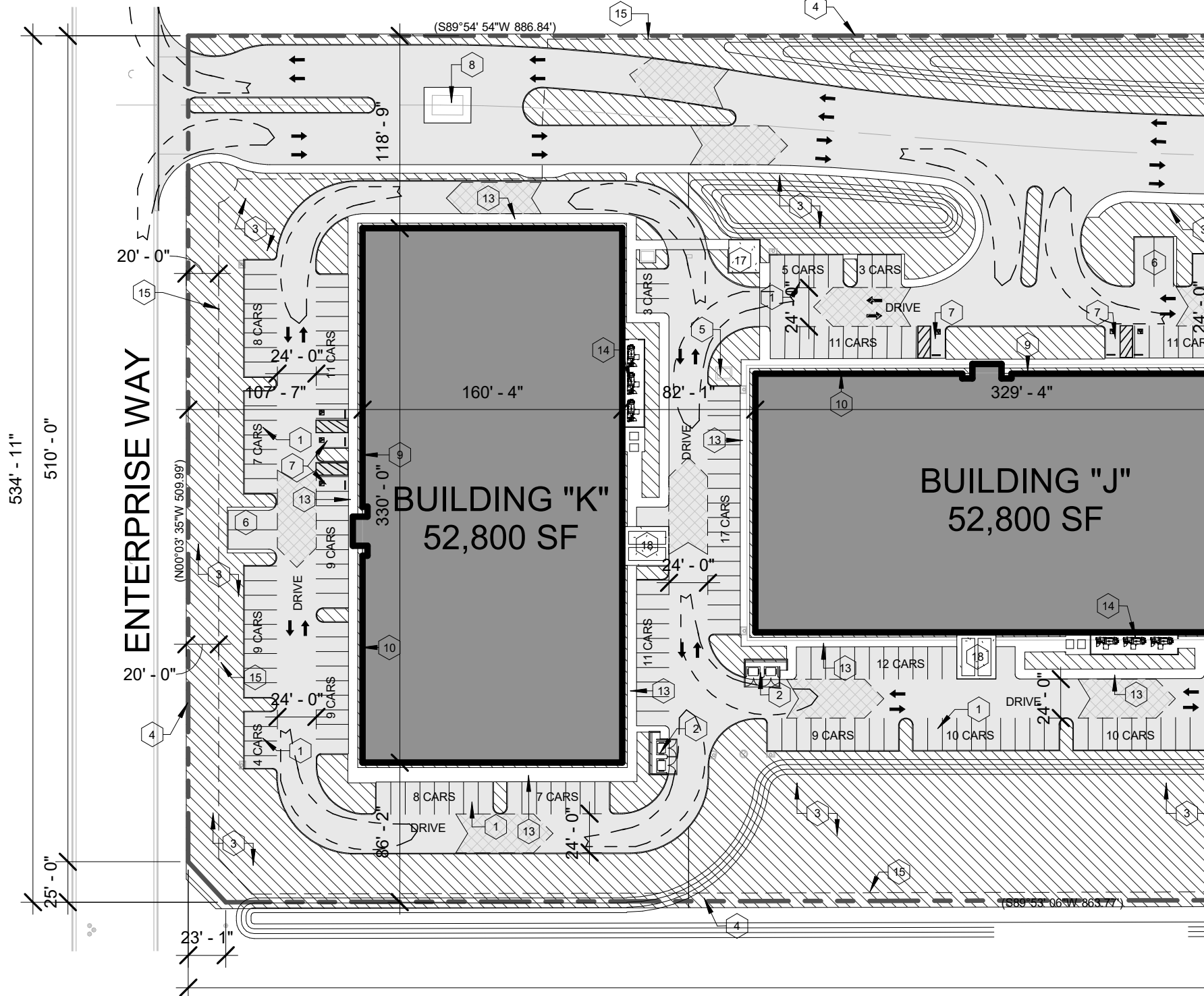
