

PLACER TITLE COMPANY
ORDER NO. 404-11845, EFFECTIVE DATE OF APRIL 03, 2015

LEGAL DESCRIPTION

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SACRAMENTO, CITY OF SACRAMENTO, AND IS DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF LAND SHOWN AND DESIGNATED "MARKWART CONSTRUCTION COMPANY" ON THAT RECORD OF SURVEY ENTITLED "A PORTION OF TRACT NO. 2 OF LAND OWNED BY THE ESTATE OF JULIA COYLE" FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY ON JANUARY 26, 1965 IN BOOK 23 OF SURVEYS, PAGE 11, BEING A PORTION OF SECTION 19 IN TOWNSHIP 8 NORTH, RANGE 5 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 19 LOCATED NORTH 00 DEGREES 02 MINUTES 15 SECONDS EAST 2506.84 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION, SAID POINT ALSO BEING NORTH 00 DEGREES 02 MINUTES 15 SECONDS EAST 70.00 FEET FROM THE MOST SOUTHWEST CORNER OF SAID "MARKWART CONSTRUCTION COMPANY" PARCEL; THENCE FROM SAID POINT OF BEGINNING NORTH 88 DEGREES 48 MINUTES 30 SECONDS EAST, PARALLEL WITH THE SOUTH LINE OF SAID "MARKWART CONSTRUCTION COMPANY" PARCEL, 142.16 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 15 SECONDS WEST 70.00 FEET PARALLEL WITH THE WEST LINE OF SAID SECTION TO THE SOUTH LINE OF SAID "MARKWART CONSTRUCTION COMPANY" PARCEL; THENCE ALONG THE EXTERIOR BOUNDARY OF SAID "MARKWART CONSTRUCTION COMPANY" PARCEL AND THE EASTERLY PRODUCTION THEREOF NORTH 88 DEGREES 48 MINUTES 30 SECONDS EAST TO A POINT ON THE WESTERLY BOUNDARY LINE OF WESTERN PACIFIC RAILROAD COMPANY RIGHT OF WAY DESCRIBED IN THE DEED RECORDED IN BOOK 241 OF DEEDS, PAGE 312; THENCE ALONG SAID WESTERLY BOUNDARY LINE NORTH 13 DEGREES 13 MINUTES WEST TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED BY WRIGHT HOLDING COMPANY, A CORPORATION TO ROBERT BRUNAZZI AND CHARLES JOHN GALLIS, DATED SEPTEMBER 13, 1943, RECORDED SEPTEMBER 25, 1943 IN BOOK 1018, OFFICIAL RECORDS, PAGE 497; THENCE SOUTH 89 DEGREES 54 MINUTES WEST 287.24 FEET TO THE WEST LINE OF SAID SECTION 19; THENCE ALONG SAID WEST LINE SOUTH 00 DEGREES 02 MINUTES 15 SECONDS WEST 199.86 FEET TO THE POINT OF BEGINNING.

