PROJECT DESCRIPTION:

CONSTRUCTION OF TELECOMMUNICATIONS AND PUBLIC UTILITY FACILITY, CONSISTING OF A 150' MONOPINE WITH (12) 8' ANTENNAS, (12) RRU'S, (1) 2' MICROWAVE, (1) GPS ANTENNA, REQUIRED ANTENNA CABLING, HCS JUMPERS, (2) GROUND MOUNTED RADIO CABINETS, (1) BACK-UP DIESEL GENERATOR, (1) RAISED CONCRETE PAD, CABLE ICE BRIDGE, UTILITY BACKBOARD AND MULTI-METER UTILITY SERVICE MOUNTED ON H-FRAME WITHIN A 50'x50' FENCED LEASE AREA. NO WATER OR SEWER SERVICE IS REQUIRED. THIS WILL BE AN UNMANNED FACILITY.

CODE COMPLIANCE:

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. 2022 CALIFORNIA BUILDING CODE
2. 2022 CALIFORNIA TITLE 24
3. 2022 CALIFORNIA FIRE CODE
3. 2022 CALIFORNIA ELECTRIC CODE
4. 2022 CALIFORNIA ENERGY CODE
5. 2022 CALIFORNIA MECHANICAL CODE
6. TIA/EIA-222-H OR LATEST EDITION
5. ANY LOCAL BUILDING CODE AMENDMENTS TO THE ABOVE
6. CITY/COUNTY ORDINANCES

verticalbridge

US-CA-7280 CHEVIOT

6720 LESLIE PL.
LUCERNE, CA 95458

150'-0" MONOPINE

TENANT SITE ID: BA50186A

APPROVAL BLOCK				
		APPROVED	APPROVED AS NOTED	DISAPPROVED REVISE
VERTICAL BRIDGE	DATE	☐	☐	☐
SITE ACQUISITION	DATE	☐	☐	☐
CONSTRUCTION MANAGER	DATE	☐	☐	☐
PERMITTING	DATE	☐	☐	☐
RF ENGINEERING	DATE	☐	☐	☐



VICINITY MAP
N.T.S.

DRAWING INDEX	
DRWG. #	TITLE
T1	TITLE SHEET
LS-1	TITLE SHEET
LS-2	TOPOGRAPHIC SURVEY
LS-3	TOPOGRAPHIC SURVEY
A1	SITE PLAN
A2	ENLARGED SITE PLAN
A3	ENLARGED COMPOUND PLAN
A4	EQUIPMENT AND ANTENNA PLAN
A5	ELEVATIONS
GR1	TITLE SHEET
GR2	OVERALL SITE PLAN
GR3	GRADING PLAN
GR4	BMP/EROSION PLAN
GR5	PRIVATE ACCESS ROAD
GR6	PRIVATE ACCESS ROAD
GR7	PRIVATE ACCESS ROAD
GR8	PRIVATE ACCESS ROAD
GR9	PRIVATE ACCESS ROAD



LOCATION MAP
N.T.S.

PROJECT INFORMATION	
SITE NAME:	CHEVIOT
SITE NUMBER:	US-CA-7280
TENANT SITE ID:	BA50186A
SITE ADDRESS:	6720 LESLIE PL. LUCERNE, CA 95458
PARCEL #:	006-003-010-000
DEED REFERENCE:	N/A
ZONING CLASSIFICATION:	AZP - AG PRESERVE
ZONING JURISDICTION:	LAKE COUNTY
CONSTRUCTION TYPE:	V-B
OCCUPANCY:	U (UNMANNED TELECOM FACILITY)
NO. OF STORIES:	1 (ENCLOSURE ONLY)
SPRINKLER:	NONE
STRUCTURE TYPE:	MONOPINE
STRUCTURE HEIGHT:	150'-0"
CONSTRUCTION AREA:	2,500 SQ. FT.
GROUND ELEVATION:	1985.59' (NAVD88)
LATITUDE (NAD 83):	39.096125° (39° 05' 46.05" N)
LONGITUDE (NAD 83):	-122.782928° (122° 46' 58.54" W)

EMERGENCY:

CALL 911

DIGALERT — UNDERGROUND SERVICE ALERT
(800) 642-2444
WWW.CALIFORNIA811.ORG
CALL 2 TO 14 WORKING DAYS UTILITY NOTIFICATION PRIOR TO CONSTRUCTION
811

PROJECT DIRECTORY	
PROPERTY OWNER:	JOAN PHILIPS & JAMES ROBBINS 6720 LESLIE PL. LUCERNE, CA 95458
APPLICANT:	VERTICAL BRIDGE 750 PARK OF COMMERCE DR. #200 BOCA RATON, FL 33487
CONTACT:	ASSURANCE DEVELOPMENT 1499 HUNTINGTON DR. #305 SOUTH PASADENA, CA 91030 CONTACT: BILL LEWIS PHONE: 626.765.5079
POWER COMPANY:	PG&E
TELCO COMPANY:	AT&T

CLIENT

verticalbridge

750 PARK OF COMMERCE DR.
SUITE 200 | BOCA RATON, FL | 33487
561.948.6367

SITE ACQUISITION

AD ASSURANCE DEVELOPMENT

1499 HUNTINGTON DR. | SUITE 305
SOUTH PASADENA, CA | 91030
626.765.5079

NO.	SUBMITTAL / REVISION	BY	DATE
1	ACCESS ROAD	JR	10/23/23
0	ISSUED FOR ZONING	JR	08/08/23
A	ISSUED FOR REVIEW	CV	04/28/23

DRAWN: CV
DESIGNED: CV
CHECKED: APP

PROJECT NUMBER: US-CA-7280

PROJECT TITLE:
US-CA-7280
BA50186A
CHEVIOT
6720 LESLIE PL.
LUCERNE, CA 95458

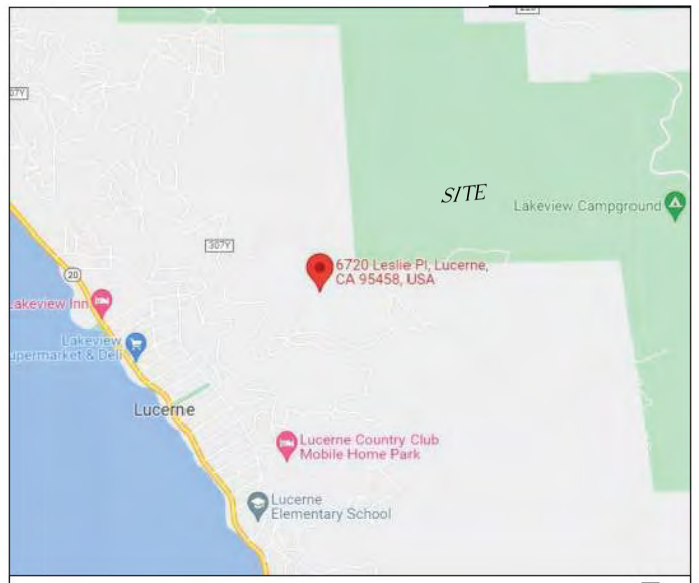
ENGINEER STAMP:

DRAWING TITLE:
TITLE SHEET

DRAWING SCALE: AS NOTED
DATE: 06/12/23
ZD

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF APPLICABLE STATE AND / OR LOCAL LAWS

DRAWING NUMBER:
T-1



VICINITY MAP

APN

006-003-010, 034-462-46 LAKE COUNTY

RECORD OWNER

CHARLES G. PHILLIPS AND JOAN M. PHILLIPS, AS CO-TRUSTEES OF THE CHARLES G. PHILLIPS AND JOAN M. PHILLIPS 1999 TRUST (CREATED BY A DECLARATION OF TRUST DATED OCTOBER 26, 1999), AS TO TRACT 1; DAVID JOHANSON, AN UNMARRIED MAN, AS TO TRACT 2; ANDREW BELMONTE, AS TO TRACT 3;

TITLE REPORT

PRELIMINARY TITLE REPORT WAS PREPARED BY IRON CREST NATIONAL TITLE COMPANY WITH FILE NO. VTB-137280-C WITH EFFECTIVE DATE JULY 25, 2022.

BASIS OF ELEVATIONS: (NAVD 1988)

SITE ELEVATIONS ARE ESTABLISHED FROM THE GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS "GEOID 12A" MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE "LEICA SMARTNET" REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88. CALIFORNIA ZONE 2.

FLOOD ZONE

SITE IS LOCATED IN FLOOD ZONE "D" AS PER F.I.R.M. MAP NO. 06033C0508D
EFFECTIVE DATE 09/30/2005

LEGAL DESCRIPTION

TRACT 1:
THE FOLLOWING DESCRIBED REAL PROPERTY IN THE UNINCORPORATED AREA OF COUNTY OF LAKE STATE OF CALIFORNIA:
LOT 1 OF SECTION 6, TOWNSHIP 14 NORTH, RANGE 8 WEST, M.D.M.
ALSO THAT PORTION OF LOTS 3 AND 4 OF SECTION 5, TOWNSHIP 14 NORTH, RANGE 8 WEST, M.D.M. LYING NORTHERLY OF A LINE DRAWN FROM THE SOUTHWEST CORNER OF SAID LOT 4 TO A POINT ON THE NORTHERLY LINE OF SAID LOT 3 THAT IS EAST 27.5 CHAINS FROM THE NORTHWEST CORNER OF SAID SECTION 5.

TRACT 2:
ALL OF LOT TWENTY-SIX (26) OF THAT CERTAIN SUBDIVISION KNOWN AS SUBDIVISION NO. THREE (3) OF CLEAR LAKE BEACH, AS THE SAME IS SHOWN AND DELINEATED UPON THE MAP OF SAID TRACT RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID LAKE COUNTY, IN BOOK OF TOWN MAPS.

TRACT 3:
LOT 27 AS SHOWN ON THAT CERTAIN MAP ENTITLED CLEAR LAKE BEACH SUBDIVISION NO. 3 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID LAKE COUNTY ON SEPTEMBER 6, 1924 IN BOOK 3 OF TOWN MAPS AT PAGES 132 TO 135 INCLUSIVE.