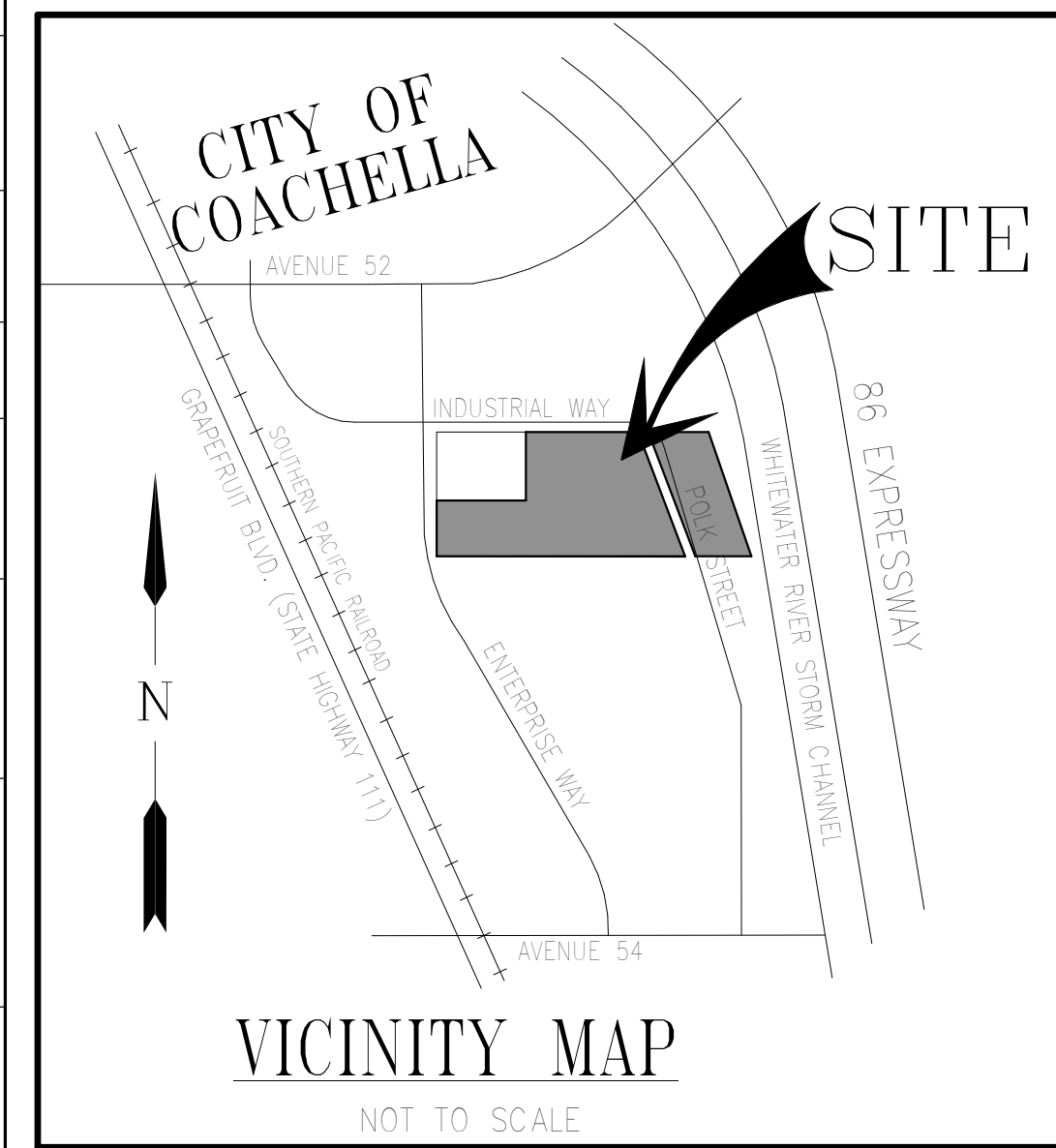


