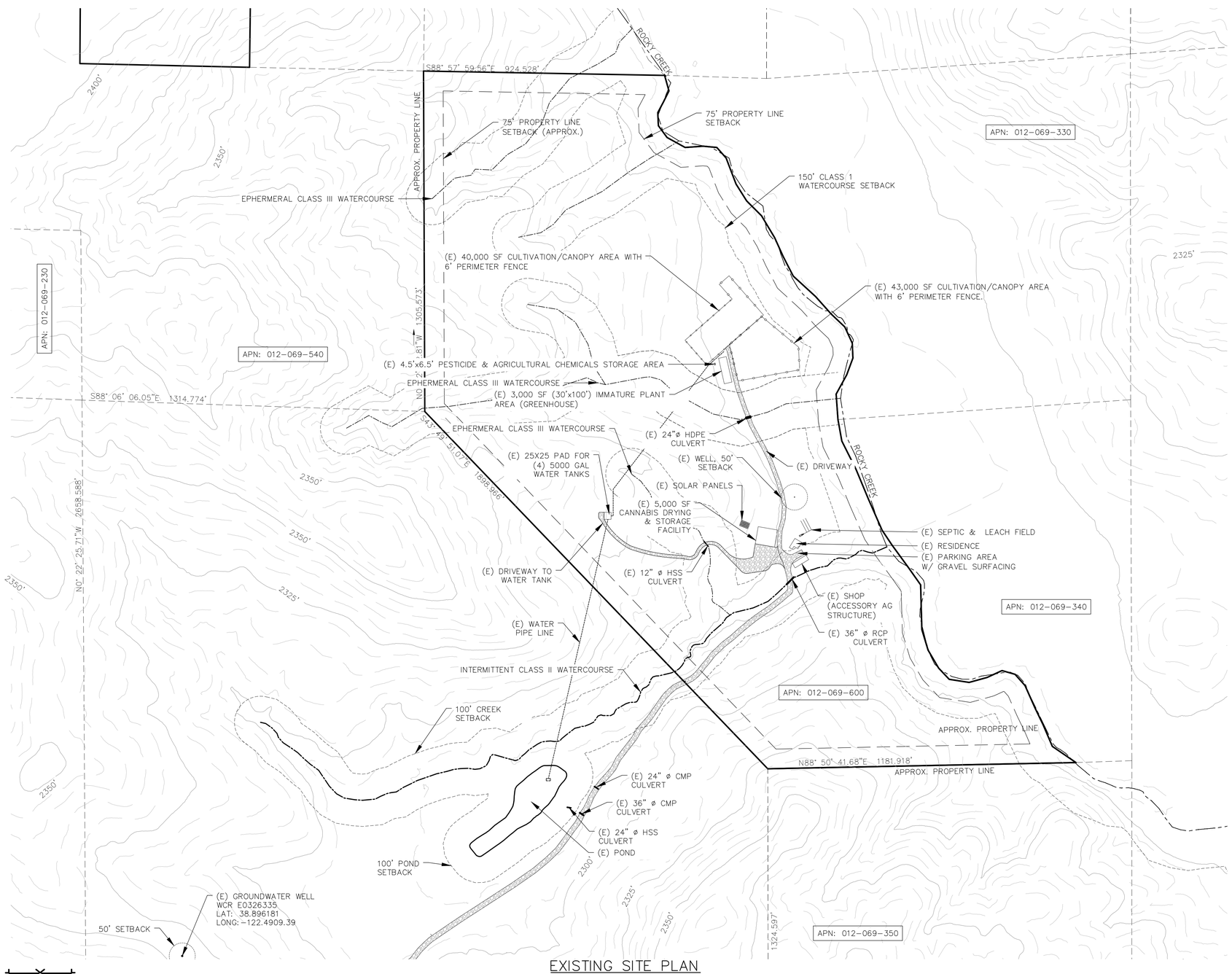
EXISTING CONDITIONS FOR MORGAN VALLEY VENTURES

22800 MORGAN VALLEY ROAD, LOWER LAKE, CA 95457

APN: 012-069-600 LOT: 79.13 ACRES

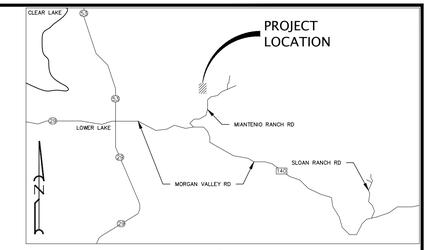


EXISTING SITE PLAN

GRAPHIC SCALE

200' 0 100' 200'

(IN FEET)
1 inch = 200 ft.



VICINITY MAP
NO SCALE

LEGEND:

1530	CONTOUR ELEVATION
	FENCE
	ASPHALT
	GRAVEL
	EARTH
	FLOOD ZONE
	(E) POWER POLE
APN	ASSESSOR'S PARCEL NUMBER
APPROX	APPROXIMATELY
DWY	DRIVEWAY
(E)	EXISTING
(P)	PROPOSED
RD	ROAD
SF	SQUARE FEET

NOTES:

1. CONTOUR INTERVAL IS 5'

Revisions:

REALM ENGINEERING
CIVIL ENGINEERING, SURVEYING & PLANNING
1767 MARKET STREET SUITE C
REDDING, CA. 96001
530-526-7493

REGISTERED PROFESSIONAL ENGINEER JASON B. VINE No. 67800 EXP. 06/30/21 CIVIL STATE OF CALIFORNIA

EXISTING CONDITIONS SITE PLAN

CTM VENTURE CAPITAL, LLC
22800 MORGAN VALLEY RD
LOWER LAKE, CA
LAKE COUNTY APN#012-069-600

PLOTTED BY: ---

DATE PLOTTED: 2/21/20

SCALE OF DRAWING: SEE PLAN

JOB NUMBER:

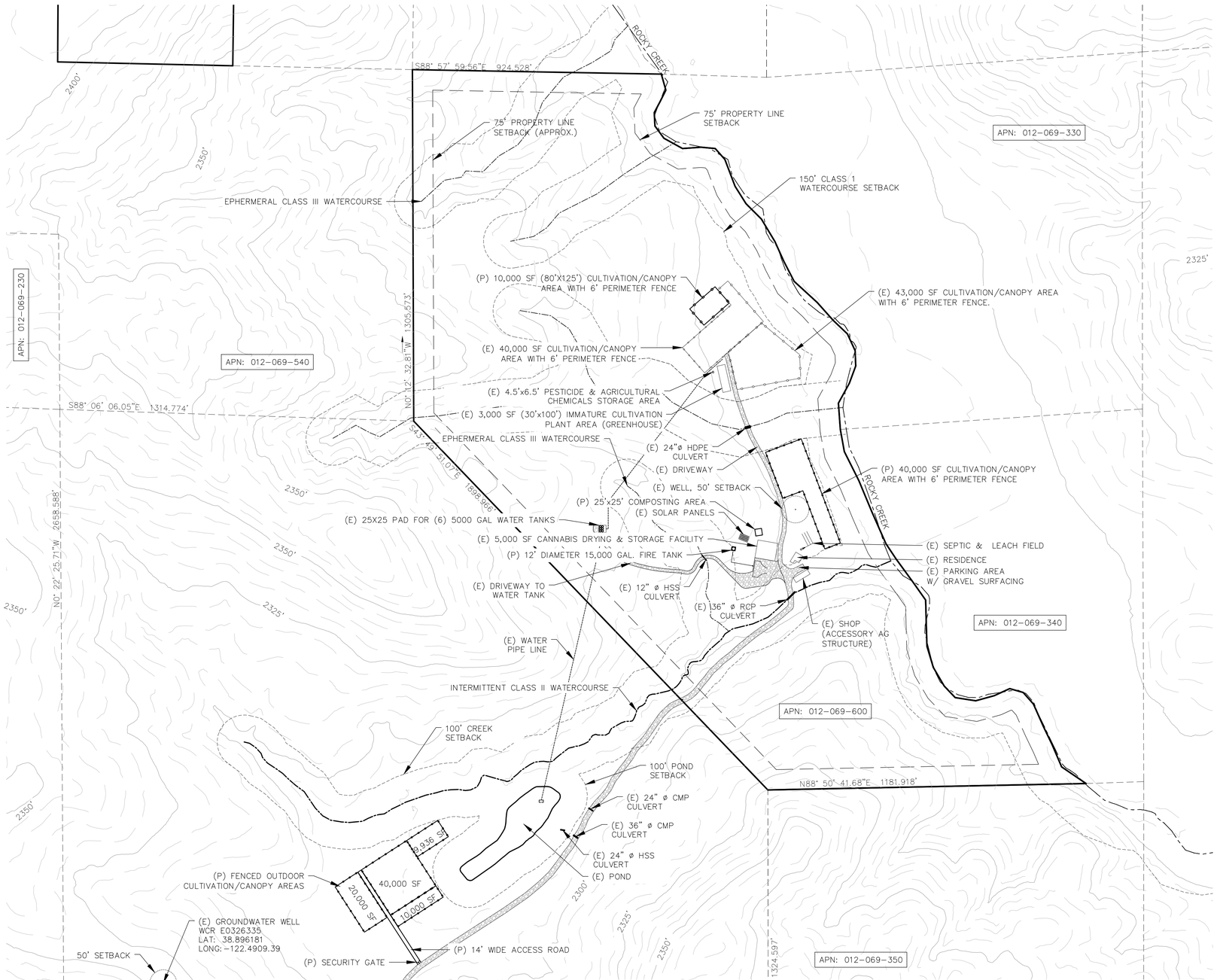
CADD FILE:

SHEET: 1

PROPOSED CONDITIONS FOR MORGAN VALLEY VENTURES

22800 MORGAN VALLEY ROAD, LOWER LAKE, CA 95457

APN: 012-069-600 LOT: 79.13 ACRES

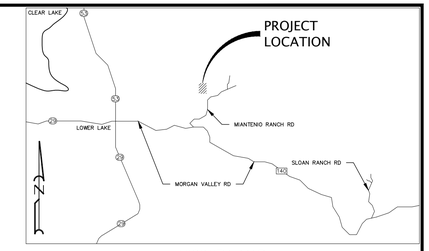


PROPOSED SITE PLAN – PHASE I

GRAPHIC SCALE

200' 0 100' 200'

(IN FEET)
1 inch = 200 ft.



VICINITY MAP
NO SCALE

LEGEND:

1530	CONTOUR ELEVATION
	FENCE
	ASPHALT
	GRAVEL
	EARTH
	FLOOD ZONE
	(E) POWER POLE
APN	ASSESSOR'S PARCEL NUMBER
APPROX	APPROXIMATELY
DWY	DRIVEWAY
(E)	EXISTING
(P)	PROPOSED
RD	ROAD
SF	SQUARE FEET

NOTES:

1. CONTOUR INTERVAL IS 5'

Revisions:

REALM ENGINEERING
CIVIL ENGINEERING, SURVEYING & PLANNING
1767 MARKET STREET SUITE C
REDDING, CA. 96001
530-526-7493

REGISTERED PROFESSIONAL ENGINEER JASON B. VINE No. 67800 EXP. 06/30/21 CIVIL STATE OF CALIFORNIA

PROPOSED CONDITIONS SITE PLAN (PHASE I)