APN: 019-0111-008

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EXCEPTIONS

AT THE DATE HEREOF, EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

- THRU 5 REFER TO PROPERTY TAXES, ASSESSMENTS, LIEN OF SUPPLEMENTAL TAXES, ANY UNPAID AMOUNTS OF UTILITIES, ETC. AND ARE NOT PLOTTABLE.
- REFERS TO THE RIGHTS OF THE PUBLIC AND OF THE CITY OF SACRAMENTO, AS TO THAT PORTION OF THE HEREIN DESCRIBED PROPERTY LYING WITHIN 24TH STREET, A PUBLIC ROAD AND IS DEPICTED ON THE SURVEY.
- REFERS TO AN EASEMENT OVER SAID LAND FOR ELECTRICAL FACILITIES AND INCIDENTAL PURPOSES, AS IN FAVOR OF SACRAMENTO MUNICIPAL UTILITY DISTRICT, IN A DOCUMENT RECORDED JANUARY 27, 1966, AS BOOK 661027, PAGE 328, OFFICIAL RECORDS AND IS DEPICTED ON THE SURVEY.
- REFERS TO AN EASEMENT OVER SAID LAND FOR PUBLIC ROADWAY AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES, AS IN FAVOR OF CITY OF SACRAMENTO, IN A DOCUMENT RECORDED JANUARY 21, 1986, AS BOOK 860121, PAGE 933, OFFICIAL RECORDS AND IS DEPICTED ON THE SURVEY.
- REFERS TO AN EASEMENT OVER SAID LAND FOR ELECTRICAL FACILITIES AND INCIDENTAL PURPOSES, AS IN FAVOR OF SACRAMENTO MUNICIPAL UTILITY DISTRICT, IN A DOCUMENT RECORDED MAY 16, 1986, AS BOOK 860516, PAGE 1444, OFFICIAL RECORDS, LOCATED OFFSITE TO THE NORTH AND IS NOT DEPICTED ON THE SURVEY.
- REFERS TO AN EASEMENT OVER SAID LAND FOR ELECTRICAL FACILITIES AND INCIDENTAL PURPOSES, AS IN FAVOR OF SACRAMENTO MUNICIPAL UTILITY DISTRICT, IN DOCUMENT RECORDED AUGUST 08, 1986, AS BOOK 860808, PAGE 1677, OFFICIAL RECORDS AND IS DEPICTED ON THE SURVEY.
- REFERS TO A REDEVELOPMENT PLAN FOR THE "FRANKLIN BOULEVARD REDEVELOPMENT PROJECT", ADOPTED BY THE CITY COUNCIL ORDINANCE NO. 93-071, ON DECEMBER 14, 1993, AS DISCLOSED BY THE NOTICE OF DESCRIPTION OF LAND WITHIN THE FRANKLIN BOULEVARD REDEVELOPMENT PROJECT AREA AND STATEMENT THAT REDEVELOPMENT PROCEEDINGS HAVE BEEN INSTITUTED, RECORDED DECEMBER 16, 1993, BOOK 931216, PAGE 1681, OFFICIAL RECORDS AND, RECORDED DECEMBER 16, 1993, BOOK 931216, PAGE 1682, OFFICIAL RECORDS, AND REVISED STATEMENT OF PROCEEDINGS, RECORDED JULY 17, 2007, BOOK 20070717, PAGE 643, OFFICIAL RECORDS AND IS NOT PLOTTABLE.
- REFERS TO THE LAND DESCRIBED HEREIN LIES WITHIN THE PROPOSED BOUNDARY OF THE NEIGHBORHOOD PARK MAINTENANCE CFD 2002-02, AS DISCLOSED BY THAT CERTAIN ASSESSMENT MAP, RECORDED DECEMBER 13, 2010, AS BOOK 20101213, PAGE 1512, AND IS NOT PLOTTABLE.
- REFERS TO THE LAND DESCRIBED HEREIN LIES WITHIN THE PROPOSED BOUNDARY OF THE CFD 2012-01 (CLEAN ENERGY), AS DISCLOSED BY THAT CERTAIN ASSESSMENT MAP, RECORDED OCTOBER 03, 2012, AS BOOK 20121003, PAGE 418, AND IS NOT PLOTTABLE.
- REFERS TO THE DEED OF TRUST TO SECURE AN INDEBTEDNESS OF \$1,055,000.00, DATED NOVEMBER 19, 2013, RECORDED DECEMBER 02, 2013, AS BOOK 20131202, PAGE 0615, OFFICIAL RECORDS AND IS NOT PLOTTABLE.
- REFERS TO THE THE REQUIREMENTS OF TITLE COMPANY AND IS NOT PLOTTABLE.
- REFERS TO THE RIGHTS OF TENANTS IN POSSESSION, INCLUDING ANY UNRECORDED LEASE AND/OR SUBLEASES AFFECTING THE HEREIN DESCRIBED PROPERTY AND IS NOT PLOTTABLE.

ENCROACHMENT LIST:

- ENC-1: SITELIGHT AND ELECTRICAL DISCONNECT BOX ENCROACH ONTO ADJOINER WITHOUT BENEFIT OF IDENTIFIED EASEMENT.
- ENC-2: SHED AND CARPORT ON APN 019-0111-009 ENCROACH ONTO THE SUBJECT PREMISES.
- ENC-3: CURB ENCROACHES ONTO NORTH ADJOINER UP TO 4 INCHES.

EXISTING SITE PLAN

APN.: 019-0111-008-0000
Zone: M-1
Parcel Size: ±66,647 sf / 1.53 acres

APN: 019-0111-001
780829 O.R. 894
CAPITOL BUILDERS HARDWARE INC

APN: 019-0111-008
20050429 O.R. 2828
PORTION OF 23-RS-11

±15,000 s.f. Total Area

Limit of This
Permit Application
±4,750 s.f.

