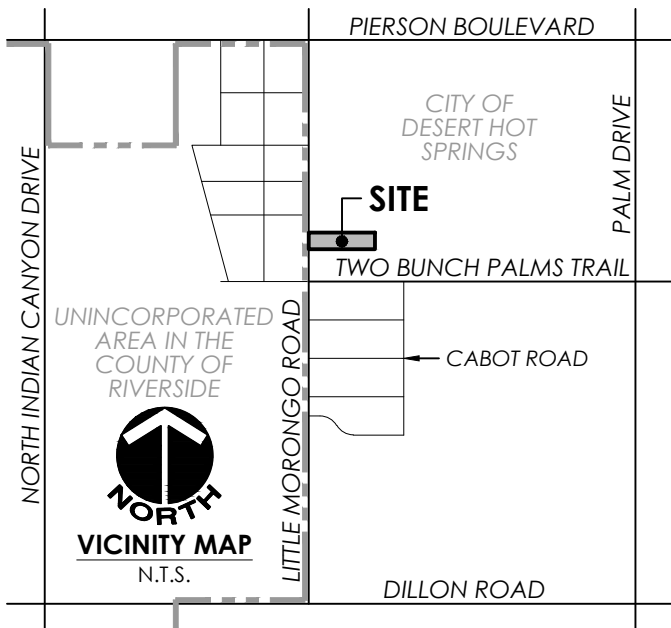


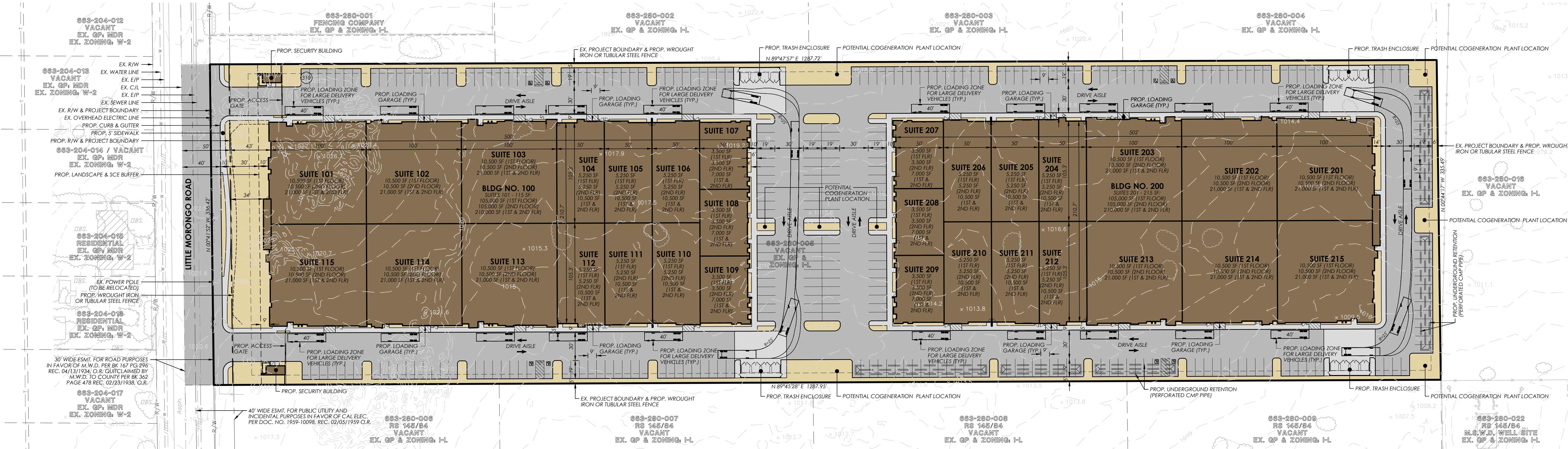


DATA TABLE
CONDITIONAL USE PERMIT INTENT:
1. MEDICAL MARIJUANA CULTIVATION IN ACCORDANCE WITH DESERT HOT SPRINGS MUNICIPAL CODE CHAPTERS 5.50 AND 17.180 INCLUDING PLANT CLONING, CULTIVATION, TRIMMING, DRYING, EXTRACTION, AND PROCESSING OF OILS AND BUTTERS, CO2 EQUIPMENT USE FOR ENHANCED PLANT GROWTH 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 1136.7 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 MEDICINAL AND ADULT-USE CANNABIS REGULATION AND SAFETY ACT (SB 94). 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.