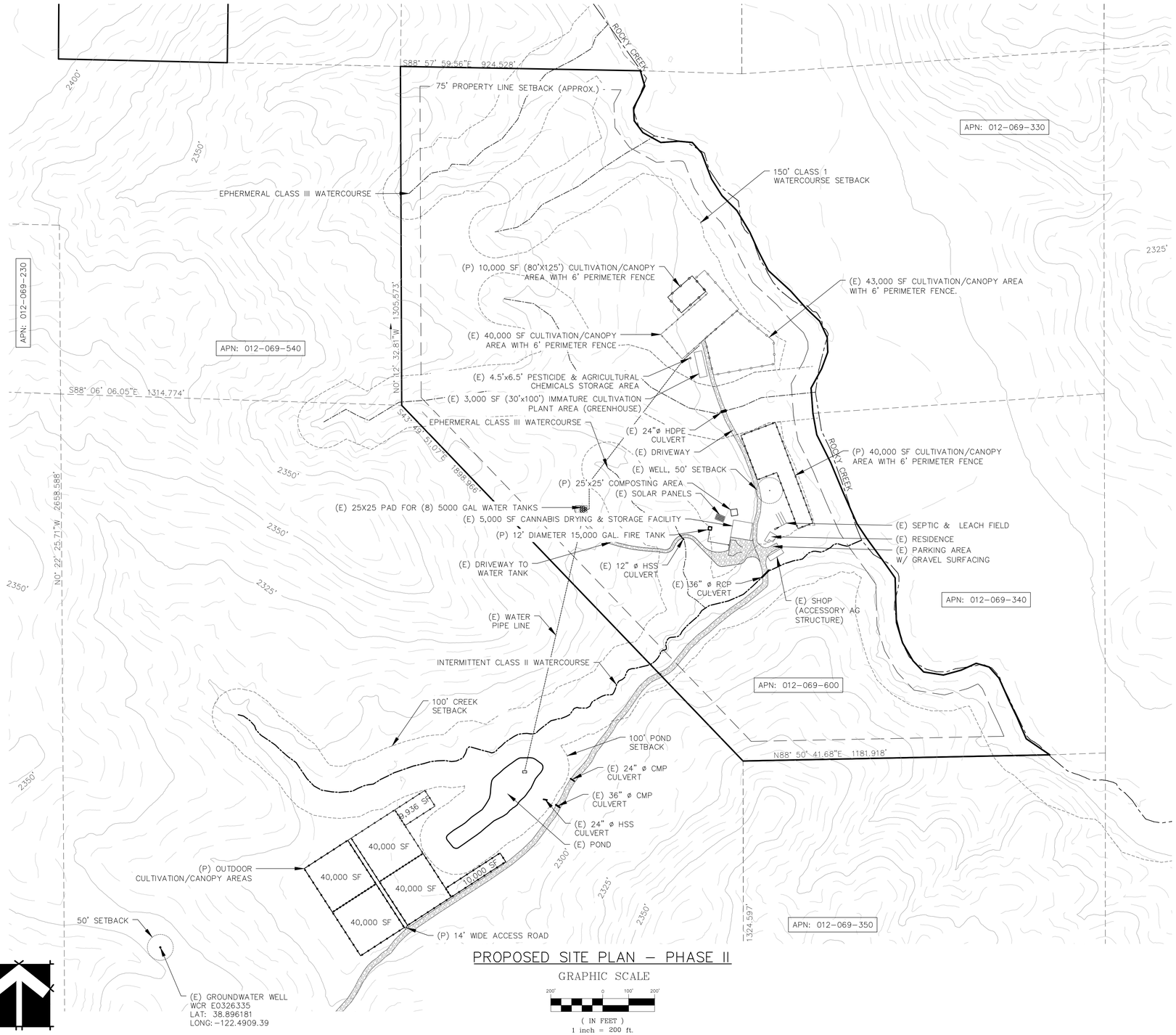
CTM VENTURE CAPITAL, LLC
22800 MORGAN VALLEY RD
LOWER LAKE, CA
LAKE COUNTY APN#012-069-600

PLOTTED BY:	---
DATE PLOTTED:	2/25/20
SCALE OF DRAWING:	SEE PLAN
JOB NUMBER:	
CADD FILE:	
SHEET:	1

PROPOSED CONDITIONS FOR MORGAN VALLEY VENTURES

22800 MORGAN VALLEY ROAD, LOWER LAKE, CA 95457

APN: 012-069-600 LOT: 79.13 ACRES

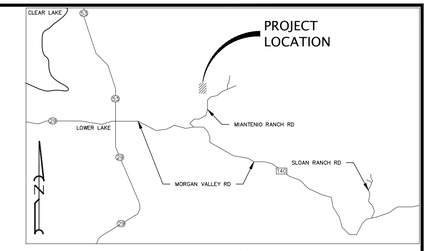


PROPOSED SITE PLAN – PHASE II

GRAPHIC SCALE

200' 0 100' 200'

(IN FEET)
1 inch = 200 ft.



VICINITY MAP
NO SCALE

LEGEND:

1530	CONTOUR ELEVATION
	FENCE
	ASPHALT
	GRAVEL
	EARTH
	FLOOD ZONE
	(E) POWER POLE
APN	ASSESSOR'S PARCEL NUMBER
APPROX	APPROXIMATELY
DWY	DRIVEWAY
(E)	EXISTING
(P)	PROPOSED
RD	ROAD
SF	SQUARE FEET

NOTES:

1. CONTOUR INTERVAL IS 5'

Revisions:

REALM ENGINEERING
CIVIL ENGINEERING, SURVEYING & PLANNING
1767 MARKET STREET SUITE C
REDDING, CA. 96001
530-526-7493

REGISTERED PROFESSIONAL ENGINEER JASON B. VINE No. 67800 EXP. 06/30/21 CIVIL STATE OF CALIFORNIA

PROPOSED CONDITIONS SITE PLAN (PHASE II)