LEGEND

MANHOLE
DRAIN INLET
FIRE HYDRANT
WATER VALVE
SEWER CLEAN OUT
WATER METER
FIRE DEPT. CONNECTION
EDGE OF PAVEMENT
BACK FLOW PREVENTER
DETECTOR CHECK VALVE
CONCRETE CURB
GAS VALVE
UTILITY POLE
LIGHT
FULL BOX
GAS METER
ELECTRICAL BOX

OVER HEAD WIRE
UTILITY POLE W/BUY
PUBLIC STREET LIGHT
SIGN
FENCE
WALL
GUARD POST
VAULT
TRANSFORMER
FOUND MONUMENT, AS NOTED
FOUND CITY TIES
TITLE REPORT EXCEPTION NO.
CENTERLINE OF STREET
RIGHT OF WAY
RECORD PER 24-BM-22
RECORD PER 23-RS-11
RECORD PER TITLE REPORT LEGAL

SURVEYOR'S STATEMENT

TO PLACER TITLE COMPANY, AND OLD
REPUBLIC NATIONAL TITLE INSURANCE COMPANY, AND THEIR SUCCESSORS
AND/OR ASSIGNS:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS
BASED, WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL
REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND
ADOPTED BY ALTA AND NSPS. THE FIELD WORK WAS COMPLETED ON APRIL 30,
2015.
DATE OF PLAT OR MAP: 5/1/15
FRANK N. WALKER
PROFESSIONAL LAND SURVEYOR, NO. 5352



ALTA Survey By JTS Engineering
Dated may 1, 2015
For Reference Only

REVISIONS	BY

Jon N. Westphal - Architect
6960 Gild Creek Road
Shingle Springs, California 95682
(530) 677-9840
design@jnwarchitect.com

