

VICINITY MAP
N.T.S.

219,089 SQ. FT. 5.03 AC GROSS AREA
138,718 SQ. FT. 3.19 AC NET AREA
39,900 SQ. FT. PROP. BUILDING
19,950 SQ. FT. PROP. FIRST FLOOR
19,950 SQ. FT. PROP. SECOND FLOOR
44,258 SQ. FT. PROPOSED PARKING LOT
12,895 SQ. FT. PROPOSED SIDEWALK
719 SQ. FT. PROPOSED DRIVEWAY

19,777 SQ. FT. PROPOSED LANDSCAPING
OCCUPANCY GROUP--F-1 HEMP PRODUCTS
PROPOSED OCCUPANCY LOAD 45
BUILDING TYPE ---- COMMERCIAL M-1
TYPE CONSTRUCTION ---- V-N
DESCRIPTION OF THE USE--FACTORY INDUSTRIAL

PARKING CALCULATION:
REQUIRED PARKING STALLS 1 PER 250 S. F. OFFICE
BREAKROOMS, RESTROOMS, CONFERENCE ROOMS
2,300 S. F. 250 S. F. = 9.2 STALLS

REQUIRED PARKING STALLS 1 PER 750 S. F. PACKING
MANUFACTURING ROOMS, LABORATORY.
2,241 S. F. 750 S. F. = 2.9 STALLS

REQ. PARKING STALLS 1 PER 2,500 S. F. CULTIVATION
FLOWERING, CLONE ROOMS, STORAGE ROOM.
73,924 S. F. 2,500 S. F. = 29.5 STALLS

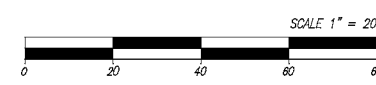
REQUIRED PARKING STALLS 42 STALLS
PROPOSED PARKING STALLS 63 STALLS


LEGAL DESCRIPTION:

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 3, SOUTH, RANGE 4 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF DESERT HOT SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL GOVERNMENT SURVEY, FURTHER DESCRIBED AS:

PARCEL 50 OF SUNNY SANDS RANCHOS, UNIT NO. 2, IN THE CITY OF DESERT HOT SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, A RECORD OF SURVEY OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 4 EAST, AS RECORDED IN RECORD OF SURVEY BOOK 21 PAGE 55, OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM 80% OF ALL RIGHTS TO ALL MINERALS, OIL AND GAS, THE SHD RIGHTS ARE LIMITED TO THE MINERALS, OIL, AND GAS WHICH LIE MORE THAN 100 FEET BELOW THE SURFACE OF THE LAND, THE SELLER AGREES NOT TO ENTER THE SURFACE OF THE LAND FOR EXPLORATION PURPOSES WITHOUT THE CONSENT OF THE MAJORITY OF THE OWNERS AS RESERVED BY SUNNY SANDS RANCHOS CORPORATION IN DEED RECORDED AUGUST 18, 1987 IN BOOK 2134 PAGE 204 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.



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AMIR ENGINEERING & SURVEYING INC
160 LURING DRIVE, SUITE A, PALM SPRINGS CA 92262
PH. (760) 318-7424 FAX (760) 318-7410

OWNER: KAMI AMIRIANFAR
737 CROCKER STREET
LOS ANGELES, CA. 90021
TELEPHONE: (213) 590-4545

CITY OF DESERT HOT SPRINGS
PROPOSED SITE PLAN
CABOT ROAD
DESERT HOT SPRINGS, CA.
SEC. 1, T. 3 S., R. 4 E., S.B.B.M.

FILE NO.
SHEET
OF
DWG. NO.
CUP 27-17
SHEETS