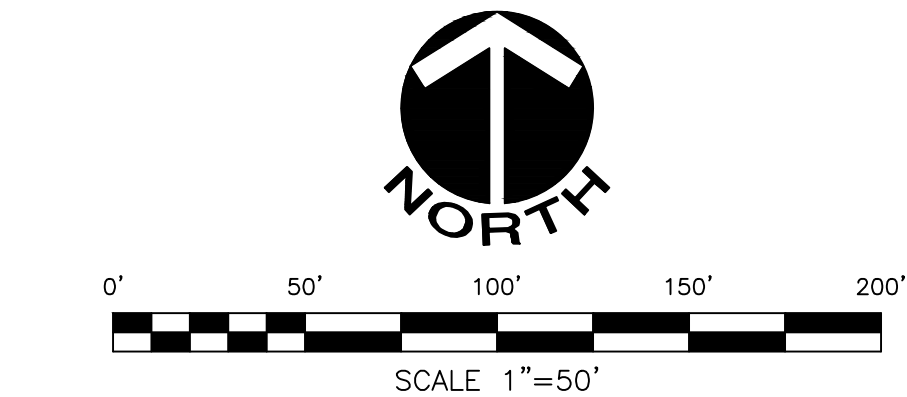
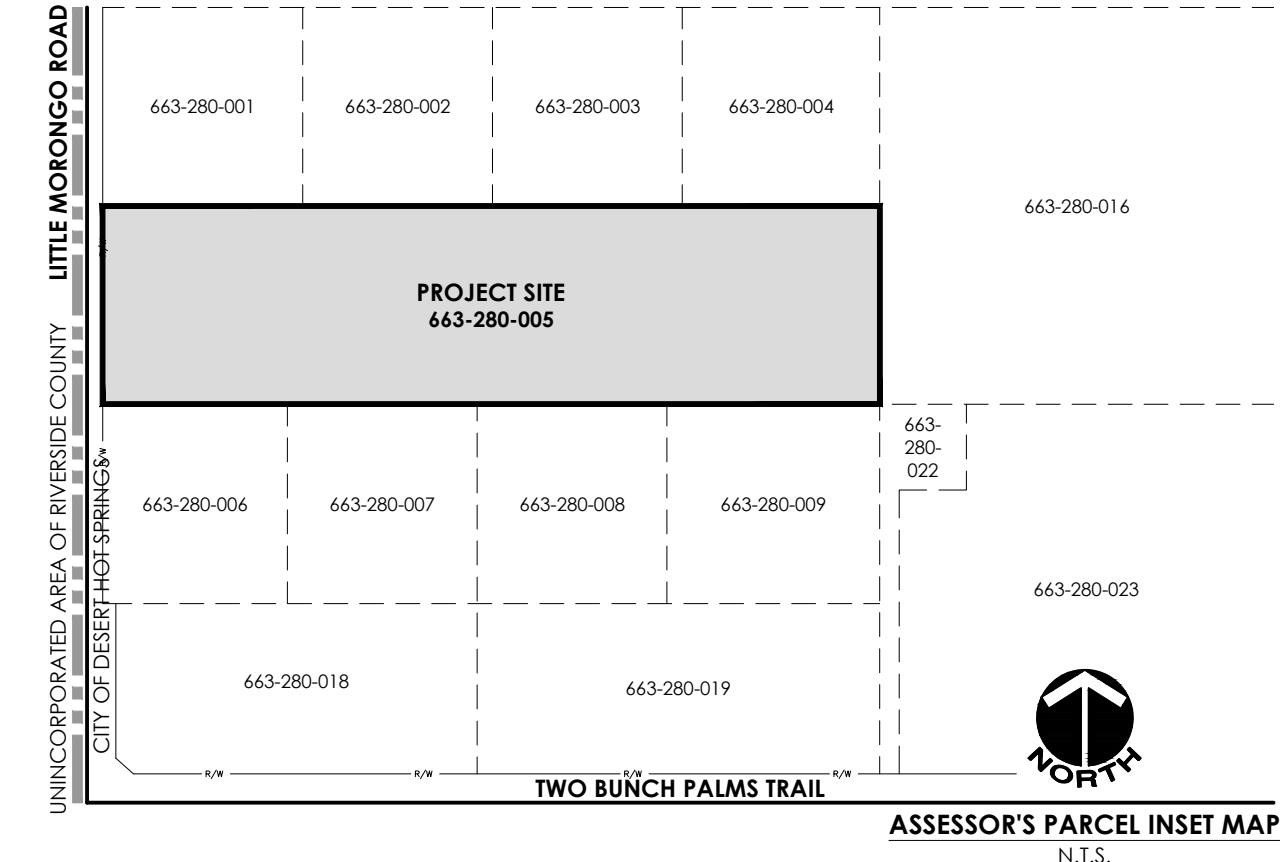
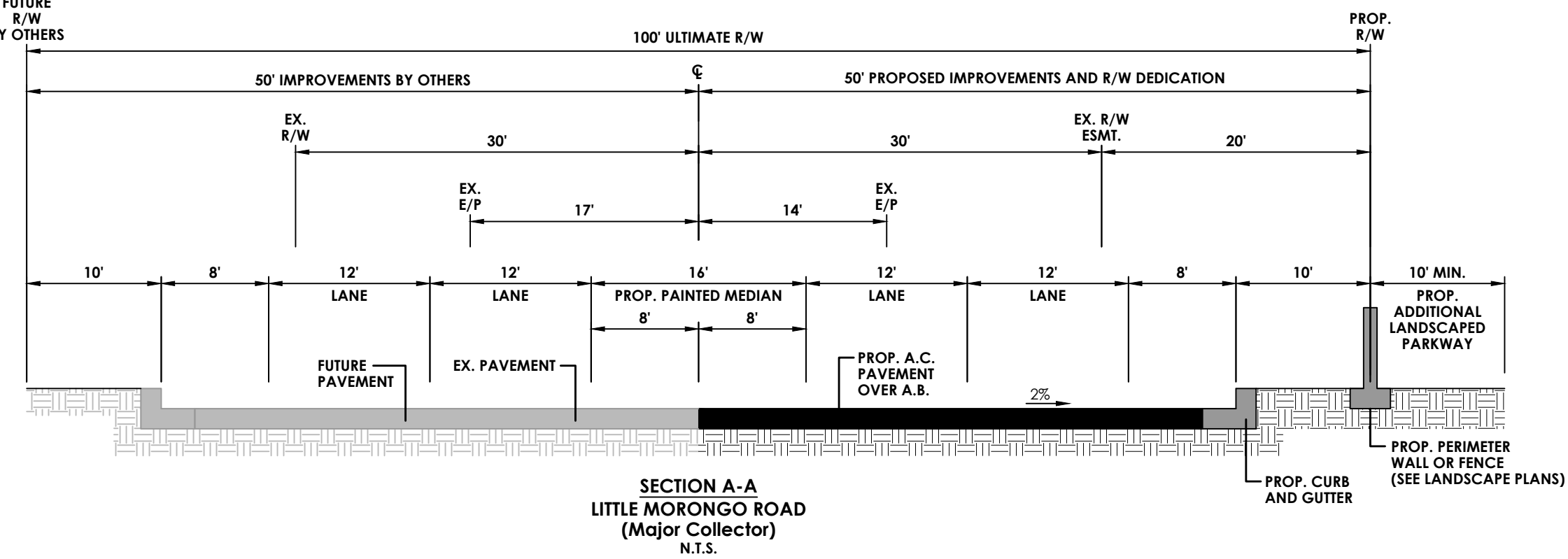
DATA TABLE		
EXISTING ZONING:	LIGHT INDUSTRIAL (I-L)	
PROPOSED ZONING:	LIGHT INDUSTRIAL (I-L) WITH CONDITIONAL USE PERMIT	
EXISTING GENERAL PLAN LAND USE:	LIGHT INDUSTRIAL (I-L)	
PROPOSED GENERAL PLAN LAND USE:	LIGHT INDUSTRIAL (I-L) WITH CONDITIONAL USE PERMIT	
SURROUNDING LAND USES:		
NORTH:	COMMERCIAL / VACANT LAND (ZONED: LIGHT INDUSTRIAL)	
SOUTH:	VACANT LAND (ZONED: LIGHT INDUSTRIAL)	
EAST:	VACANT LAND (ZONED: LIGHT INDUSTRIAL)	
WEST:	RESIDENTIAL / VACANT LAND (ZONED: CONTROLLED DEVELOPMENT AREAS)	
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		