EXISTING
SITE PLAN

A CONDITIONAL USE PERMIT APPLICATION FOR
Paradigm Farms

4701 24TH STREET - SACRAMENTO, CALIFORNIA 95822

DWG. 1712Xflr.dwg

Date 04/05/17

Scale/Noted

Drawn JNW

Job 1712

Sheet

A-1

Of Sheets



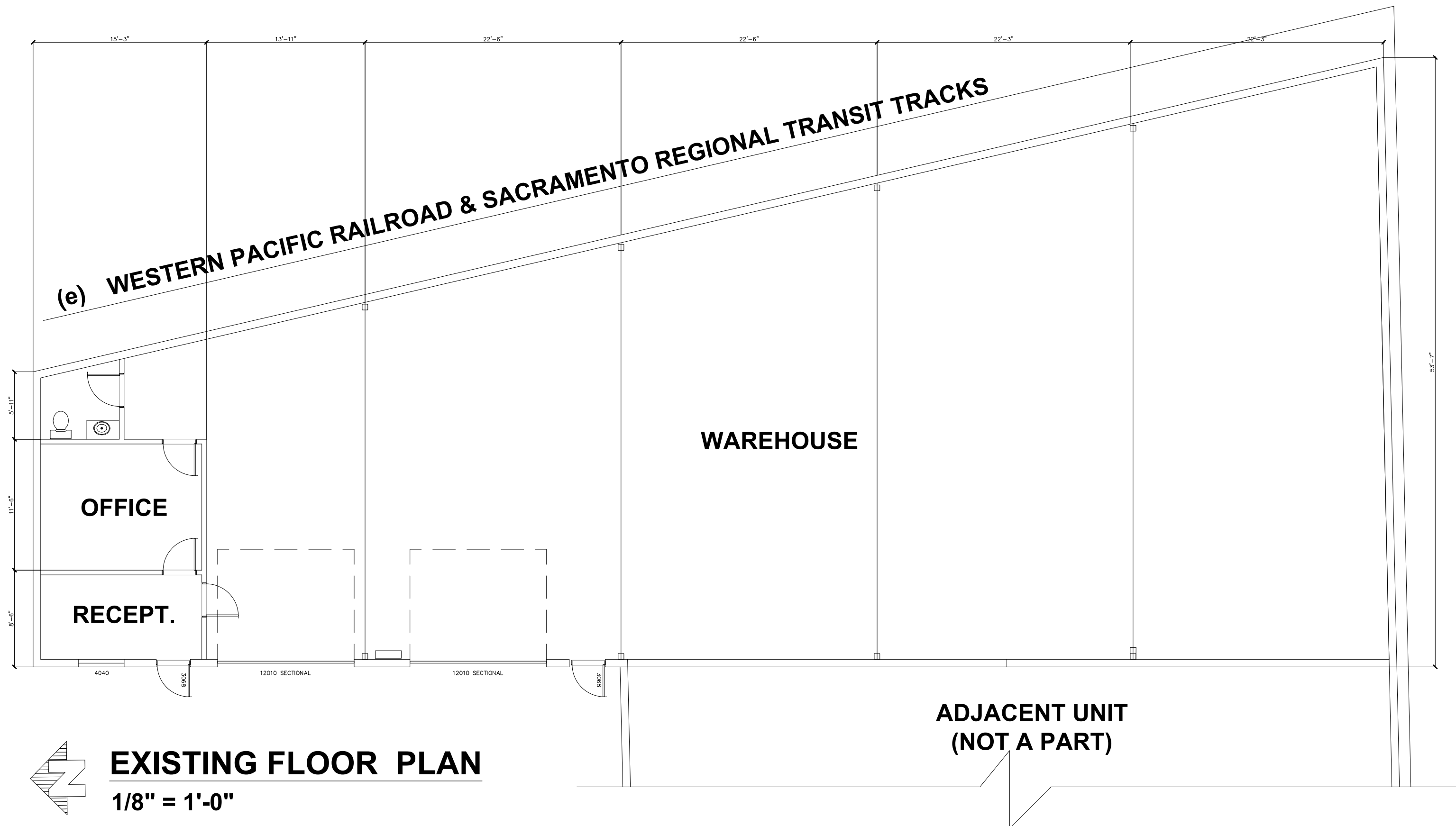
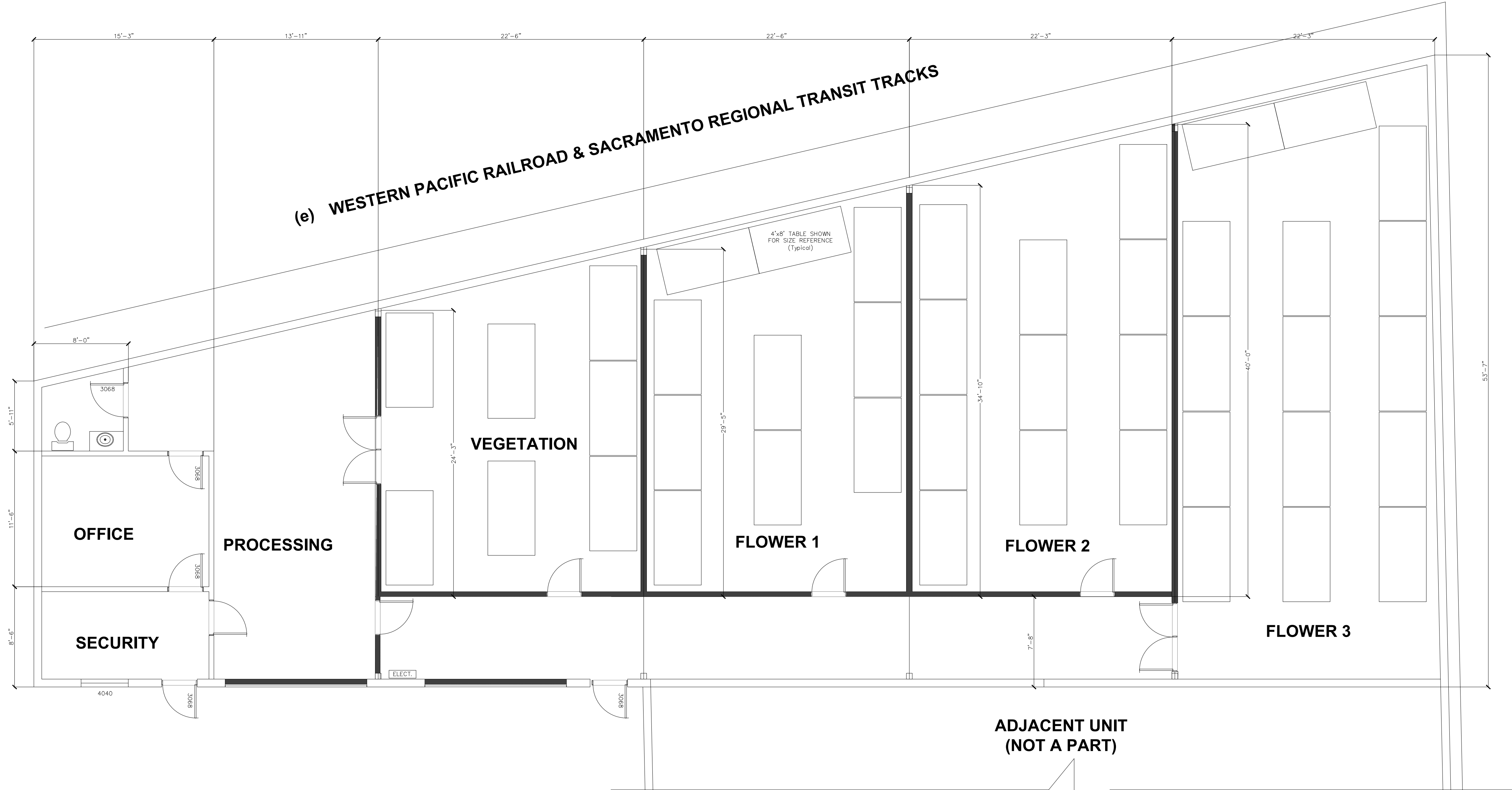
VICINITY MAP
NO SCALE