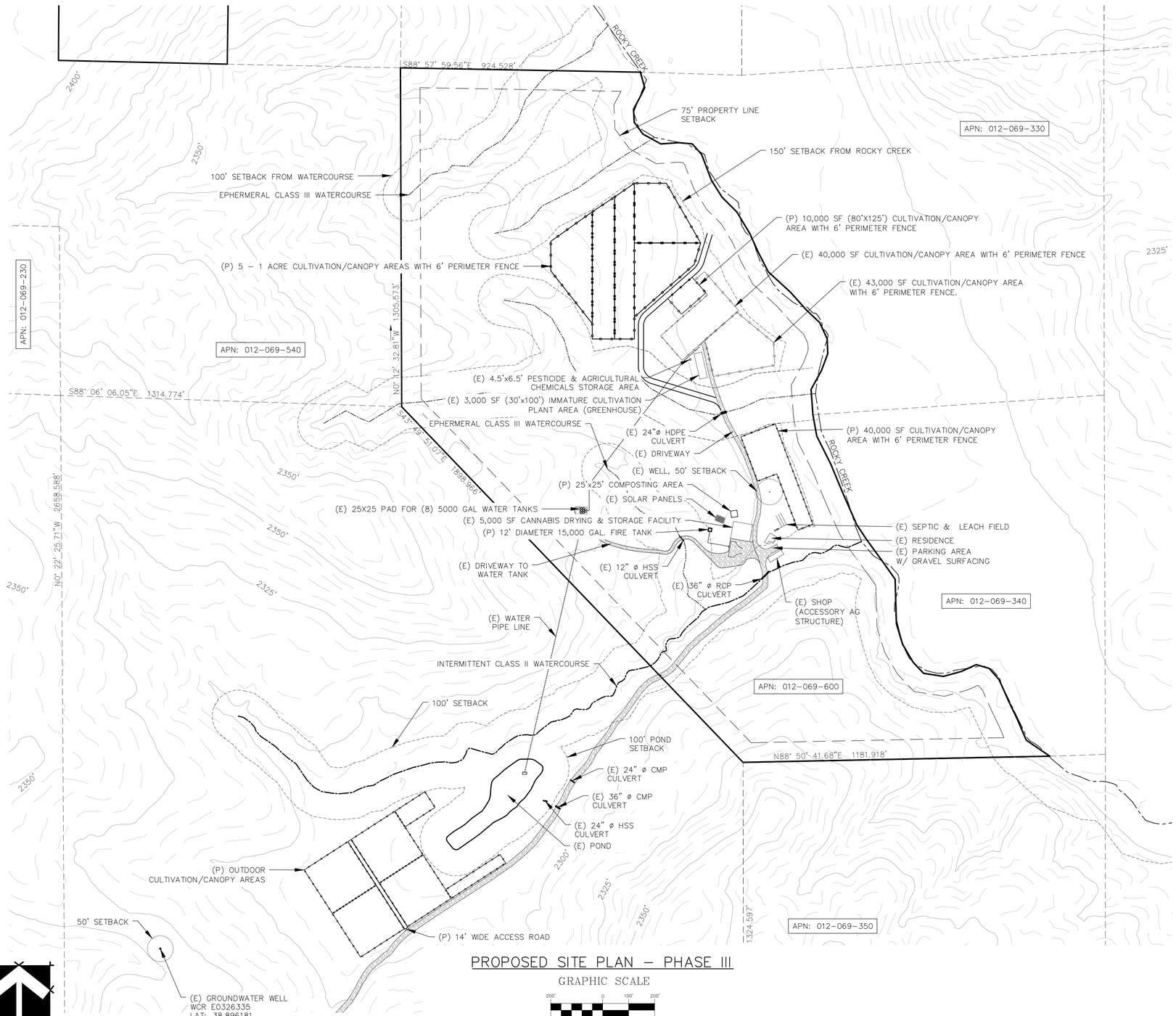
CTM VENTURE CAPITAL, LLC
22800 MORGAN VALLEY RD
LOWER LAKE, CA
LAKE COUNTY APN#012-069-600

PLOTTED BY:	---
DATE PLOTTED:	2/25/20
SCALE OF DRAWING:	SEE PLAN
JOB NUMBER:	
CADD FILE:	
SHEET:	1

PROPOSED CONDITIONS FOR MORGAN VALLEY VENTURES

22800 MORGAN VALLEY ROAD, LOWER LAKE, CA 95457

APN: 012-069-600 LOT: 79.13 ACRES

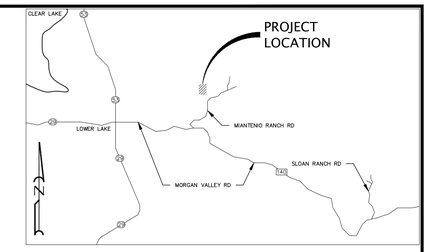


PROPOSED SITE PLAN – PHASE III

GRAPHIC SCALE

200' 0 100' 200'

(IN FEET)
1 inch = 200 ft.