SCHEDULE B (EXCEPTIONS)

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTAGHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I—REQUIREMENTS ARE MET.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

2. ANY RIGHTS, INTERESTS OR CLAIMS, WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF LAND OR WHICH MAY BE ASSERTED BY PERSONS IN POSSESSION THEREOF.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

3. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS WHICH A CORRECT SURVEY WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS. (A) UNPATENTED MINING CLAIMS;(B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF;(C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A),(B) OR (C) ARE SHOWN IN THE PUBLIC RECORDS.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

4. TAXES AND ASSESSMENTS FOR THE YEAR AND ALL SUBSEQUENT YEARS ARE A LIEN BUT NOT YET DUE AND PAYABLE.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

5. RIGHTS OF FEE SIMPLE OWNERS IN AND TO THE SUBJECT PROPERTY
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

6. ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "PLAT OF CLEAR LAKE BEACH" DATED AUGUST 12, 1924 AND RECORDED SEPTEMBER 6, 1924 IN (BOOK) 3 (PAGE) 132, IN LAKE COUNTY, CALIFORNIA. (TRACT 2: TRACT 3;)
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

7. EASEMENT IN DEED BETWEEN LAKE COUNTY TITLE AND ABSTRACT COMPANY, A CORPORATION; AND LEWIS R. MCCOY AND DAUGHTER, ZOLINE SITTLE, AS JOINT TENANTS, DATED APRIL 14, 1926 AND RECORDED APRIL 23, 1926 IN (BOOK) 12 (PAGE) 88 (INSTRUMENT) 1655, IN LAKE COUNTY, CALIFORNIA. (TRACT 2: TRACT 3;)
(THE EXCEPTION IS BLANKET IN NATURE AND IS NOT PLOTTABLE)

8. DEED OF EASEMENT BETWEEN LUCERNE COUNTRY CLUB, A CALIFORNIA CORPORATION; AND J. LOWELL ANNETTE AND LILLIAN C. ANNETTE, HIS WIFE, AS JOINT TENANTS, DATED MARCH 28, 1935 AND RECORDED MARCH 28, 1935 IN (BOOK) 100 (PAGE) 35 (INSTRUMENT) 979, IN LAKE COUNTY, CALIFORNIA. (TRACT 2: TRACT 3;)
(THE EXCEPTION IS BLANKET IN NATURE AND IS NOT PLOTTABLE)

9. A(N) RIGHT OF WAY AND EASEMENT FOR ROADWAY PURPOSES RESERVED IN THE GRANT DEED DATED SEPTEMBER 30, 1982 AND RECORDED OCTOBER 27, 1982 IN (BOOK) 1162 (PAGE) 151 (INSTRUMENT) 19508 IN LAKE COUNTY, CALIFORNIA. (TRACT 1;)
(THE EXCEPTION IS LOCATED WITHIN THE PARENT PARCEL, BUT IS NOT LOCATED WITHIN THE LEASE AREA OR ANY VB EASEMENTS)

10. HOMESTEAD DECLARATION DATED JANUARY 11, 1994 AND RECORDED JANUARY 11, 1994 IN (INSTRUMENT) 94-000646, IN LAKE COUNTY, CALIFORNIA. (TRACT 1;)
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

11. NOTICE OF ADOPTION OF REDEVELOPMENT PLAN DATED JULY 18, 2001 AND RECORDED JULY 18, 2001 IN (INSTRUMENT) 01- 013924, IN LAKE COUNTY, CALIFORNIA.
AFFECTED BY A(N) REVISED STATEMENT THAT DEVELOPMENT PROCEEDINGS HAVE BEEN INSTITUTED FOR THE DATED NOVEMBER 27, 2007 AND RECORDED NOVEMBER 30, 2007 IN (INSTRUMENT) 2007026978, IN LAKE COUNTY, CALIFORNIA. (TRACT 2: TRACT 3;)
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

12. NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY BETWEEN TAX COLLECTOR OF LAKE COUNTY AND BELMONTE ANDREW, DATED OCTOBER 6, 2021 AND RECORDED OCTOBER 8, 2021 IN (INSTRUMENT) 2021016919, IN LAKE COUNTY, CALIFORNIA.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

13. ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "PLAT" DATED DECEMBER 15, 2015 AND RECORDED DECEMBER 15, 2015 IN (BOOK) 94 (PAGE) 15, (INSTRUMENT) 2015018496 IN LAKE COUNTY, CALIFORNIA.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

SURVEYOR CERTIFICATION

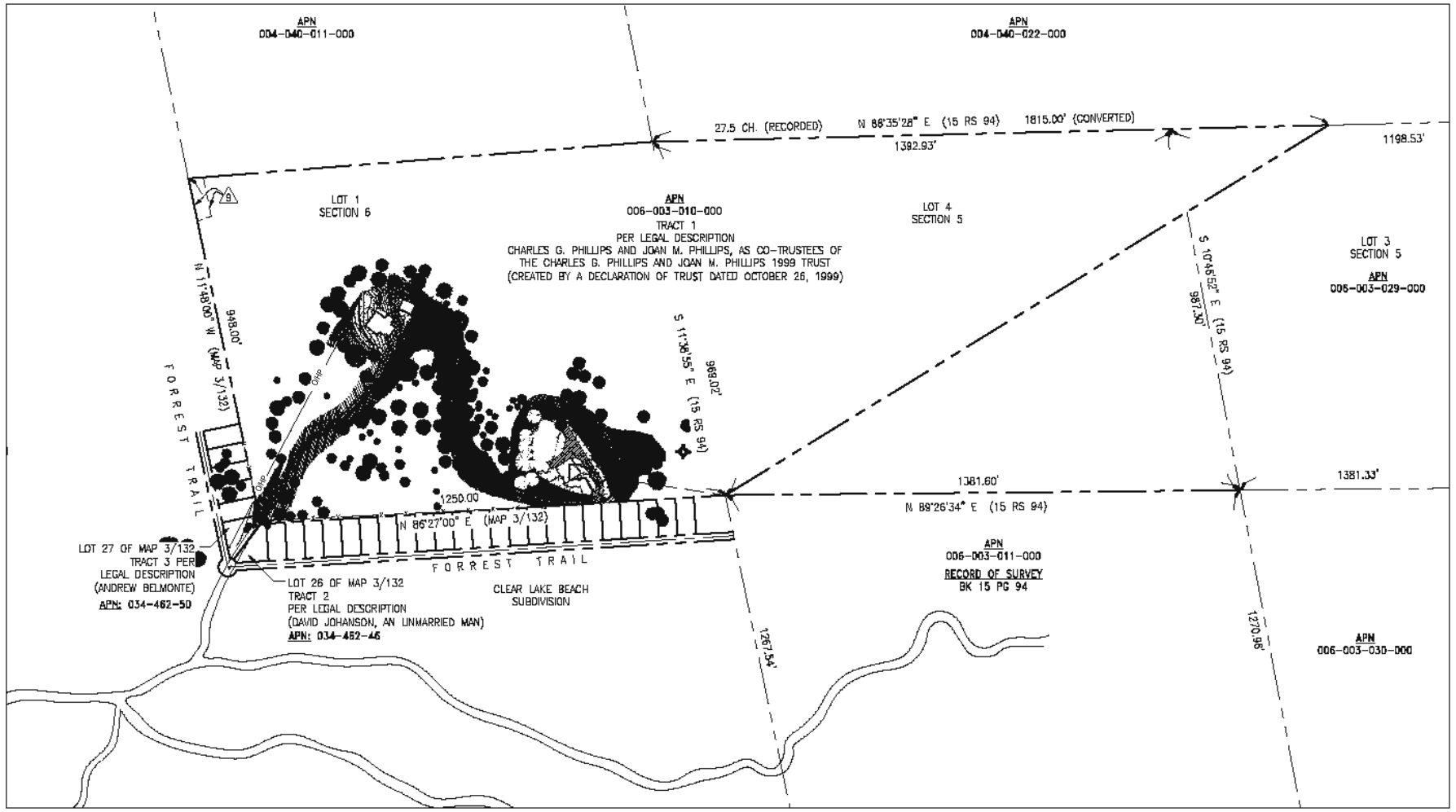
I HEREBY CERTIFY TO: VERTICAL BRIDGE REIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUBSIDIARIES, AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS; AND (II) TORONTO DOMINION (TEXAS) LLC, AS ADMINISTRATIVE AGENT, FOR ITSELF AND ON BEHALF OF THE LENDERS PARTIES FROM TIME TO TIME TO THAT CERTAIN SECOND AMENDED AND RESTATED LOAN AGREEMENT DATED JUNE 17, 2016 WITH VERTICAL BRIDGE HOLDCO, LLC, AS BORROWER, AND VERTICAL BRIDGE HOLDCO PARENT, LLC, AS PARENT, AS MAY BE AMENDED, RESTATED, MODIFIED OR RENEWED, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR; AND IRON CREST NATIONAL TITLE COMPANY.

ANDREW J. KOLTAVARY, REG. 28571 EXP. 03/31/24

SEPTEMBER 15, 2022
DATE

ENCROACHMENT STATEMENT GUIDELINES

AT THE TIME OF THE SURVEY, NO VISIBLE ENCROACHMENTS WERE EVIDENT ONTO OR BEYOND THE LEASE AREA OR ANY VB EASEMENTS.