SURVEY NOTES:

- THIS SURVEY WAS PREPARED IN ASSOCIATION WITH THE PRELIMINARY TITLE REPORT PREPARED BY PLACER TITLE COMPANY, ORDER NO. 404-11845, EFFECTIVE DATE OF APRIL 03, 2015.
- THE POSITIONS OF ALL IDENTIFIED RECORD EASEMENTS HAVE BEEN PLOTTED USING RECORD DESCRIPTIONS AS IDENTIFIED BY SAID TITLE POLICY. SURFACE FACILITIES WHERE ACCESSIBLE HAVE BEEN PLOTTED USING FIELD INFORMATION. THE ACTUAL LOCATION OF UNDERGROUND FACILITIES SHOULD BE VERIFIED PRIOR TO ANY NEW CONSTRUCTION.
- THE BASIS OF BEARINGS OF THIS SURVEY IS NORTH 00°02'15" EAST ALONG THE CENTERLINE OF 24TH STREET, AS SHOWN ON RECORD OF SURVEY BOOK 23 OF SURVEYS, PAGE 11.
- THE GROSS LAND AREA WITHIN THE BOUNDARY OF THIS PREMISES AS SHOWN IS 1.744± ACRES WHICH INCLUDES THE RIGHT OF WAY OF 24TH STREET.
- SUBJECT SITE HAS DIRECT ACCESS TO 24TH STREET, A PUBLIC STREET AS SHOWN ON THE SURVEY.
- THE TERM "CERTIFY" AS USED ON THIS SURVEY IS AS DEFINED AND LIMITED BY SECTION 8770.6 OF THE BUSINESS AND PROFESSIONS CODE OF CALIFORNIA.
- NO MONUMENTS WERE PLACED AS A PART OF THIS SURVEY. CONTROLLING FOUND MONUMENTS ARE DEPICTED ON THE SURVEY.
- THE SITE WAS PREVIOUSLY SHOWN ON 23-RS-11 TOGETHER WITH OTHER PROPERTIES.
- NO MONUMENTS SHOWN IN 23-RS-11 WERE RECOVERED DURING THE SURVEY.
- THE SITE EASTERLY BOUNDARY WAS ESTABLISHED AT THE WESTERLY RAILROAD RIGHT OF WAY LOCATED 50 FEET FROM THE CENTERLINE OF THE WESTERN PACIFIC MAIN TRACK.
- THE SITE WESTERLY BOUNDARY (SECTION LINE) WAS ESTABLISHED FROM RECORD INFORMATION SHOWN ON 23-RS-11, 25-BM-22 AND A SPLIT OF EXISTING IMPROVEMENTS ON 23RD AVENUE, 24TH AVENUE, AND ATTAWA STREET.
- THE NORTH AND SOUTH LINES OF THE SITE WERE ESTABLISHED AT RECORD DISTANCE AND ANGLE FROM THE INTERSECTIONS OF 23RD AND 24TH AVENUES WITH 24TH STREET AS SHOWN ON 23-RS-11.
- LOSS OF MONUMENTS SHOWN, REPLACEMENT OF FRONTAGE IMPROVEMENTS ON 23RD & 24TH AVENUES, ATTAWA STREET, THE RECOVERY OF ADDITIONAL MONUMENTS OR IDENTIFICATION OF ADDITIONAL RIGHT OF WAY DOCUMENTS MAY ALTER THE BOUNDARY AS SHOWN.
- TR#9 INDICATES DEDICATION OF RIGHT OF WAY FROM 37.16 FEET FROM THE SECTION LINE TO 39.50 FEET FROM THE SECTION LINE. 23-RS-11 INDICATES AN EXISTING 34 FOOT RIGHT OF WAY AND SHOWS A FUTURE ROAD RIGHT OF WAY LINE EXTENDING TO 37.16 FEET FROM SECTION LINE. NO DOCUMENT WAS IDENTIFIED DEDICATING THE 34 FEET RIGHT OF WAY OR THE ADDITIONAL 3.16 FEET RIGHT OF WAY SHOWN ON 23-RS-11.
- TR#7 REFERS TO A SMUD EASEMENT WHICH IS ONSITE AND EXTENDS OFFSITE TO THE SOUTH. THERE WERE NO SURFACE INDICATIONS OF ELECTRICAL FACILITIES. TR#10, A SEPARATE SMUD EASEMENT COVERS THE EXISTING ONSITE TRANSFORMER.