COACHELLA GREEN INDUSTRIAL PARK - PHASE 1

86-601 Industrial Way
Coachella, CA 92236

PROJECT DATA

| | |
|--|--|
| OWNER | |
| COACHELLA GREEN, LLC 1933 S. BROADWAY, SUITE 806 LOS ANGELES, CA 90007 | |
| SITE ADDRESS | |
| 86-601 Industrial Way Coachella, CA 92236 | |
| ASSESSOR'S PARCEL NO. | |
| 763-131-082 THROUGH 086, INCLUSIVE | |
| LEGAL DESCRIPTION | |
| PARCELS 1 THROUGH 5, INCLUSIVE OF PARCEL MAP 38859 AS RECORDED IN BOOK 239 OF PARCEL MAPS AT PAGES 7 AND 8, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA | |
| LAND USE INFORMATION AND OVERLAYS | |
| SITE AREA | 48.19 ACRES (2,142,720 S.F.) |
| SURROUNDING: | VACANT, INDUSTRIAL/COMMERCIAL |
| EXISTING: | VACANT |
| PROPOSED: | HYDROPONIC CANNABIS GROWTH WAREHOUSE |
| PHASING AREAS | |
| OVERALL SITE: | 49.17 ACRES |
| PHASE 1: | 7.28 ACRES |
| PHASE 2: | 9.54 ACRES |
| PHASE 3: | 7.97 ACRES |
| PHASE 4: | 12.65 ACRES |
| PHASE 5: | 11.73 ACRES |
| PRELIMINARY LOT COVERAGE | |
| PHASE 1: | BUILDINGS: 29% |
| PHASE 2: | BUILDINGS: 31% |
| PHASE 3: | BUILDINGS: 19% |
| PHASE 4: | BUILDINGS: 31% |
| PHASE 5: | BUILDINGS: 28% |
| LANDSCAPE | |
| PHASE 1: | LANDSCAPE: 67,395.84 SF |
| PHASE 2: | LANDSCAPE: 116,220.97 SF |
| PHASE 3: | LANDSCAPE: 135,378.56 |
| PHASE 4: | LANDSCAPE: 6,5213.38 |
| | TOTAL: 484,208.75 SF = 30% OF SITE |
| PHASE 5: | LANDSCAPE: 187,045.46 SF = 12% OF SITE |



LEGEND

| SYMBOL | DESCRIPTION |
|---------------------|--|
| [Hatched Box] | AREA OF LANDSCAPE |
| [Solid Grey Box] | AREA OF PAVING |
| [Arrow] | DIRECTIONAL ARROW |
| [Dashed Line] | AREA OF FIRE LANE (MINIMUM 24' WIDTH) |
| [Circle with Arrow] | FIRE TRUCK TURNING RADIUS |
| [Square with X] | POLE MOUNT AREA LIGHT (1 HEAD) (xx) = MTG. HT. XX' A.F.G. |
| [Square with X] | POLE MOUNT AREA LIGHT (2 HEAD) (xx) = MTG. HT. XX' A.F.G. |
| [Square with X] | POLE MOUNT AREA LIGHT (3 HEAD) (xx) = MTG. HT. XX' A.F.G. |
| [Square] | WALL MOUNT TYPE AREA FLOOD LIGHT. SEE EXTERIOR ELEVATIONS FOR MOUNTING HEIGHT |
| [Dashed Line] | HANDICAP PATH OF TRAVEL. NOT TO EXCEED 5% SLOPE IN DIRECTION OF TRAVEL AND NOT TO EXCEED 2% CROSS SLOPE. |
| [Dashed Line] | SITE RETAINING WALL. SEE CIVIL DRAWINGS |
| [Dotted Line] | PROPOSED LOT LINE ADJUSTMENT |

