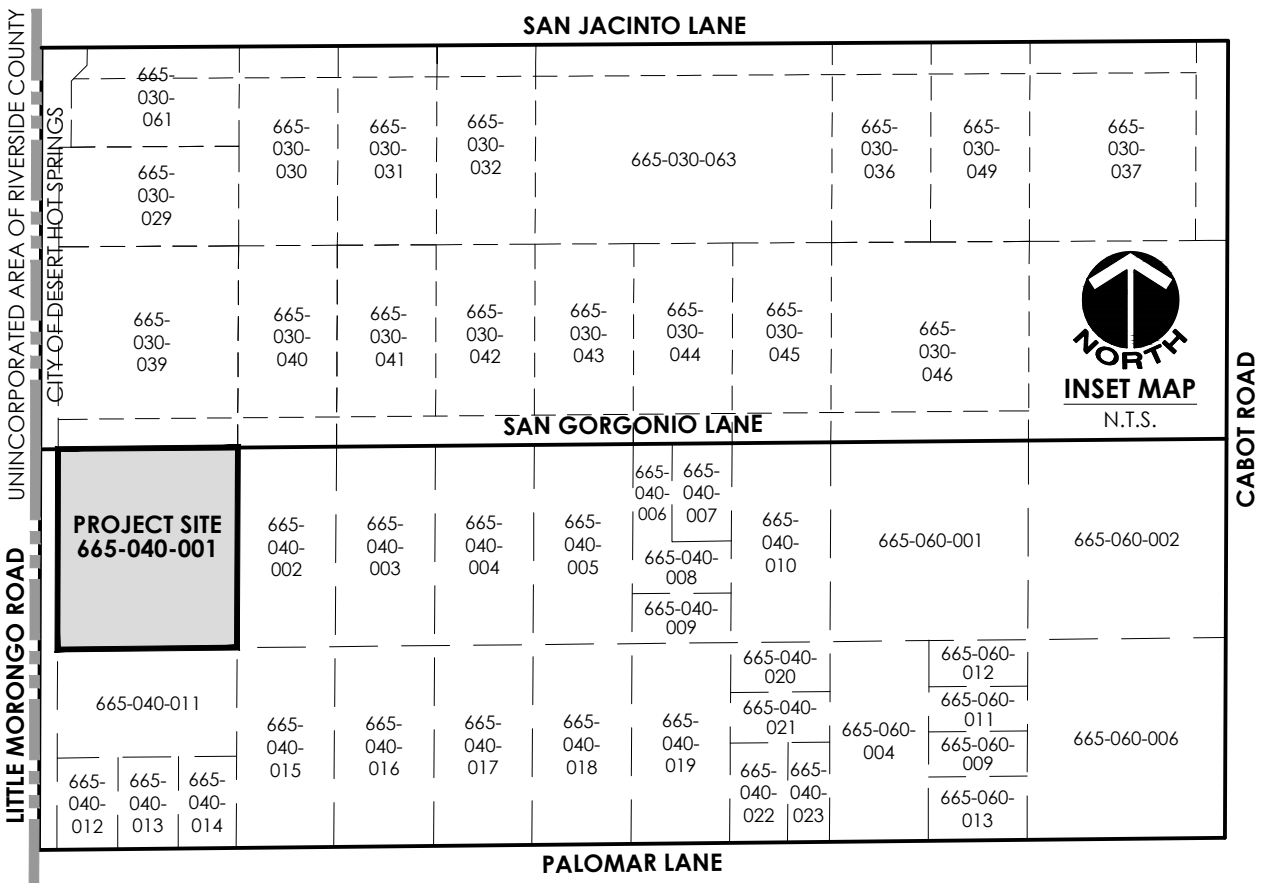
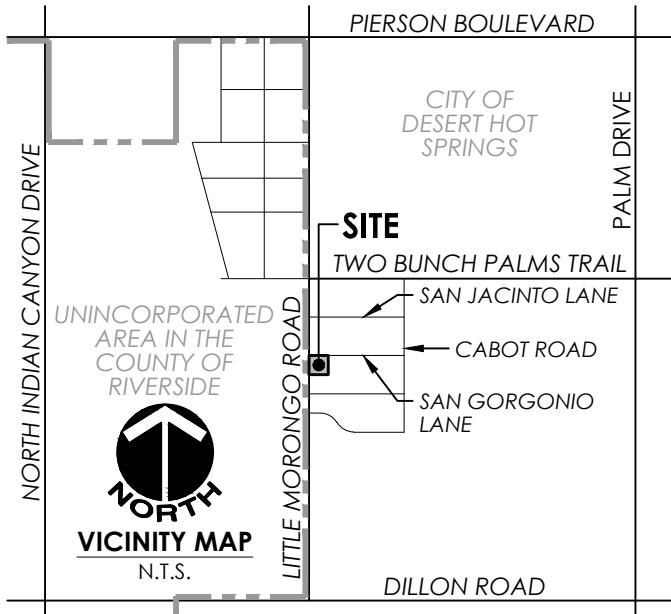