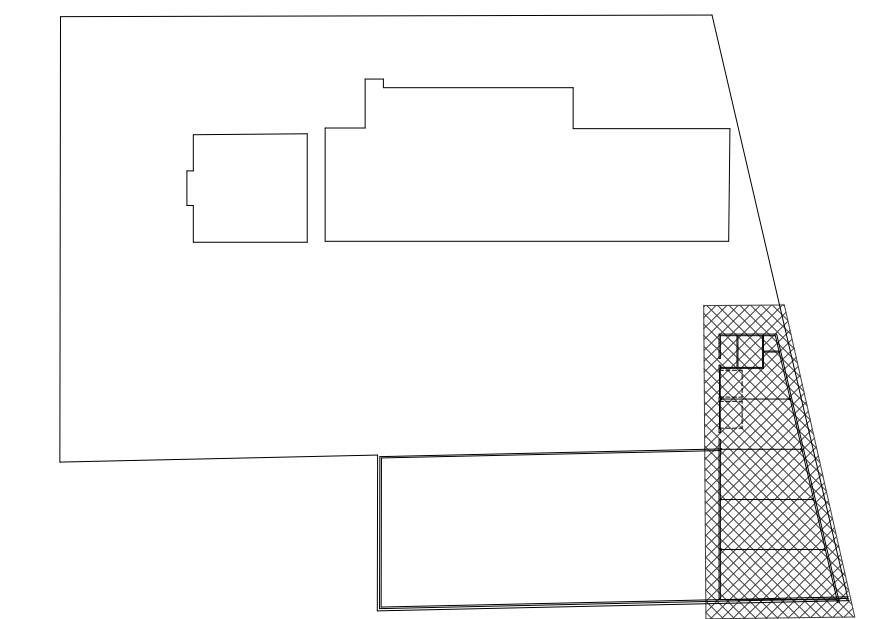
AREA ANALYSIS

Office / Security	=	300 s.f.	Total 'Growing Area' = 3,380 s.f.
Processing	=	495 s.f.	
Vegetation	=	625 s.f.	
Flowering 1	=	730 s.f.	
Flowering 2	=	860 s.f.	
Flowering 3	=	1,165 s.f.	
Toilet / Common	=	575 s.f.	
Total	=	4,750 s.f.	



PROPOSED FLOOR PLAN
3/16" = 1'-0"

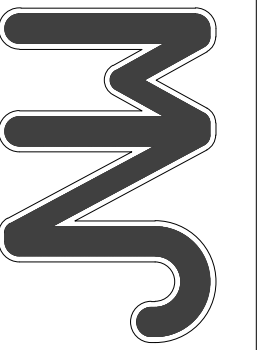
WALL LEGEND
EXISTING WALLS
NEW WALLS - SEE DETAILS.



KEY PLAN
No Scale

REVISIONS	BY

Jon N. Westphal - Architect
6960 Gild Creek Road
Shingle Springs, California 95682
(530) 677-9840
design@jnwarchitect.com



PROPOSED
FLOOR PLAN

A CONDITIONAL USE PERMIT APPLICATION FOR
Paradigm Farms
4701 24TH STREET - SACRAMENTO, CALIFORNIA 95822

DWG: 1712Xflr.dwg
Date 04/05/17
Scale/Noted
Drawn JNW
Job 1712
Sheet A-2
01 Sheets