SITE PLAN
SCALE 1":400'

SURVEY PREPARED FOR:

vertical bridge

VB BTS II, LLC

750 PARK OF COMMERCE DR.
SUITE 200 | BOCA RATON, FL | 33487
561.948.6367

SITE ACQUISITION

ASSURANCE DEVELOPMENT

1499 HUNTINGTON DR. | SUITE 305
SOUTH PASADENA, CA | 91030
626.765.5079

ENGINEER

AJK

23072 LAKE CENTER DR., SUITE 211
LAKE FOREST, CA 92630
714.624.9027

NO.	SUBMITTAL / REVISION	BY	DATE
3	VB PLAN CHECKER COMMENTS	LJ	09/12/23
2	TITLE REPORT UPDATE	LJ	01/11/23
1	FINAL SURVEY	LJ	09/15/22
0	PRELIMINARY SURVEY	AB	09/13/22

DRAWN: AB
DESIGNED:
CHECKED: AJK

PROJECT NUMBER: US-CA-7280

PROJECT TITLE:

US-CA-7280
CHEVIOT

6720 LESLIE PLACE
LUCERNE, CA 95458

ENGINEER STAMP:

REGISTERED PROFESSIONAL ENGINEER
ANDREW J. KOLTAVARY
No. 28571
EXP. 03/31/24
CIVIL
STATE OF CALIFORNIA

DRAWING TITLE:

TITLE SHEET

DRAWING SCALE: AS NOTED

DATE: 09/12/2023

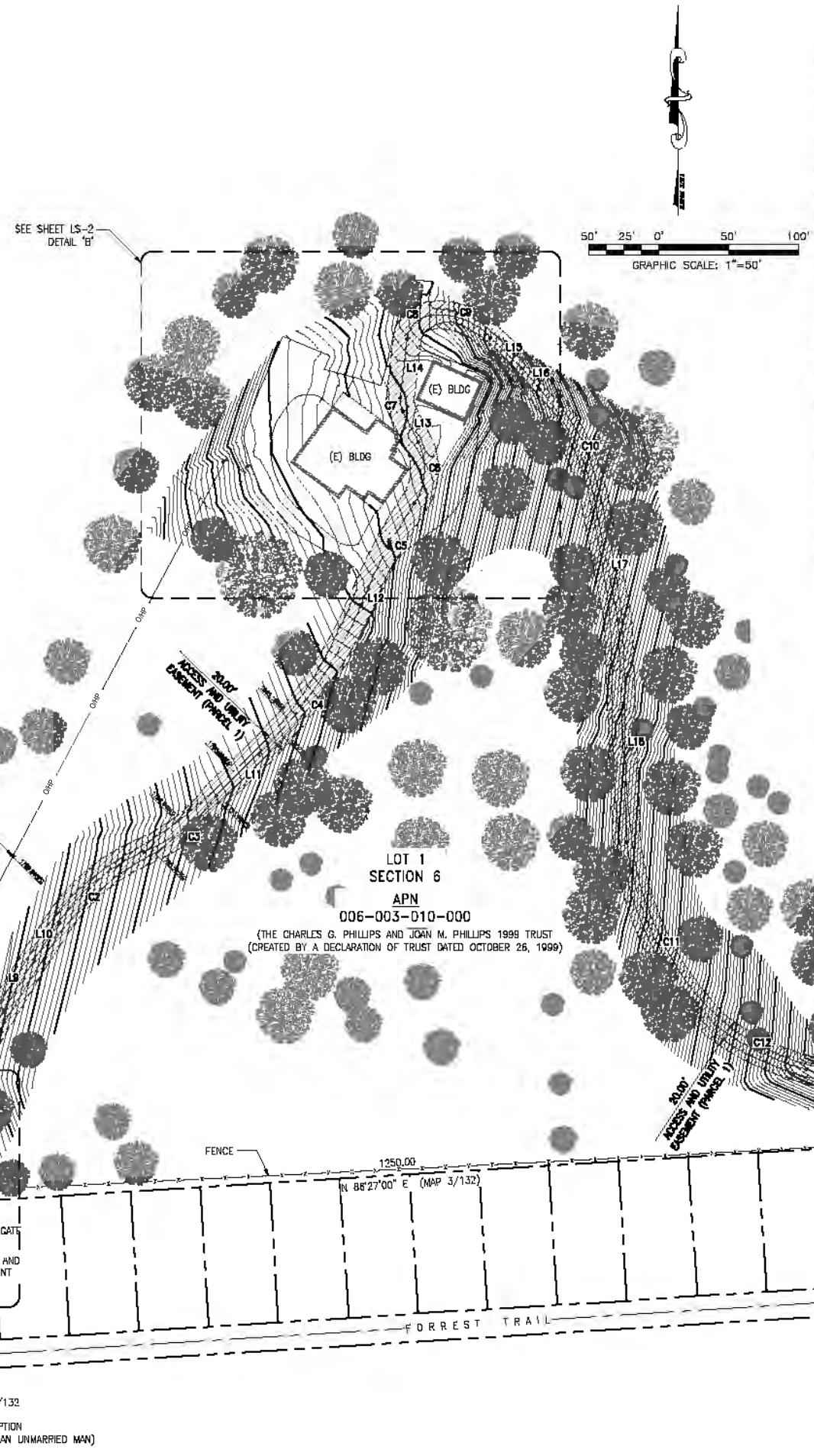
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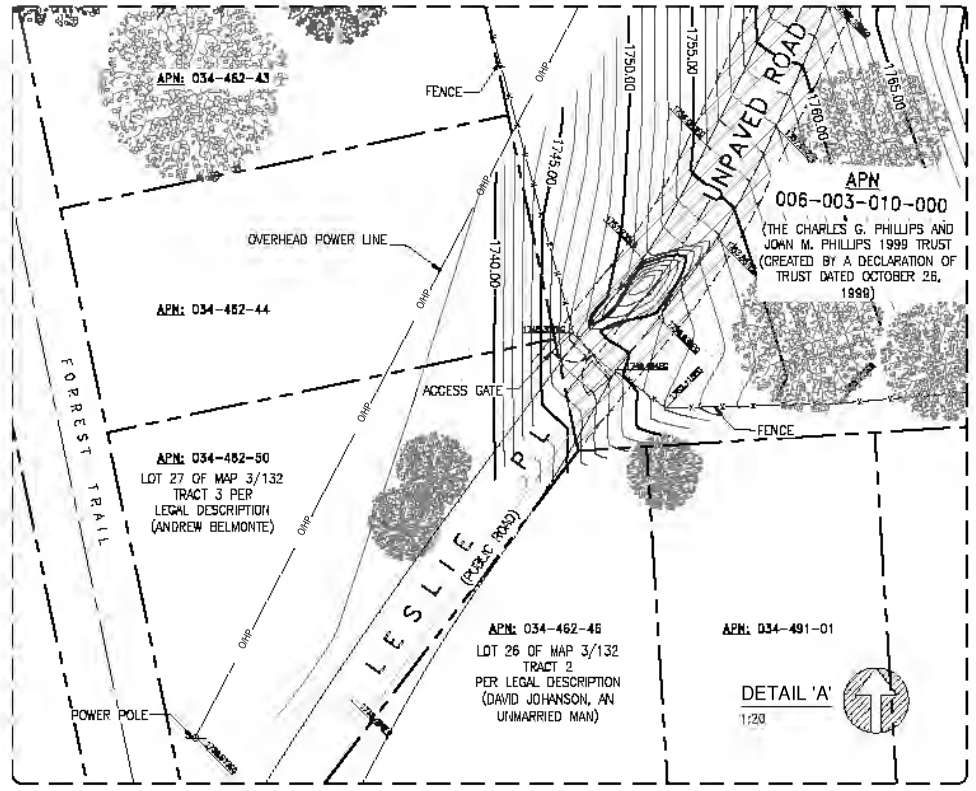
DRAWING NUMBER:

LS-1

LINE DATA		
NO.	BEARING	DISTANCE
L1	S 57°22'56" W	50.00
L2	N 32°37'04" W	50.00
L3	N 57°22'56" E	50.00
L4	S 32°37'04" E	50.00
L5	N 39°15'52" E	25.73
L6	N 25°29'02" E	25.87
L7	N 25°34'25" E	19.68
L8	N 30°36'30" E	42.74
L9	N 31°18'16" E	42.18
L10	N 33°23'07" E	32.28
L11	N 45°35'02" W	42.43
L12	N 23°18'53" W	13.61
L13	N 26°24'58" W	24.79
L14	N 8°33'07" W	42.34
L15	S 45°23'22" E	31.23
L16	S 40°47'52" E	19.92
L17	S 11°00'20" E	83.89
L18	S 2°17'48" E	159.38
L19	S 72°59'42" E	108.97
L20	S 82°25'03" E	47.19
L21	N 88°16'29" E	75.40
L22	N 32°37'04" W	60.68
L23	N 57°22'56" E	10.00
L24	N 32°37'04" W	102.15
L25	S 57°22'56" W	20.00
L26	S 32°37'04" E	21.57
L27	S 13°53'03" W	41.30
L28	S 57°22'56" W	48.04
L29	S 32°37'04" E	20.00
L30	N 57°22'56" E	10.00
L31	S 32°37'04" E	3.00
L32	N 57°22'56" E	50.00
L33	N 57°22'56" E	10.00

CURVE DATA			
NO.	LENGTH	RADIUS	DELTA
C1	35.11	146.00	13°46'49"
C2	80.02	136.51	33°35'05"
C3	88.36	129.80	29°20'21"
C4	130.59	336.00	22°16'09"
C5	68.73	382.23	10°18'06"
C6	45.98	43.88	60°01'57"
C7	9.59	16.57	32°88'05"
C8	25.58	19.26	76°05'41"
C9	47.52	49.41	55°06'00"
C10	92.98	178.82	29°47'33"
C11	149.82	222.43	38°35'33"
C12	71.16	189.43	21°31'25"
C13	76.91	36.45	120°53'34"
C14	36.89	28.84	72°53'10"





SURVEY PREPARED FOR:

verticalbridge

VB BTS II, LLC

750 PARK OF COMMERCE DR.
SUITE 200 | BOCA RATON, FL | 33487
561.948.6367

SITE ACQUISITION

ASSURANCE DEVELOPMENT

1499 HUNTINGTON DR. | SUITE 305
SOUTH PASADENA, CA | 91030
626.765.5079

ENGINEER

AJK

23072 LAKE CENTER DR., SUITE 211
LAKE FOREST, CA 92630
714.624.9027

NO.	SUBMITTAL / REVISION	BY	DATE
3	VB PLAN CHECKER COMMENTS	LJ	09/12/23
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PROJECT NUMBER: US-CA-7280

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CHEVIOT

6720 LESLIE PLACE
LUCERNE, CA 95458

ENGINEER STAMP:

REGISTERED PROFESSIONAL ENGINEER
ANDREW J. KOLTAVARY
28571
EXP. 03/31/24
CIVIL
STATE OF CALIFORNIA

DRAWING TITLE:

TOPOGRAPHIC SURVEY

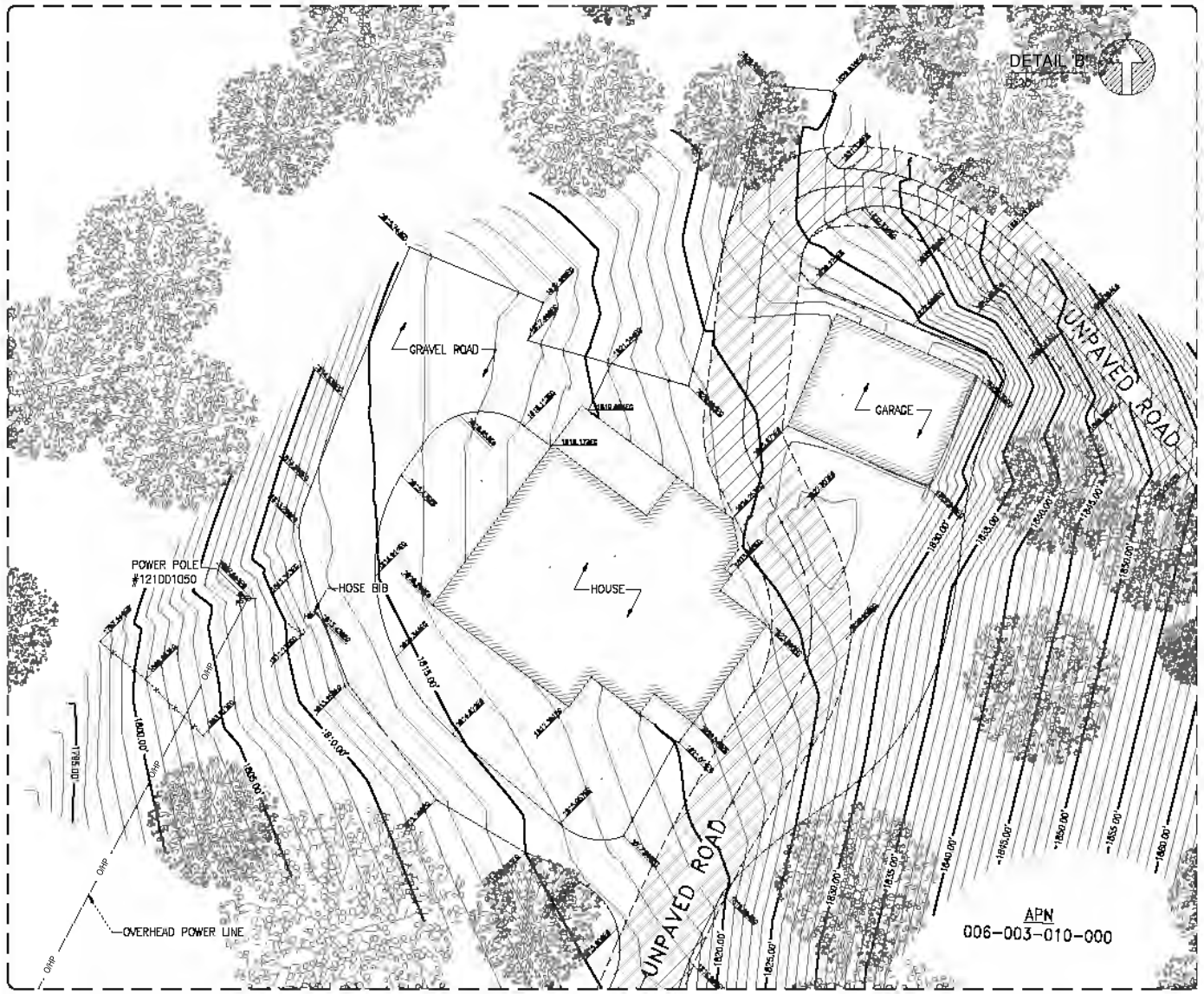
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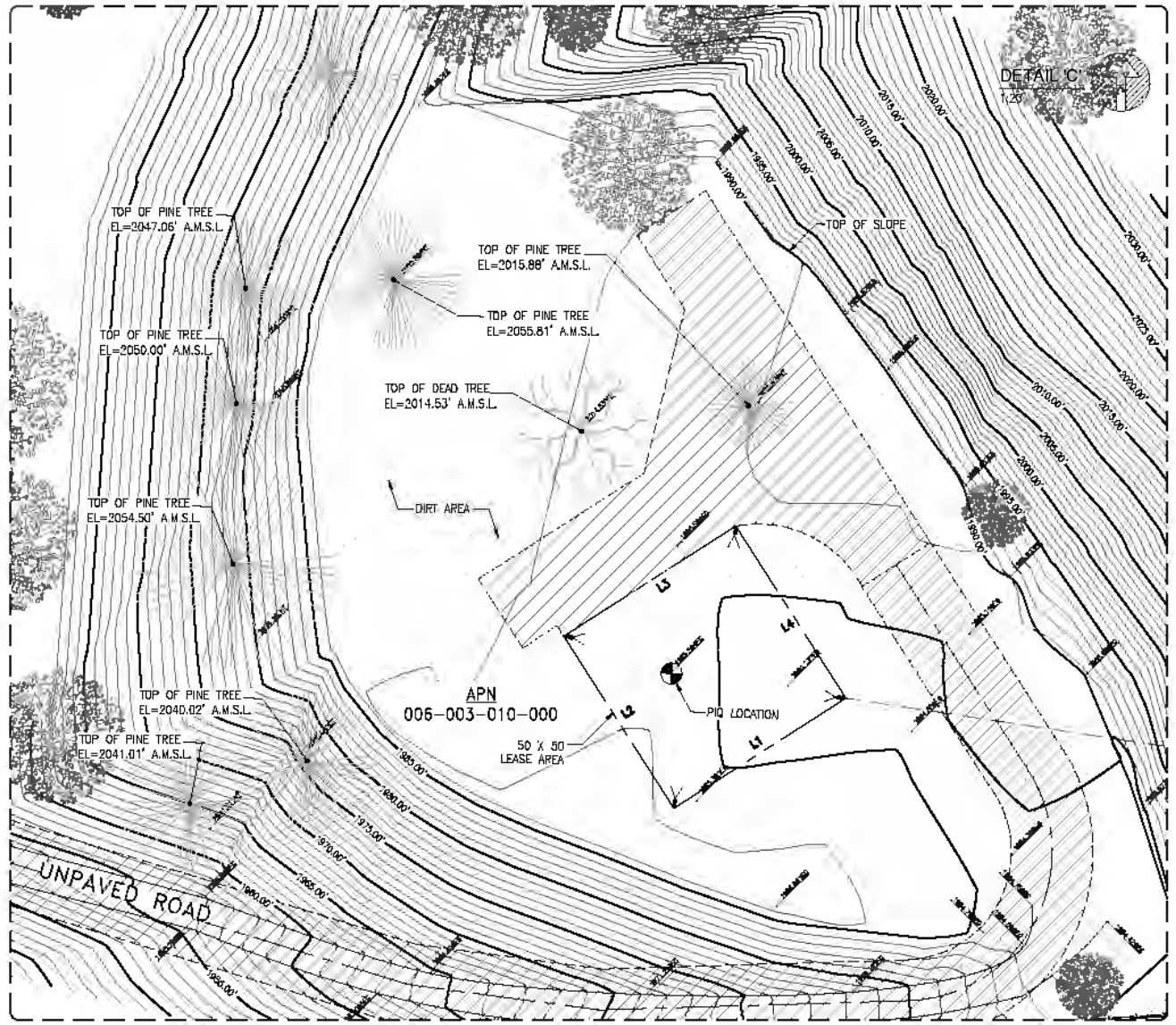
DATE: 09/12/2023

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DRAWING NUMBER:

LS-2





LEGEND

- CENTER LINE
- PROPERTY LINE
- CHAIN-LINK FENCE
- WOOD FENCE
- WROUGHT IRON FENCE
- EASEMENT LINE
- CMU WALL
- HT — HEIGHT
- TC — TOP OF CURB
- BW — BACK-OF-WALK
- FS — FINISH SURFACE
- EG — EXISTING GRADE
- WM — WATER METER
- WV — WATER VALVE
- JB — JUNCTION BOX
- HH — HAND HOLE
- VLT — VAULT
- V — VALVE
- SCO — CLEAN-OUT
- SSMH — SANITARY SEWER MANHOLE
- SDMH — STORM DRAIN MANHOLE
- EXISTING STREET LIGHT
- EXISTING SIGN
- GUY WIRE
- CATCH BASIN
- POWER POLE
- FIRE HYDRANT
- TREE

MONUMENTS

- MONUMENT FD. (AS NOTED)

20' 10' 0' 20' 40'

GRAPHIC SCALE: 1"=20'

COORDINATES

LATITUDE: 39°05'46.05" N (39.096125°)
LONGITUDE: 122°46'58.54" W (-122.782928°)

NOTES:

1. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP. THE PROPERTY LINES AND EASEMENTS SHOWN HEREON ARE FROM RECORD INFORMATION AS NOTED HEREON. AJK ENGINEERING AND SURVEY TRANSLATED THE TOPOGRAPHIC SURVEY TO RECORD INFORMATION USING FOUND MONUMENTS SHOWN HEREON.
2. THE HEIGHTS AND ELEVATIONS FOR THE TREES, BUSHES AND OTHER LIVING PLANTS SHOWN HEREON, SHOULD BE CONSIDERED APPROXIMATE (+/-) AND ONLY FOR THE DATE OF THIS SURVEY. THEY ARE PROVIDED AS A GENERAL REFERENCE AND SHOULD NOT BE USED FOR DESIGN PURPOSES.
3. FIELD SURVEY COMPLETED ON SEPTEMBER 07, 2022.
4. ACCESS AND UTILITY EASEMENTS TERMINATE AT A CONFIRMED PIGHT OF WAY.
5. NO VISIBLE ENCROACHMENTS WERE VISIBLE ON THE LEASE OR EASEMENT AREAS AT THE TIME OF THE SURVEY.
6. THE LEASE AND EASEMENT AREA LIE ENTIRELY WITHIN THE PARENT OR ACCESS PARCEL.

LEASE AREA

A PARCEL OF LAND LYING WITHIN THAT PORTION OF LOT 1 OF SECTION 6, TOWNSHIP 14 NORTH, RANGE 8 WEST, M.D.M., SAID PARCEL IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 81°24'36" WEST 393.24 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 57°22'56" WEST 50.00 FEET; THENCE NORTH 32°37'04" WEST 50.00 FEET; THENCE NORTH 57°22'56" EAST 50.00 FEET; THENCE SOUTH 32°37'04" EAST 50.00 FEET TO THE TRUE POINT OF BEGINNING.