DATA TABLE				
LAND USE DATA:		SF	ACREAGE	
EXISTING GROSS ACREAGE		432,635 SF	9.93 AC.	
LITTLE MORONGO ROAD RIGHT OF WAY DEDICATION		6,728 SF	0.15 AC.	
PROPOSED NET ACREAGE		425,907 SF	9.78 AC.	
SITE PLAN DATA:		SQUARE FOOTAGE	ACREAGE	PERCENTAGE
BUILDING NO. 1:	106,000 SF (1ST FLOOR) 106,000 SF (2ND FLOOR) 212,000 SF (TOTAL)	- - -	- - -	
BUILDING NO. 2:	106,000 SF (1ST FLOOR) 106,000 SF (2ND FLOOR) 212,000 SF (TOTAL)	- - -	- - -	
TOTAL (BUILDING NO. 1 & 2)	212,000 SF (1ST FLOOR) 212,000 SF (2ND FLOOR) 424,000 SF (TOTAL)	4.87 AC. - -	50% - -	
ACCESS ROADS, HARDSCAPE & PARKING	171,654 SF	3.94 AC.	40%	
LANDSCAPE AREAS & RETENTION BASIN	42,253 SF	0.97 AC.	10%	
TOTAL AREA	425,907 SF	9.78 AC.	100%	
ONSITE PARKING DATA:	BUILDING SF	PARKING RATIO	COUNT	PERCENTAGE
OFFICE	25,406 SF	1 STALL PER 250 SF	102 STALLS	6%
PROCESSING	42,000 SF	1 STALL PER 750 SF	56 STALLS	10%
CULTIVATION	356,594 SF	1 STALL PER 2,500 SF	143 STALLS	84%
TOTAL BUILDING AREA (BUILDINGS 1 & 2)	424,000 SF	-	-	-
TOTAL PARKING REQUIRED	-	-	301 STALLS	100%
TOTAL PARKING PROVIDED	-	-	310 STALLS	-