ABBREVIATIONS

(E)	EAST	NO.	NUMBER
(N)	NORTH	N.T.S.	NOT TO SCALE
(S)	SOUTH	O/H	OVERHEAD
(W)	WEST	OS/PP	OPEN SPACE / PARKS
A.C.	ASPHALT CONCRETE	PD.	PEDESTRIAN
AC.	ACREAGE	PG.	PAGE
APH	ASSESSORS PARCEL NUMBER	P/L	PROPERTY LINE
BNDRY	BOUNDARY	PROP.	PROPOSED
C/L	CENTERLINE	P.U.E.	PUBLIC UTILITY EASEMENT
C&G	CURB AND GUTTER	R	RADIUS
E/P	EDGE OF PAVEMENT	R.L.	RIGHT OF WAY
ESMT.	EASEMENT	SF	SQUARE FEET
EX.	EXISTING	STD.	STANDARD
GFA	GROUND FLOOR AREA	TYP.	TYPICAL
MAX.	MAXIMUM	UG	UNDERGROUND
M.B.	MAP BOOK		
MIN.	MINIMUM		

LEGEND

---	C	EXISTING CABLE
---	DRN	EXISTING IRRIGATION DRAIN LINE
---	E	EXISTING EASEMENT
---	E	EXISTING ELECTRIC
---	G	EXISTING GAS
---	IRR	EXISTING IRRIGATION
---	---	EXISTING LOT LINE
---	---	EXISTING EDGE OF PAVEMENT
---	O/H T	EXISTING TELEPHONE
---	R/W	EXISTING OVERHEAD TELEPHONE
---	S	EXISTING RIGHT OF WAY
---	---	EXISTING SEWER
---	---	EXISTING SEWER FORCE MAIN
---	---	EXISTING WATER
---	---	EXISTING CENTER LINE
---	---	PROJECT BOUNDARY



CELEBRATING FORTY YEARS

MSA CONSULTING, INC.
PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING

34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270
TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893

IN THE CITY OF DESERT HOT SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

CONDITIONAL USE PERMIT
EXISTING SITE PLAN

EXHIBIT DATE: NOVEMBER 21, 2016

DATA TABLE

APPLICANT / LAND OWNER:	STARK VENTURE, LLC.		
ADDRESS:	7421 LAUREL CANYON BOULEVARD #11 NORTH HOLLYWOOD, CALIFORNIA 91605		
CONTACT:	MICHAEL TOROSIAN	TELEPHONE:	(818) 642-5885

CO-APPLICANT:	PULSE INVESTMENT GROUP, LLC		
ADDRESS:	1511 WEST GLENOAKS BOULEVARD GLENDALE, CALIFORNIA 91201		
CONTACT:	MICHAEL TOROSIAN	TELEPHONE:	(818) 337-8870