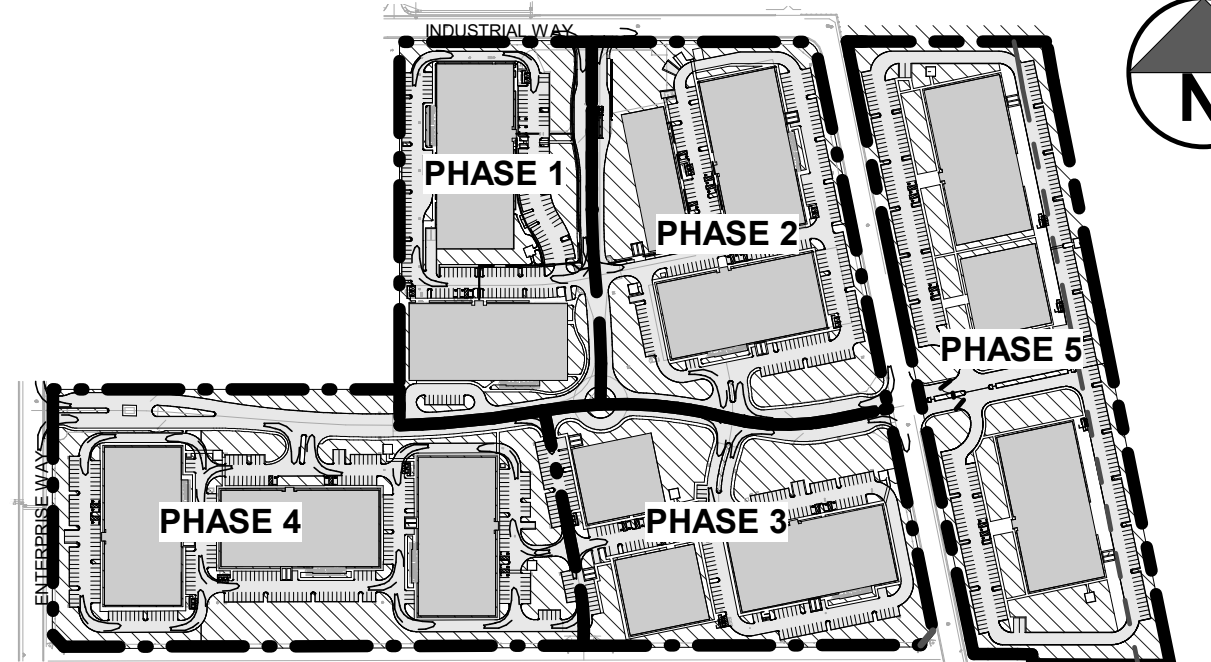
KEY NOTES

- 9'-0" x 20'-0" PARKING STALLS
- TRASH ENCLOSURE, SEE 9/A1.0.3
- LANDSCAPE
- PROPERTY LINE
- ELECTRICAL TRANSFORMER
- LOADING AREA
- ACCESSIBLE PARKING
- SITE RECEPTION SECURITY GUARD HOUSE, SEE DETAIL 1/A1.0.2
- MAIN ENTRANCE
- LOADING DOOR
- PATH OF TRAVEL
- CURB RAMP WITH DETECTABLE WARNINGS
- CONCRETE WALKWAY
- HVAC CHILLER ENCLOSURE
- 8'-0" HIGH WROUGHT IRON SITE FENCE, SEE DETAIL 7 ON SHEET A1.0.2
- SITE SIGNAGE, SEE DETAIL 1 ON SHEET A1.0.3
- RECREATION AREA
- PLANT MEDIA RECYCLE BINS
- EVAPORATIVE COOLING TOWERS, 14' - 17' HIGH