IN THE CITY OF DESERT HOT SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA			
CONDITIONAL USE PERMIT PROPOSED SITE PLAN			
EXHIBIT DATE: JULY 18, 2017			
DATA TABLE			
APPLICANT:	HOT DESERT SPRINGS, LLC		
ADDRESS:	3951 MEDFORD STREET LOS ANGELES, CALIFORNIA 90063		
CONTACT:	ROBERT HARO	TELEPHONE:	(323) 963-4040
LAND OWNER:	AVALON RETAIL PARTNERS, LLC		
ADDRESS:	4108 THE STRAND MANHATTAN BEACH, CALIFORNIA 90267		
CONTACT:	ROBERT HARO	TELEPHONE:	(323) 963-4040
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:	2-6-15 / 4-1-15 / 4-28-15 / 2-3-16	TELEPHONE:	(951) 687-4252
ASSESSOR'S PARCEL NUMBER:	663-280-005		
LEGAL DESCRIPTION:	THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SAN BERNARDINO MERIDIAN.		



ABBREVIATIONS	LEGEND
(E) EAST	— C — EXISTING CABLE
(N) NORTH	— DRN — EXISTING IRRIGATION DRAIN LINE
(S) SOUTH	— E — EXISTING EASEMENT
(W) WEST	— G — EXISTING GAS
A.C. ACREAGE	— IRR — EXISTING IRRIGATION
APN ASSESSOR'S PARCEL NUMBER	— LOT — EXISTING LOT LINE
BNDRY BOUNDARY	— PAV — EXISTING EDGE OF PAVEMENT
C/L CENTERLINE	— TEL — EXISTING TELEPHONE
C&G CURB AND GUTTER	— TEL — EXISTING OVERHEAD TELEPHONE
E/P EDGE OF PAVEMENT	— T — EXISTING RIGHT OF WAY
ESMT. EASEMENT	— T — EXISTING SEWER FORCE MAIN
EX. EXISTING	— T — EXISTING WATER
GFA GROUND FLOOR AREA	— T — PROJECT BOUNDARY
MAX. MAXIMUM	— T — PROPOSED AND EXISTING CENTER LINE
M.B. MAP BOOK	— T — PROPOSED RIGHT OF WAY
MIN. MINIMUM	— T — PROPOSED CURB
NO. NUMBER	— T — PROPOSED BUILDING ENVELOPE
N.T.S. NOT TO SCALE	— T — PROPOSED PARKING SPACES
O/H OVERHEAD	
OS/P OPEN SPACE / PARKS	
PED. PEDESTRIAN	
P.L. PAGE	
P.L. PROPERTY LINE	
PROP. PROPOSED	
P.U.E. PUBLIC UTILITY EASEMENT	
R. RADIUS	
R/L LOW DENSITY (RESIDENTIAL)	
R/W RIGHT OF WAY	
SF SQUARE FEET	
STD. STANDARD	
TYP. TYPICAL	
UG UNDERGROUND	



MSA CONSULTING, INC.
PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING
34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270
TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893