EXHIBIT PREPARER:	MSA CONSULTING, INC.		
ADDRESS:	34200 BOB HOPE DRIVE RANCHO MIRAGE, CALIFORNIA 92270		
CONTACT:	PAUL DEPALATIS, AICP	TELEPHONE:	(760) 320-9811

SOURCE OF TOPOGRAPHY:	INLAND AERIAL SURVEYS, INC.		
ADDRESS:	7117 ARLINGTON AVENUE, SUITE "A" RIVERSIDE, CALIFORNIA 92503		
DATE OF TOPOGRAPHY:	APRIL 1, 2015	TELEPHONE:	(951) 687-4252

ASSESSOR'S PARCEL NUMBER:	665-040-001		
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LEGAL DESCRIPTION:	A PORTION OF OF PARCELS 1, 2, 3 & 4 RS 49/32 SECTION 1, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SAN BERNARDINO BASE & MERIDIAN		
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LAND USE DATA:			
EXISTING GROSS ACREAGE:			
	2.30 AC.		

EXISTING ZONING:	LIGHT INDUSTRIAL (I-L)		
PROPOSED ZONING:	LIGHT INDUSTRIAL (I-L) WITH CONDITIONAL USE PERMIT		

EXISTING GENERAL PLAN LAND USE:	LIGHT INDUSTRIAL (I-L)		
PROPOSED GENERAL PLAN LAND USE:	LIGHT INDUSTRIAL (I-L) WITH CONDITIONAL USE PERMIT		

SURROUNDING LAND USES:			
NORTH:	VACANT LAND (ZONED: LIGHT INDUSTRIAL)		
SOUTH:	VACANT LAND (ZONED: LIGHT INDUSTRIAL)		
EAST:	VACANT LAND (ZONED: LIGHT INDUSTRIAL)		
WEST:	VACANT LAND (ZONED: LIGHT INDUSTRIAL)		

PUBLIC UTILITY PURVEYORS:			
ELECTRIC: SOUTHERN CALIFORNIA EDISON CO.	[800] 684-8123		
GAS: THE GAS COMPANY / SEMPRA ENERGY	[909] 335-7625		
TELEPHONE: VERIZON COMPANY	[800] 483-5000		
WATER: MISSION SPRINGS WATER DISTRICT	[760] 329-6448		
CABLE: TIME WARNER CABLE	[760] 340-1312		
SEWER: COACHELLA VALLEY WATER DISTRICT	[760] 329-6448		
USA: UNDERGROUND SERVICE ALERT	[800] 227-2600		

FEMA FLOOD ZONE DESIGNATION:			
ZONE AO - AREAS OF 1% ANNUAL CHANCE FLOOD HAZARD WITH AVERAGE DEPTHS OF 1 FOOT			
FIRM NUMBER: 06065C0885G; EFFECTIVE DATE: AUGUST 28, 2008			

- Conditional Use Permit Intent:
1. Medical Marijuana Cultivation in accordance with Desert Hot Springs Municipal Code Chapters 5.50 and 17.180 including plant cloning, cultivation, trimming, drying, extraction, and processing of oils and butters. CO2 equipment use for enhanced plant growth and extraction, product packaging and shipping.
 2. This facility has been designed in accordance with Desert Hot Springs regulations governing the cultivation of medical marijuana (Municipal Code Chapter 5.50 and 17.180), current state laws codified in the Compassionate Use Act of 1996 (California Health and Safety Code Sections 11362.7 through 11362.83), the California Attorney General's Guidelines for the Security and Non-Diversion of Marijuana Growth for Medical Use (issued in August 2008) and the Medical Marijuana Regulation and Safety Act (AB 266). The requested use, site layout, and site operations as well as any related activities, such as transportation, manufacturing, and testing are designed for full compliance and vesting under both existing and potential future City and State laws governing the cultivation of medical marijuana.