VICINITY MAP
NO SCALE

LEGEND:

1530	CONTOUR ELEVATION
	FENCE
	ASPHALT
	GRAVEL
	EARTH
	FLOOD ZONE
	(E) POWER POLE
APN	ASSESSOR'S PARCEL NUMBER
APPROX	APPROXIMATELY
DWY	DRIVEWAY
(E)	EXISTING
(P)	PROPOSED
RD	ROAD
SF	SQUARE FEET

NOTES:

1. CONTOUR INTERVAL IS 5'

Revisions:

REALM ENGINEERING
CIVIL ENGINEERING, SURVEYING & PLANNING
1767 MARKET STREET SUITE C
REDDING, CA. 96001
530-526-7493

STATE OF CALIFORNIA JASON B. VINE No. 67800 EXP. 06/30/21 CIVIL

PROPOSED CONDITIONS SITE PLAN (PHASE III)

CTM VENTURE CAPITAL, LLC
22800 MORGAN VALLEY RD
LOWER LAKE, CA
LAKE COUNTY APN#012-069-600

PLOTTED BY:	---
DATE PLOTTED:	2/25/20
SCALE OF DRAWING:	SEE PLAN
JOB NUMBER:	
CADD FILE:	
SHEET:	1

PROPOSED CONDITIONS FOR MORGAN VALLEY VENTURES

22800 MORGAN VALLEY ROAD, LOWER LAKE, CA 95457

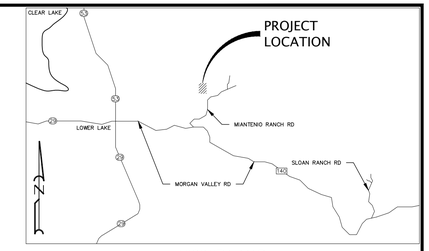
APN: 012-069-600 LOT: 79.13 ACRES

FIRE MAP

GRAPHIC SCALE

60 0 30 60

(IN FEET)
1 inch = 60 ft.



VICINITY MAP
NO SCALE

LEGEND:

1530	CONTOUR ELEVATION
	FENCE
	ASPHALT
	GRAVEL
	EARTH
	FLOOD ZONE
	(E) POWER POLE
APN	ASSESSOR'S PARCEL NUMBER
APPROX	APPROXIMATELY
DWY	DRIVEWAY
(E)	EXISTING
(P)	PROPOSED
RD	ROAD
SF	SQUARE FEET

NOTES:

1. CONTOUR INTERVAL IS 5'

Revisions:

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1767 MARKET STREET SUITE C
REDDING, CA. 96001
530-526-7493

JASON B. VINE No. 67800 EXP. 06/30/21 CIVIL STATE OF CALIFORNIA

FIRE MAP

CTM VENTURE CAPITAL, LLC
22800 MORGAN VALLEY RD
LOWER LAKE, CA
LAKE COUNTY APN#012-069-600

PLOTTED BY: ---

DATE PLOTTED: 2/25/20

SCALE OF DRAWING: SEE PLAN

JOB NUMBER:

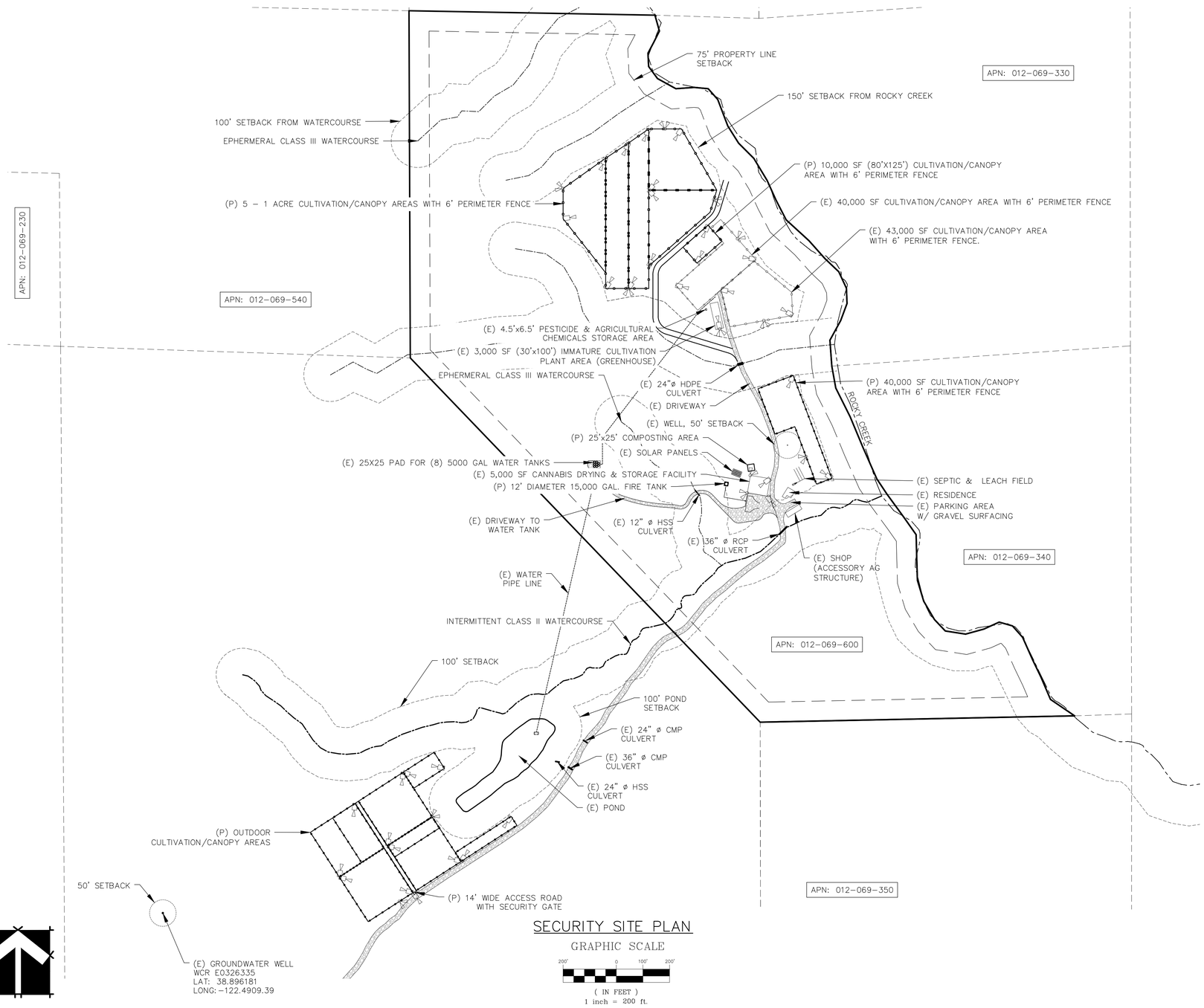
CADD FILE:

SHEET: 1

SECURITY SITE PLAN FOR MORGAN VALLEY VENTURES

22800 MORGAN VALLEY ROAD, LOWER LAKE, CA 95457

APN: 012-069-600 LOT: 79.13 ACRES

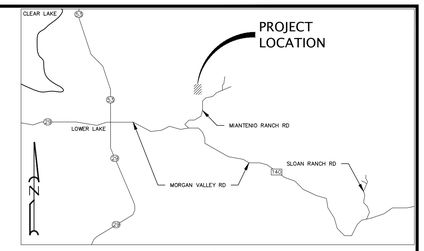


SECURITY SITE PLAN

GRAPHIC SCALE

200' 0 100' 200'

(IN FEET)
1 inch = 200 ft.



VICINITY MAP
NO SCALE

LEGEND:

- MOTION ACTIVATED SECURITY LIGHT
- MOTION ACTIVATED VIDEO RECORDER

SECURITY NOTES:

1. GATES WILL BE CLOSED AND LOCKED OUTSIDE OF CORE OPERATING/BUSINESS HOURS (8AM TO 6PM).
2. SECURED ENTRY AND ACCESS TO THE CULTIVATION AREA(S) WILL BE CONTROLLED VIA LOCKING GATES LOCATED ON THE WEST SIDE OF THE PROPOSED CULTIVATION AREA(S)
3. ALL GATES WILL BE SECURED WITH HEAVY DUTY CHAINS AND COMMERCIAL GRADE PADLOCKS. ONLY THE LANDOWNER AND APPROVED MVV MANAGERIAL STAFF WILL BE ABLE TO UNLOCK THE GATES ON THE PROJECT PROPERTY.
4. A 100-FOOT DEFENSIBLE SPACE (VEGETATION MANAGEMENT) WILL BE ESTABLISHED AND MAINTAINED AROUND THE PROPOSED CULTIVATION OPERATION FOR FIRE PROTECTION AND TO PROVIDE FOR VISIBILITY AND SECURITY MONITORING.
5. MOTION-SENSING ALARMS WILL BE INSTALLED AT THE MAIN ENTRANCE TO THE PROJECT PARCEL, TO ALERT PERSONNEL WHEN SOMEONE/SOMETHING HAS ENTERED ONTO THE PREMISES.
6. MOTION-SENSING SECURITY LIGHTS WILL BE INSTALLED ON ALL EXTERNAL CORNERS OF THE PROPOSED CULTIVATION AREA(S), AND AT THE MAIN ENTRANCE TO THE PROJECT PARCEL. ALL LIGHTING WILL BE FULLY SHIELDED, DOWNWARD CASTING AND WILL NOT SPILL OVER ONTO OTHER PROPERTIES OR THE NIGHT SKY.

VIDEO SURVEILLANCE

1. MVV WILL USE A CLOSED-CIRCUIT TELEVISION (CCTV) SYSTEM WITH A MINIMUM CAMERA RESOLUTION OF 1080P TO RECORD ACTIVITY AT ALL SENSITIVE AREAS, IN ANY LIGHTING CONDITIONS, 24 HOURS A DAY AND AT A MINIMUM OF 30 FRAMES PER SECOND.
2. THE CCTV SYSTEM WILL FEED INTO A MONITORING AND RECORDING STATION IN THE ONSITE RESIDENTIAL/OFFICE BUILDING. THE CCTV SYSTEM WILL BE CAPABLE OF SUPPORTING REMOTE ACCESS AND WILL BE EQUIPPED WITH A FAILURE NOTIFICATION SYSTEM THAT IMMEDIATELY NOTIFIES MVV MANAGERIAL STAFF OF ANY INTERRUPTIONS OR FAILURES.
3. ALL RECORDINGS WILL BE KEPT A MINIMUM OF 90 DAYS, AND 7 YEARS FOR ANY CORRESPONDING REPORTED INCIDENTS CAUGHT ON TAPE.
4. AREAS THAT WILL BE COVERED BY MVV'S CCTV SYSTEM INCLUDE:
   - ENTRYWAYS TO THE PROPERTY , CULTIVATION AREA(S), RESIDENTIAL/OFFICE BUILDING, AND SHOP/PROCESSING FACILITY,
   - PERIMETER OF THE CULTIVATION AREA,
   - THE MONITORING AND RECORDING STATION (WITHIN THE RESIDENTIAL/OFFICE BUILDING),
   - INTERIOR OF THE SHOP/PROCESSING FACILITY

Revisions:

REALM ENGINEERING
CIVIL ENGINEERING, SURVEYING & PLANNING
1767 MARKET STREET SUITE C
REDDING, CA. 96001
530-526-7493

REGISTERED PROFESSIONAL ENGINEER JASON B. VINE No. 67800 EXP. 06/30/19 CIVIL STATE OF CA

SECURITY SITE PLAN

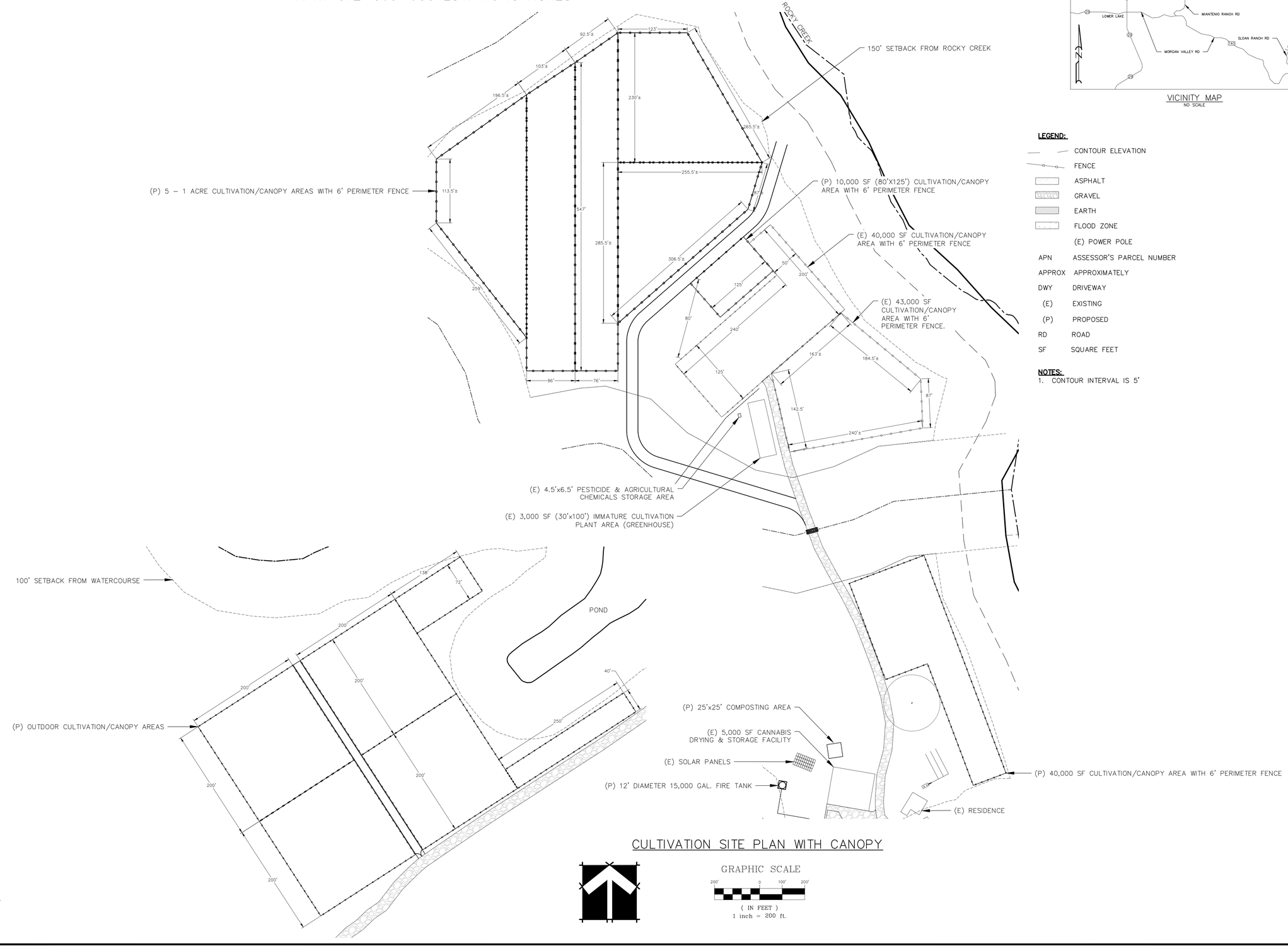
CTN VENTURE CAPITAL, LLC
22800 MORGAN VALLEY RD
LOWER LAKE, CA
LAKE COUNTY APN#012-069-600

PLOTTED BY:	---
DATE PLOTTED:	12/10/19
SCALE OF DRAWING:	SEE PLAN
JOB NUMBER:	
CADD FILE:	
SHEET:	1

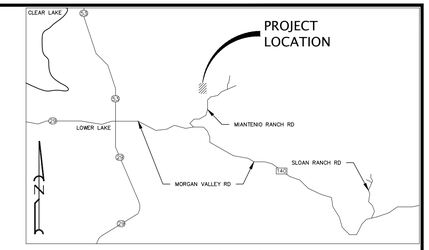
PROPOSED CONDITIONS FOR MORGAN VALLEY VENTURES

22800 MORGAN VALLEY ROAD, LOWER LAKE, CA 95457

APN: 012-069-600 LOT: 79.13 ACRES



CULTIVATION SITE PLAN WITH CANOPY



VICINITY MAP
NO SCALE

LEGEND:

	CONTOUR ELEVATION
	FENCE
	ASPHALT
	GRAVEL
	EARTH
	FLOOD ZONE
	(E) POWER POLE
APN	ASSESSOR'S PARCEL NUMBER
APPROX	APPROXIMATELY
DWY	DRIVEWAY
(E)	EXISTING
(P)	PROPOSED
RD	ROAD
SF	SQUARE FEET

NOTES:

1. CONTOUR INTERVAL IS 5'

Revisions:

REALM ENGINEERING
CIVIL ENGINEERING, SURVEYING & PLANNING
1767 MARKET STREET SUITE C
REDDING, CA. 96001
530-526-7493

REGISTERED PROFESSIONAL ENGINEER JASON R. VINE No. 67800 EXP. 06/30/21 CIVIL STATE OF CALIFORNIA

CULTIVATION SITE PLAN WITH CANOPY

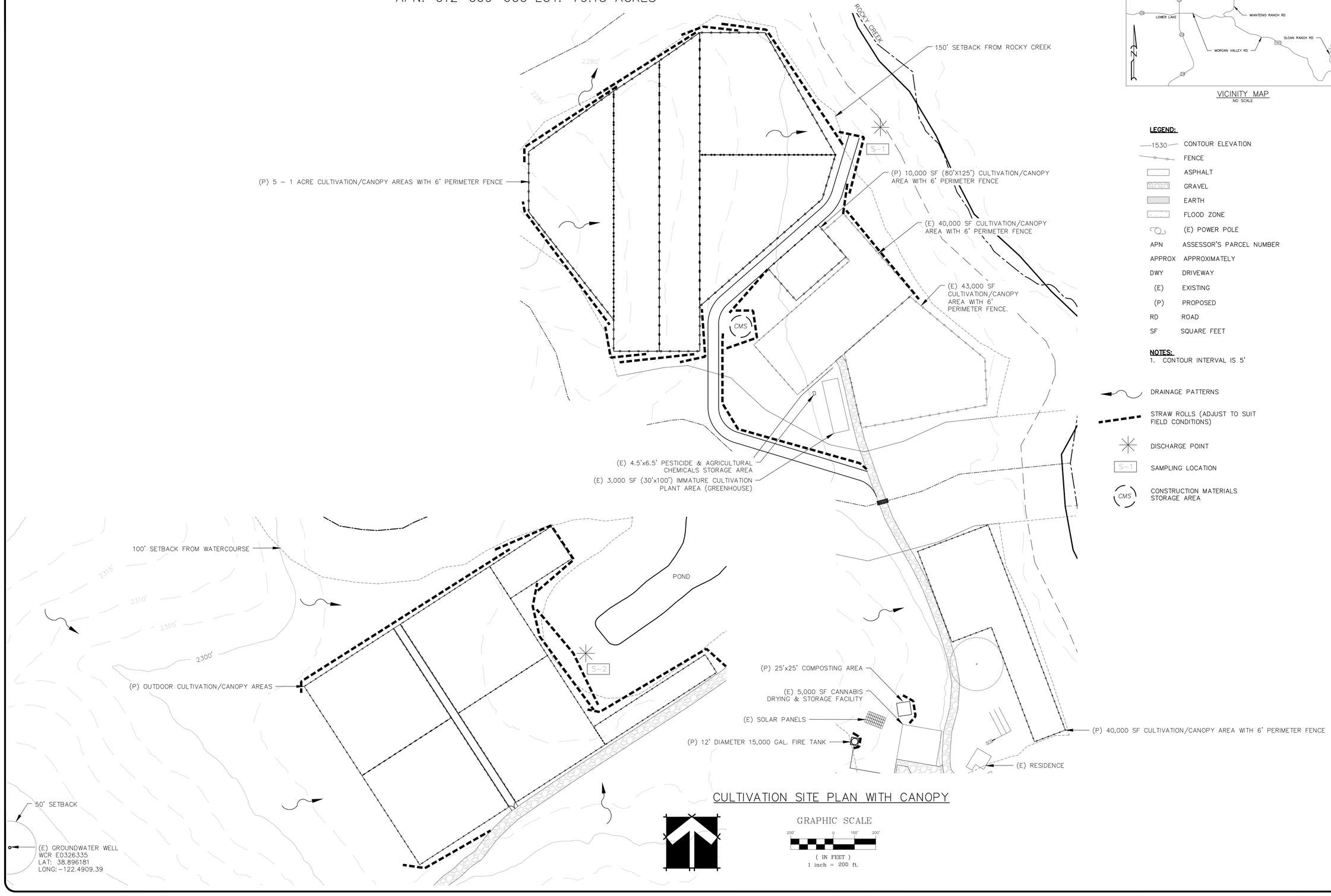
CTM VENTURE CAPITAL, LLC
22800 MORGAN VALLEY RD
LOWER LAKE, CA
LAKE COUNTY APN#012-069-600

PLOTTED BY:	---
DATE PLOTTED:	2/25/20
SCALE OF DRAWING:	SEE PLAN
JOB NUMBER:	
CADD FILE:	
SHEET:	1

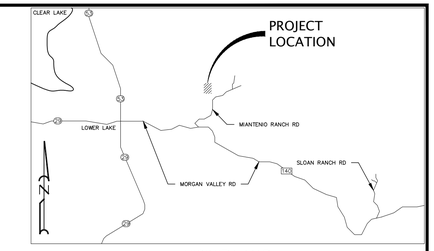
PROPOSED CONDITIONS FOR MORGAN VALLEY VENTURES

22800 MORGAN VALLEY ROAD, LOWER LAKE, CA 95457

APN: 012-069-600 LOT: 79.13 ACRES



CULTIVATION SITE PLAN WITH CANOPY



VICINITY MAP
NO SCALE

LEGEND:

1530	CONTOUR ELEVATION
	FENCE
	ASPHALT
	GRAVEL
	EARTH
	FLOOD ZONE
	(E) POWER POLE
APN	ASSESSOR'S PARCEL NUMBER
APPROX	APPROXIMATELY
DWY	DRIVEWAY
(E)	EXISTING
(P)	PROPOSED
RD	ROAD
SF	SQUARE FEET

NOTES:

1. CONTOUR INTERVAL IS 5'

DRAINAGE PATTERNS

STRAW ROLLS (ADJUST TO SUIT FIELD CONDITIONS)

DISCHARGE POINT

S-1 SAMPLING LOCATION

CMS CONSTRUCTION MATERIALS STORAGE AREA

Revisions:

REALM ENGINEERING
CIVIL ENGINEERING, SURVEYING & PLANNING
1767 MARKET STREET SUITE C
REDDING, CA. 96001
530-526-7493

REGISTERED PROFESSIONAL ENGINEER JASON R. VINE No. 67800 EXP. 06/30/21 CIVIL STATE OF CALIFORNIA

EROSION AND SEDIMENT CONTROL PLAN

CTM VENTURE CAPITAL, LLC
22800 MORGAN VALLEY RD
LOWER LAKE, CA
LAKE COUNTY APN#012-069-600

PLOTTED BY:	--- ---
DATE PLOTTED:	2/25/20
SCALE OF DRAWING:	SEE PLAN
JOB NUMBER:	
CADD FILE:	
SHEET:	1