PROJECT INFORMATION

| BUILDING | PRIMARY BUILDING USE | SPRINKLERED | BUILDING PROVIDED | | | PARKING | | | TYPE "C" LOADING SPACES | | |
|----------------|--------------------------|-------------|----------------------|---------|--------|------------------|--------------------|---------------|-------------------------|------------------|------------------|
| | | | BUILDING AREA (S.F.) | STORIES | HEIGHT | PARKING REQUIRED | ACCESSIBLE PARKING | PARKING TOTAL | ACCESSIBLE STALLS | LOADING REQUIRED | LOADING PROVIDED |
| PHASE 1 | | | | | | | | | | | |
| A | CULTIVATION - (1) TYPE 3 | Yes | 62,167 | 1 | 28'-0" | 93 | 3 | 93 | 3 | 2 | 2 |
| B | CULTIVATION - (2) TYPE 2 | Yes | 52,800 | 1 | 28'-0" | 83 | 3 | 82 | 3 | 1 | 1 |
| | | | 114,967 | | | 176 | | 175 | | 3 | 3 |
| PHASE 2 | | | | | | | | | | | |
| C | CULTIVATION - (1) TYPE 2 | Yes | 26,200 | 1 | 25'-0" | 57 | 2 | 53 | 2 | 1 | 1 |
| D | CULTIVATION - (2) TYPE 2 | Yes | 52,800 | 1 | 28'-0" | 83 | 2 | 83 | 2 | 1 | 1 |
| E | CULTIVATION - (2) TYPE 2 | Yes | 52,800 | 1 | 28'-0" | 83 | 3 | 83 | 3 | 1 | 1 |
| | | | 131,800 | | | 223 | | 219 | | 3 | 3 |
| PHASE 3 | | | | | | | | | | | |
| F | CULTIVATION - (2) TYPE 2 | Yes | 52,800 | 1 | 28'-0" | 84 | 3 | 85 | 3 | 2 | 2 |
| G | CULTIVATION - (1) TYPE 2 | Yes | 27,000 | 1 | 25'-0" | 57 | 2 | 57 | 2 | 1 | 1 |
| H | CULTIVATION - (1) TYPE 2 | Yes | 27,000 | 1 | 25'-0" | 57 | 2 | 57 | 2 | 1 | 1 |
| | | | 106,800 | | | 198 | | 199 | | 4 | 4 |
| PHASE 4 | | | | | | | | | | | |
| I | CULTIVATION - (2) TYPE 2 | Yes | 52,800 | 1 | 28'-0" | 83 | 3 | 84 | 3 | 1 | 1 |
| J | CULTIVATION - (2) TYPE 2 | Yes | 52,800 | 1 | 28'-0" | 83 | 2 | 84 | 2 | 2 | 2 |
| K | CULTIVATION - (2) TYPE 2 | Yes | 52,800 | 1 | 28'-0" | 83 | 2 | 84 | 2 | 2 | 2 |
| | | | 158,400 | | | 249 | | 252 | | 5 | 5 |
| PHASE 5 | | | | | | | | | | | |
| L | CULTIVATION - (2) TYPE 2 | Yes | 52,800 | 1 | 28'-0" | 83 | 3 | 87 | 3 | 2 | 2 |
| M | CULTIVATION - (2) TYPE 2 | Yes | 27,000 | 1 | 25'-0" | 57 | 2 | 85 | 2 | 1 | 1 |
| N | CULTIVATION - (2) TYPE 2 | Yes | 52,800 | 1 | 28'-0" | 83 | 3 | 134 | 3 | 2 | 2 |
| | | | 132,600 | | | 223 | | 306 | | 5 | 5 |
| Grand total: | 14 | | 644,567 | | | 1,069 | | 1,151 | | 20 | 20 |

PHASING PLAN



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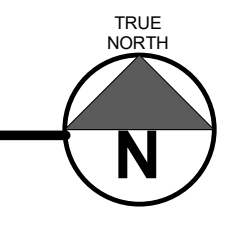
STAMP

CLIENT LOGO

CLIENT: COACHELLA GREEN, LLC
PROJECT: COACHELLA GREEN INDUSTRIAL - PHASE 1
ADDRESS: 86-601 Industrial Way, Coachella, CA 92236
PROJECT NO.: 1700

DATE: Issue Date
SCALE: As indicated
TITLE: MASTER SITE PLAN - PHASE 1
PHASE SHEET: 1 A1.0.0
MARCA TECTS architecture | planning 2015

1 MASTER SITE PLAN
1" = 80'-0"



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