ACCESS & UTILITY EASEMENT

THOSE STRIPS OF LAND LYING WITHIN THAT PORTION OF LOT 1 OF SECTION 6, TOWNSHIP 14 NORTH, RANGE 8 WEST, M.D.M., SAID STRIPS ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1

A STRIP OF LAND TWENTY (20.00) FEET WIDE, LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1, THENCE NORTHERLY ALONG THE WESTERLY LINE NORTH 11°48'00" WEST 12.86 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING THE SAID WESTERLY LINE NORTH 39°15'52" EAST 25.73 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 146.00 FEET; THENCE NORTHEASTERLY 35.11 FEET ALONG SAID THE CURVE, THROUGH A CENTRAL ANGLE OF 13°46'49"; THENCE NORTH 25°29'02" EAST 25.87 FEET; THENCE NORTH 25°34'25" EAST 19.68 FEET; THENCE NORTH 30°38'30" EAST 42.74 FEET; THENCE NORTH 31°18'16" EAST 42.18 FEET; THENCE NORTH 33°23'07" EAST 32.28 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 136.51 FEET; THENCE NORTHEASTERLY 80.02 FEET ALONG SAID THE CURVE, THROUGH A CENTRAL ANGLE OF 33°35'05" TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHWEST, A RADIAL LINE FROM SAID POINT BEARS NORTH 23°01'48" WEST, HAVING A RADIUS OF 129.60 FEET; THENCE NORTHEASTERLY 66.36 FEET ALONG SAID THE CURVE, THROUGH A CENTRAL ANGLE OF 29°20'21"; THENCE NORTH 45°35'02" WEST 42.43 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 336.00 FEET; THENCE NORTHEASTERLY 130.59 FEET ALONG SAID THE CURVE, THROUGH A CENTRAL ANGLE OF 22°16'09"; THENCE NORTH 23°18'53" WEST 13.61 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 382.23 FEET; THENCE NORTHEASTERLY 88.73 FEET ALONG SAID THE CURVE, THROUGH A CENTRAL ANGLE OF 10°18'06" TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE WEST, A RADIAL LINE FROM SAID POINT BEARS NORTH 56°23'01" WEST, HAVING A RADIUS OF 43.68 FEET; THENCE NORTHERLY 45.98 FEET ALONG SAID THE CURVE, THROUGH A CENTRAL ANGLE OF 60°18'57"; THENCE NORTH 25°24'58" WEST 24.79 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 16.87 FEET; THENCE NORTHERLY 9.59 FEET ALONG SAID THE CURVE, THROUGH A CENTRAL ANGLE OF 32°58'05"; THENCE NORTH6°33'07" WEST 42.34 FEET; TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 19.26 FEET; THENCE NORTHEASTERLY 25.58 FEET ALONG SAID THE CURVE, THROUGH A CENTRAL ANGLE OF 76°05'41" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE SOUTH, A RADIAL LINE FROM SAID POINT BEARS SOUTH 7°21'13" EAST, HAVING A RADIUS OF 48.41 FEET; THENCE EASTERLY 47.52 FEET ALONG SAID THE CURVE, THROUGH A CENTRAL ANGLE OF 55°06'00"; THENCE SOUTH 45°23'22" EAST 31.23 FEET; THENCE SOUTH 40°47'52" EAST 19.92 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 178.82 FEET; THENCE SOUTHEASTERLY 92.98 FEET ALONG SAID THE CURVE, THROUGH A CENTRAL ANGLE OF 29°47'33"; THENCE SOUTH 2°17'49" EAST 159.38 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 222.43 FEET; THENCE SOUTHEASTERLY 149.82 FEET ALONG SAID THE CURVE, THROUGH A CENTRAL ANGLE OF 38°35'33" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE NORTHEAST, A RADIAL LINE FROM SAID POINT BEARS NORTH 36°24'22" EAST, HAVING A RADIUS OF 189.43 FEET; THENCE SOUTHEASTERLY 71.16 FEET ALONG SAID THE CURVE, THROUGH A CENTRAL ANGLE OF 21°31'25"; THENCE SOUTH 72°59'42" EAST 108.97 FEET; THENCE SOUTH 82°25'03" EAST 47.19 FEET; THENCE NORTH 88°16'29" EAST 75.40 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 36.45 FEET; THENCE NORTHEASTERLY 76.81 FEET ALONG SAID THE CURVE, THROUGH A CENTRAL ANGLE OF 120°53'34";THENCE NORTH 32°37'04" WEST 60.08 FEET; TO A POINT HEREINAFTER REFERRED TO AS POINT "A".

PARCEL 2

BEGINNING AT THE AFOREMENTIONED POINT "A"; THENCE NORTH 57°22'56" EAST 10.00 FEET; THENCE NORTH 32°37'04" WEST 102.15 FEET; THENCE SOUTH 57°22'56" WEST 20.00 FEET; THENCE SOUTH 32°37'04" EAST 21.57 FEET; THENCE SOUTH 13°53'03" WEST 41.30 FEET; THENCE SOUTH 57°22'56" WEST 48.04 FEET; SOUTH 32°37'04" EAST 20.00 FEET; THENCE NORTH 57°22'56" EAST 10.00 FEET; THENCE SOUTH 32°37'04" EAST 3.00 FEET; THENCE NORTH 57°22'56" EAST 50.00 FEET TO THE BEGINNING OF A NON TANGENT CURVE CONCAVE TO THE SOUTHWEST, A RADIAL LINE FROM SAID POINT BEARS SOUTH 10°45'10" EAST, HAVING A RADIUS OF 28.84 FEET; THENCE SOUTHEASTERLY 36.69 FEET ALONG SAID THE CURVE, THROUGH A CENTRAL ANGLE OF 72°53'10"; THENCE NORTH 57°22'56" EAST 10.00 FEET TO THE TRUE POINT OF BEGINNING.

LINE DATA		
NO.	BEARING	DISTANCE
L1	S 57°22'56" W	50.00
L2	N 32°37'04" W	50.00
L3	N 57°22'56" E	50.00
L4	S 32°37'04" E	50.00
L5	N 39°15'52" E	25.73
L6	N 25°29'02" E	25.87
L7	N 25°34'25" E	19.68
L8	N 30°38'30" E	42.74
L9	N 31°18'16" E	42.18
L10	N 33°23'07" E	32.28
L11	N 45°35'02" W	42.43
L12	N 23°18'53" W	13.61
L13	N 26°24'58" W	24.79
L14	N 6°33'07" W	42.34
L15	S 45°23'22" E	31.23
L16	S 40°47'52" E	19.92
L17	S 11°00'20" E	83.89
L18	S 2°17'49" E	159.38

LINE DATA		
NO.	BEARING	DISTANCE
L19	S 72°58'42" E	108.97
L20	S 82°25'03" E	47.19
L21	N 88°16'29" E	75.40
L22	N 32°37'04" W	60.08
L23	N 57°22'56" E	10.00
L24	N 32°37'04" W	102.15
L25	S 57°22'56" W	20.00
L26	S 32°37'04" E	21.57
L27	S 13°53'03" W	41.30
L28	S 57°22'56" W	48.04
L29	S 32°37'04" E	20.00
L30	N 57°22'56" E	10.00
L31	S 32°37'04" E	3.00
L32	N 57°22'56" E	50.00
L33	N 57°22'56" E	10.00

CURVE DATA			
NO.	LENGTH	RADIUS	DELTA
C1	35.11	146.00	13°46'48"
C2	80.02	136.51	33°35'05"
C3	66.36	129.60	29°20'21"
C4	130.59	336.00	22°16'09"
C5	68.73	382.23	10°18'06"
C6	45.98	43.68	60°18'57"
C7	9.59	16.87	32°58'05"
C8	25.58	19.26	76°05'41"
C9	47.52	49.41	55°06'00"
C10	92.98	178.82	29°47'33"
C11	149.82	222.43	38°35'33"
C12	71.16	189.43	21°31'25"
C13	76.91	36.45	120°53'34"
C14	36.69	28.84	72°53'10"

SURVEY PREPARED FOR:

verticalbridge

VB BTS II, LLC

750 PARK OF COMMERCE DR.
SUITE 200 | BOCA RATON, FL | 33487
561.948.6367

SITE ACQUISITION

ASSURANCE DEVELOPMENT

1499 HUNTINGTON DR. | SUITE 305
SOUTH PASADENA, CA | 91030
626.765.5079

ENGINEER

AJK

23072 LAKE CENTER DR., SUITE 211
LAKE FOREST, CA 92630
714.624.9027

NO.	SUBMITTAL / REVISION	BY	DATE
3	VB PLAN CHECKER COMMENTS	LJ	09/12/23
2	TITLE REPORT UPDATE	LJ	01/11/23
1	FINAL SURVEY	LJ	09/15/22
0	PRELIMINARY SURVEY	AB	09/13/22

DRAWN: AB
DESIGNED:
CHECKED: AJK

PROJECT NUMBER: US-CA-7280

PROJECT TITLE:

US-CA-7280
CHEVIOT

6720 LESLIE PLACE
LUCERNE, CA 95458

ENGINEER STAMP:

REGISTERED PROFESSIONAL ENGINEER
ANDREW J. KOLTAVARY
No. 28571
EXP. 03/31/24
CIVIL
STATE OF CALIFORNIA

DRAWING TITLE:

TOPOGRAPHIC SURVEY

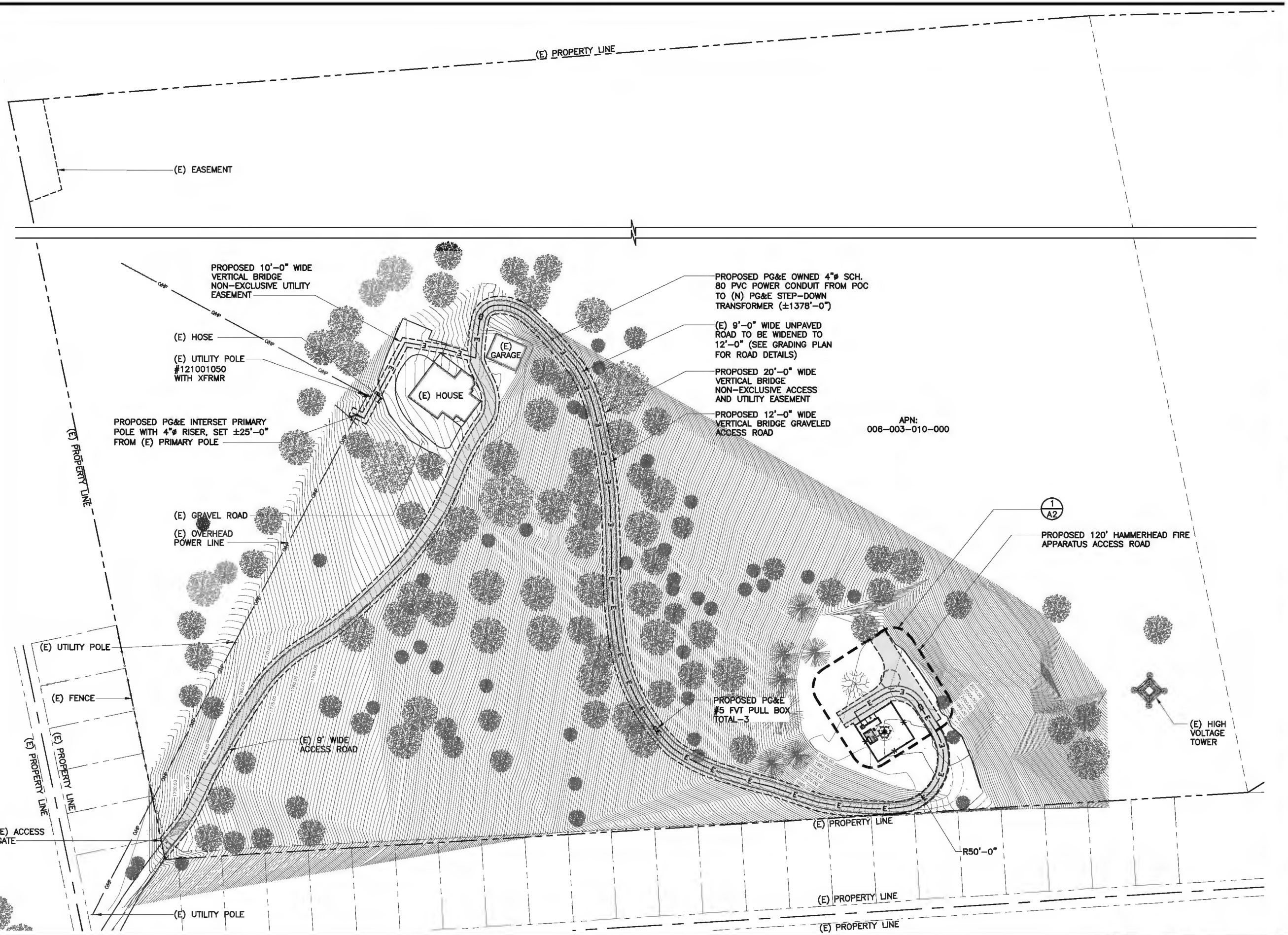
DRAWING SCALE: AS NOTED

DATE: 09/12/2023

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LS-3



SITE PLAN

1

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AD ASSURANCE DEVELOPMENT

1499 HUNTINGTON DR. | SUITE 305
SOUTH PASADENA, CA | 91030
626.765.5079

NO.	SUBMITTAL / REVISION	BY	DATE
1	ACCESS ROAD	JR	10/23/23
0	ISSUED FOR ZONING	JR	08/08/23
A	ISSUED FOR REVIEW	CV	04/28/23

DRAWN: CV
DESIGNED: CV
CHECKED: APP

PROJECT NUMBER: US-CA-7280

PROJECT TITLE:

US-CA-7280
BA50186A
CHEVIOT

6720 LESLIE PL.
LUCERNE, CA 95458

ENGINEER STAMP:

DRAWING TITLE:

SITE PLAN

DRAWING SCALE: AS NOTED

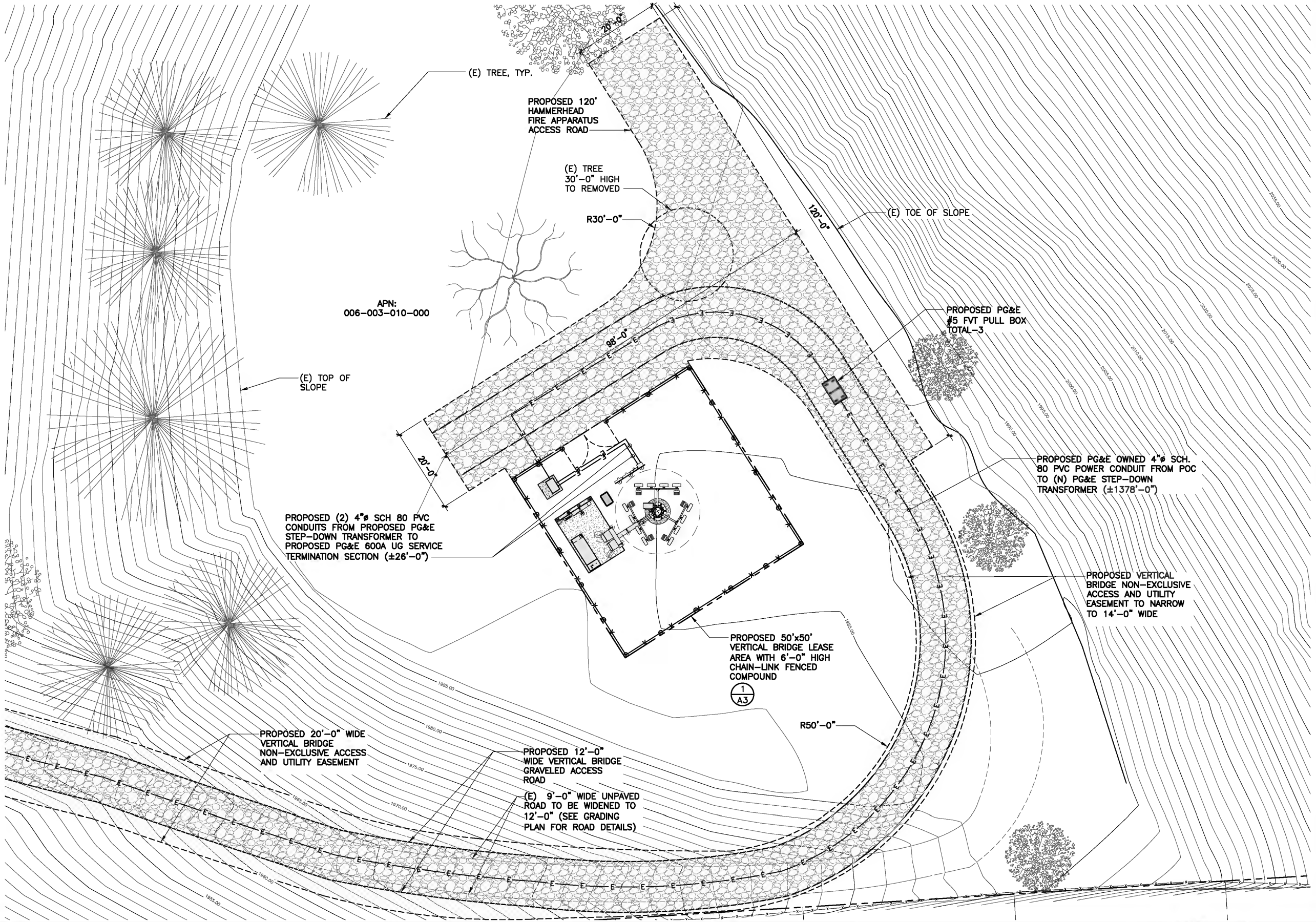
DATE: 06/12/23

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DRAWING NUMBER:

A1



ENLARGED SITE PLAN

SCALE 3/32"=1'-0" 0 2' 4' 8' 16'

1

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561.948.6367

SITE ACQUISITION

AD ASSURANCE DEVELOPMENT

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SOUTH PASADENA, CA | 91030
626.765.5079

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US-CA-7280
BA50186A
CHEVIOT

6720 LESLIE PL.
LUCERNE, CA 95458

ENGINEER STAMP:

DRAWING TITLE:

ENLARGED SITE PLAN

DRAWING SCALE: AS NOTED

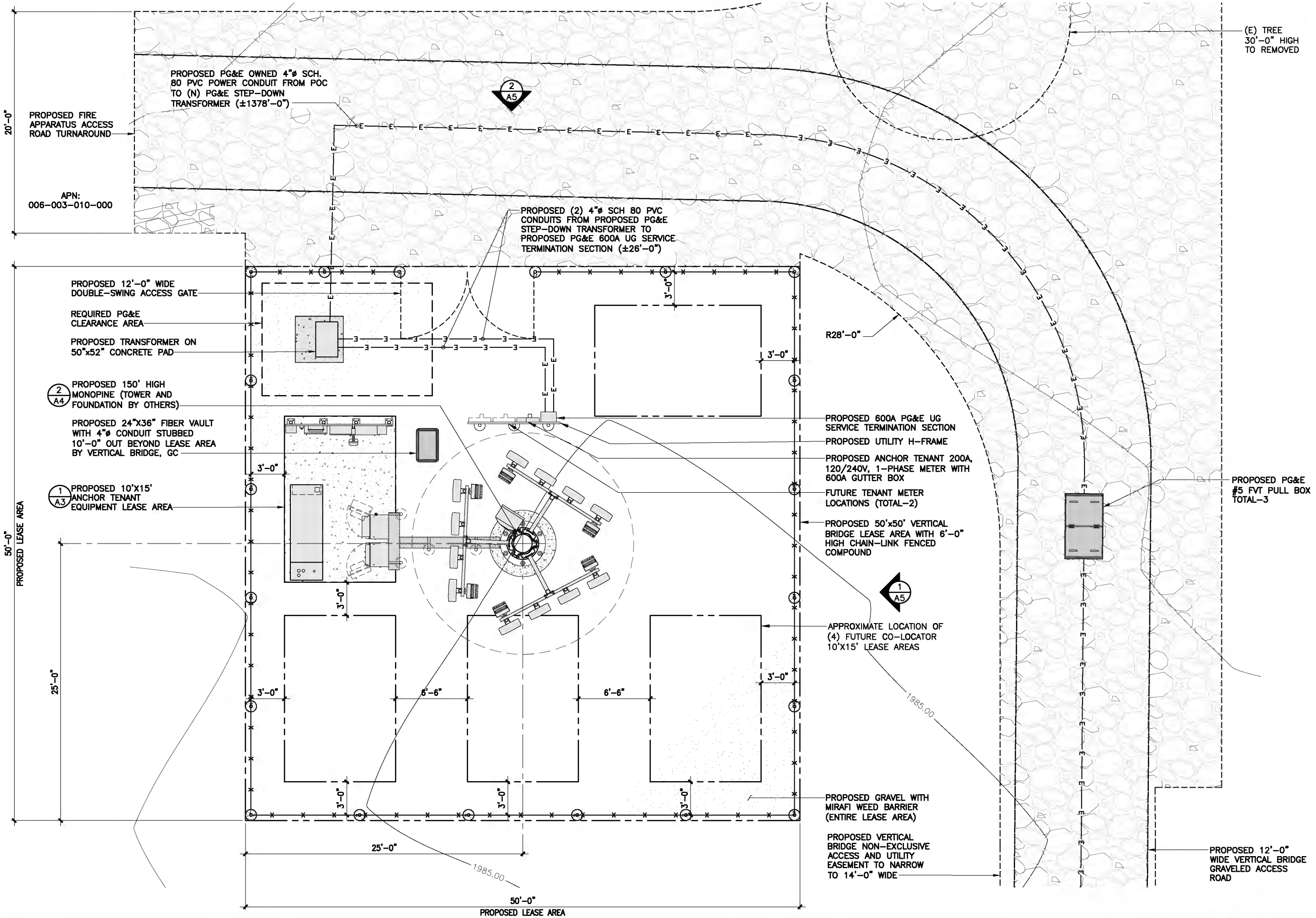
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DRAWING NUMBER:

A2



ENLARGED COMPOUND PLAN

1

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AD ASSURANCE DEVELOPMENT

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SOUTH PASADENA, CA | 91030
626.765.5079

NO.	SUBMITTAL / REVISION	BY	DATE
1	ACCESS ROAD	JR	10/23/23
0	ISSUED FOR ZONING	JR	08/08/23
A	ISSUED FOR REVIEW	CV	04/28/23

DRAWN: CV
DESIGNED: CV
CHECKED: APP

PROJECT NUMBER: US-CA-7280

PROJECT TITLE:

US-CA-7280
BA50186A
CHEVIOT

6720 LESLIE PL.
LUCERNE, CA 95458

ENGINEER STAMP:

DRAWING TITLE:
ENLARGED COMPOUND PLAN

DRAWING SCALE: AS NOTED

DATE: 06/12/23

ZD

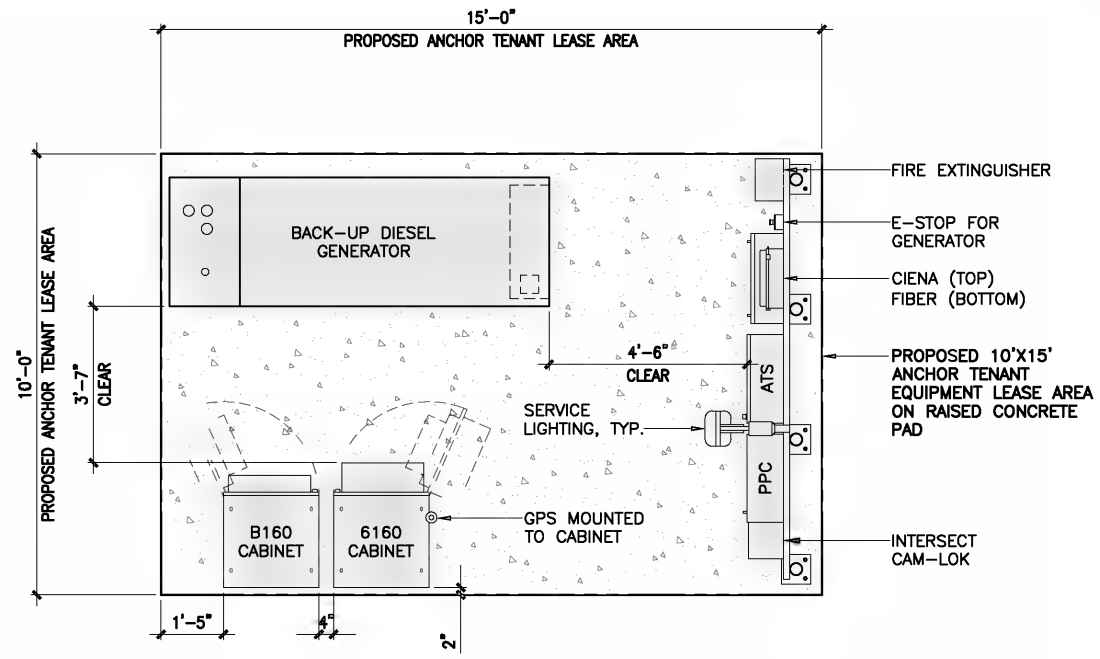
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DRAWING NUMBER:

A3

NOT USED

3



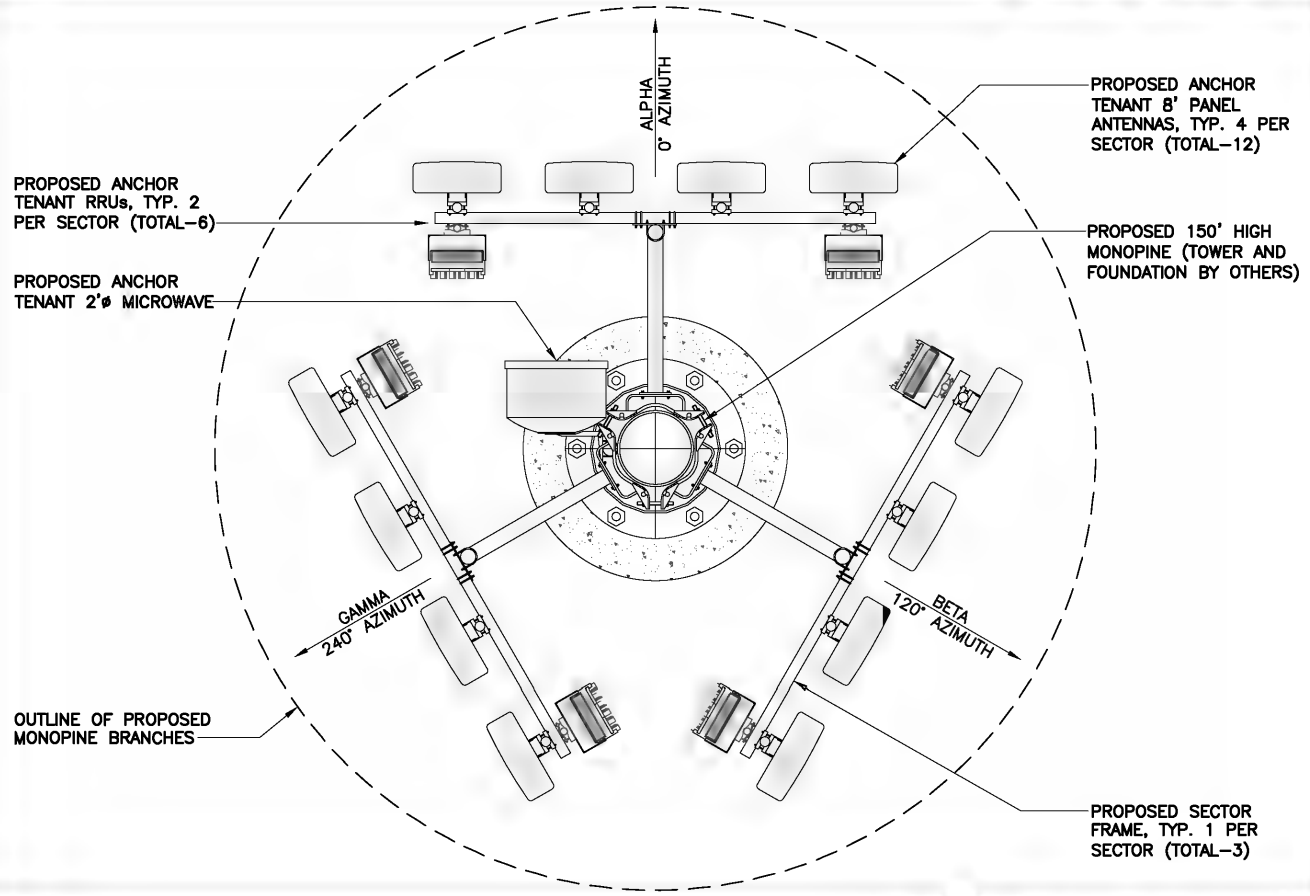
EQUIPMENT PLAN

SCALE 1/2"=1'-0"

1

NOT USED

4



ANTENNA PLAN

SCALE 1/2"=1'-0"

2

CLIENT

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750 PARK OF COMMERCE DR.
SUITE 200 | BOCA RATON, FL | 33487
561.948.6367

SITE ACQUISITION

ASSURANCE DEVELOPMENT

1499 HUNTINGTON DR. | SUITE 305
SOUTH PASADENA, CA | 91030
626.765.5079

NO.	SUBMITTAL / REVISION	BY	DATE
1	ACCESS ROAD	JR	10/23/23
0	ISSUED FOR ZONING	JR	08/08/23
A	ISSUED FOR REVIEW	CV	04/28/23

DRAWN: CV
DESIGNED: CV
CHECKED: APP

PROJECT NUMBER: US-CA-7280

PROJECT TITLE:

US-CA-7280
BA50186A
CHEVIOT

6720 LESLIE PL.
LUCERNE, CA 95458

ENGINEER STAMP:

DRAWING TITLE:

EQUIPMENT AND ANTENNA PLAN

DRAWING SCALE: AS NOTED

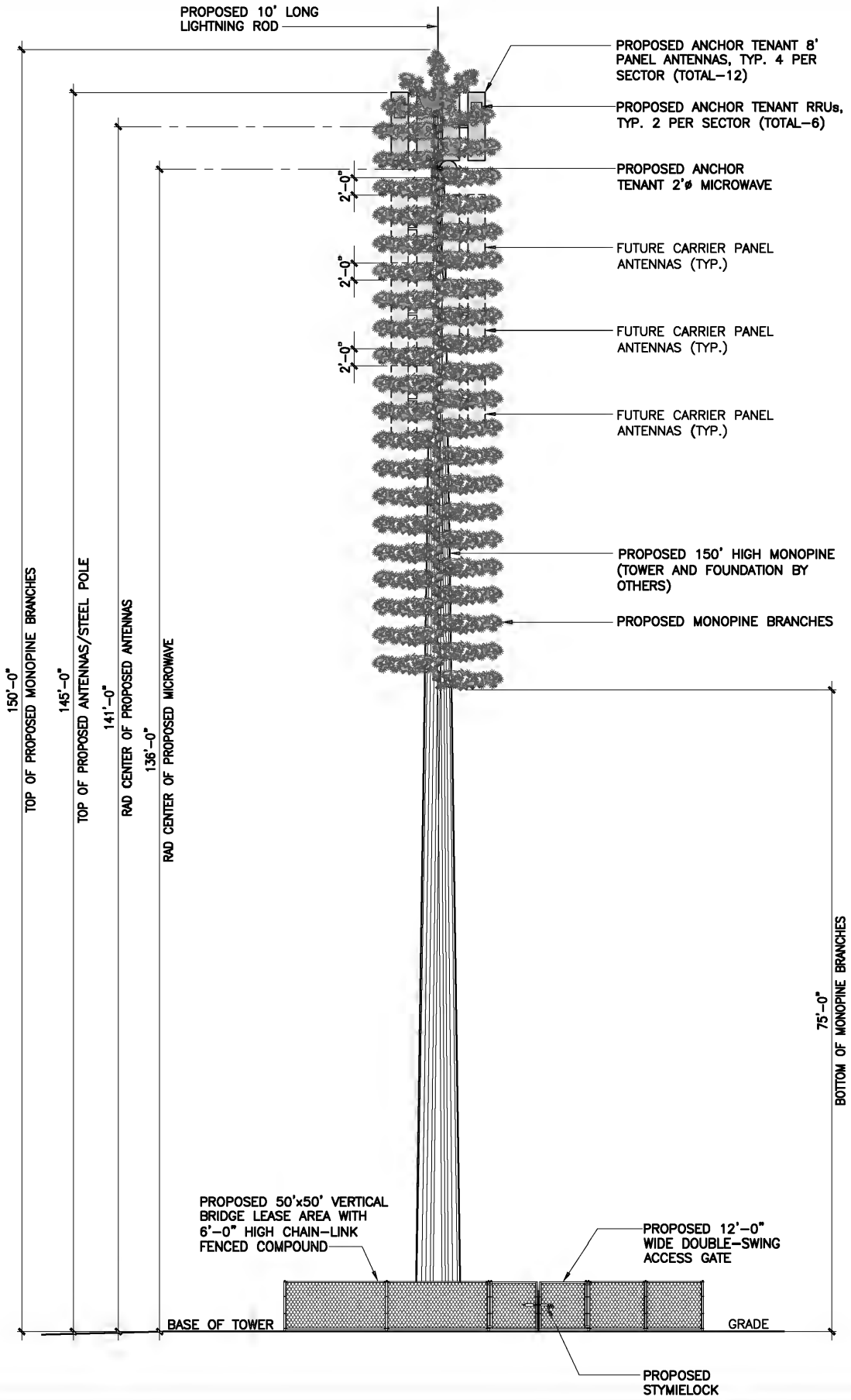
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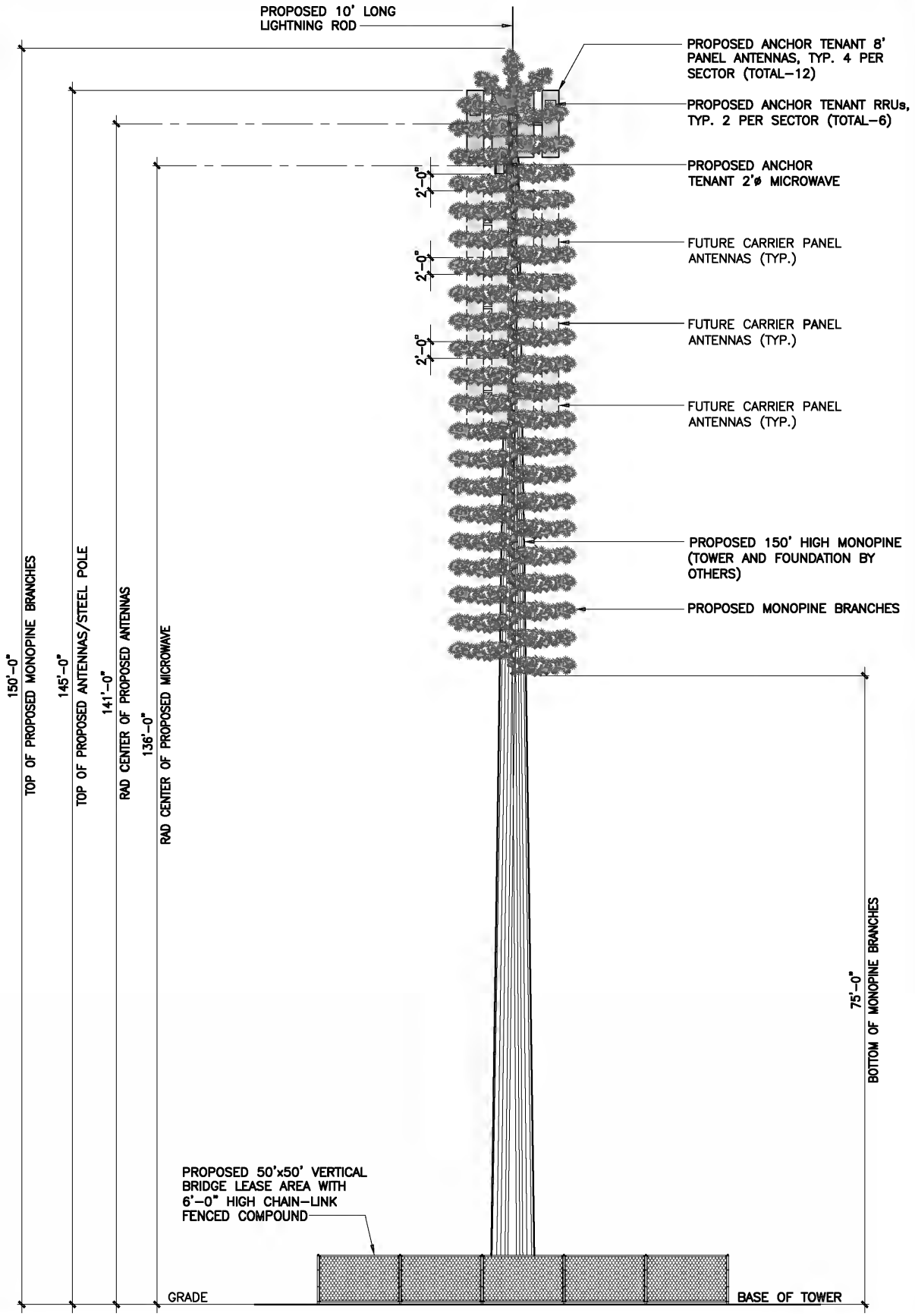
A4



NORTH ELEVATION

SCALE 1/8"=1'–0" 0 2' 4' 8' 16'

2



EAST ELEVATION

SCALE 1/8"=1'–0" 0 2' 4' 8' 16'

1

CLIENT

verticalbridge

750 PARK OF COMMERCE DR.
SUITE 200 | BOCA RATON, FL | 33487
561.948.6367

SITE ACQUISITION

AD ASSURANCE DEVELOPMENT

1499 HUNTINGTON DR. | SUITE 305
SOUTH PASADENA, CA | 91030
626.765.5079

NO.	SUBMITTAL / REVISION	BY	DATE
1	ACCESS ROAD	JR	10/23/23
0	ISSUED FOR ZONING	JR	08/08/23
A	ISSUED FOR REVIEW	CV	04/28/23

DRAWN: CV
DESIGNED: CV
CHECKED: APP

PROJECT NUMBER: US-CA-7280

PROJECT TITLE:

US-CA-7280
BA50186A
CHEVIOT

6720 LESLIE PL.
LUCERNE, CA 95458

ENGINEER STAMP:

DRAWING TITLE:

ELEVATIONS

DRAWING SCALE: AS NOTED

DATE: 06/12/23

ZD

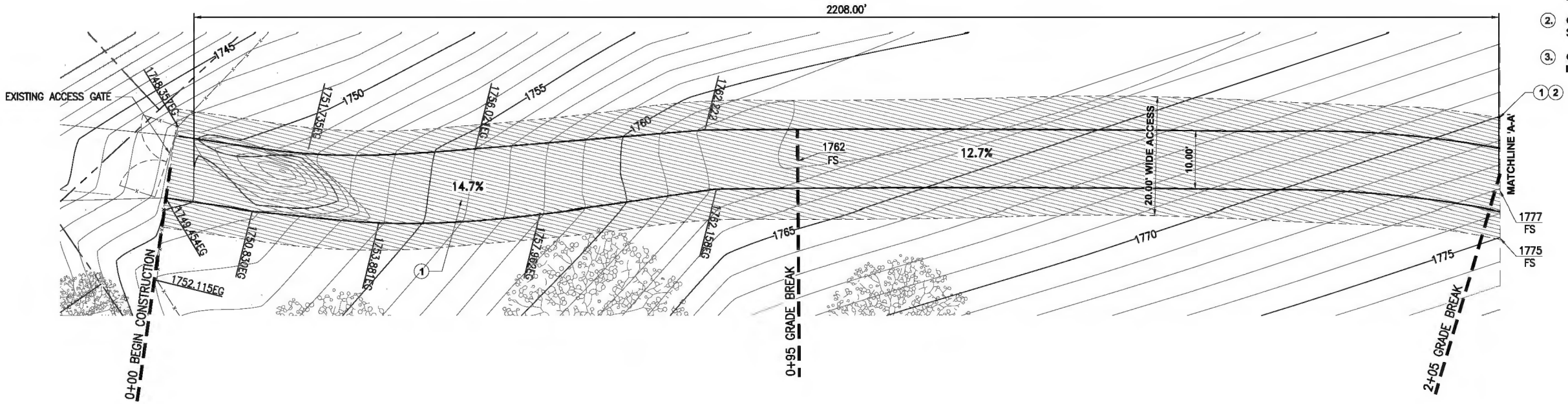
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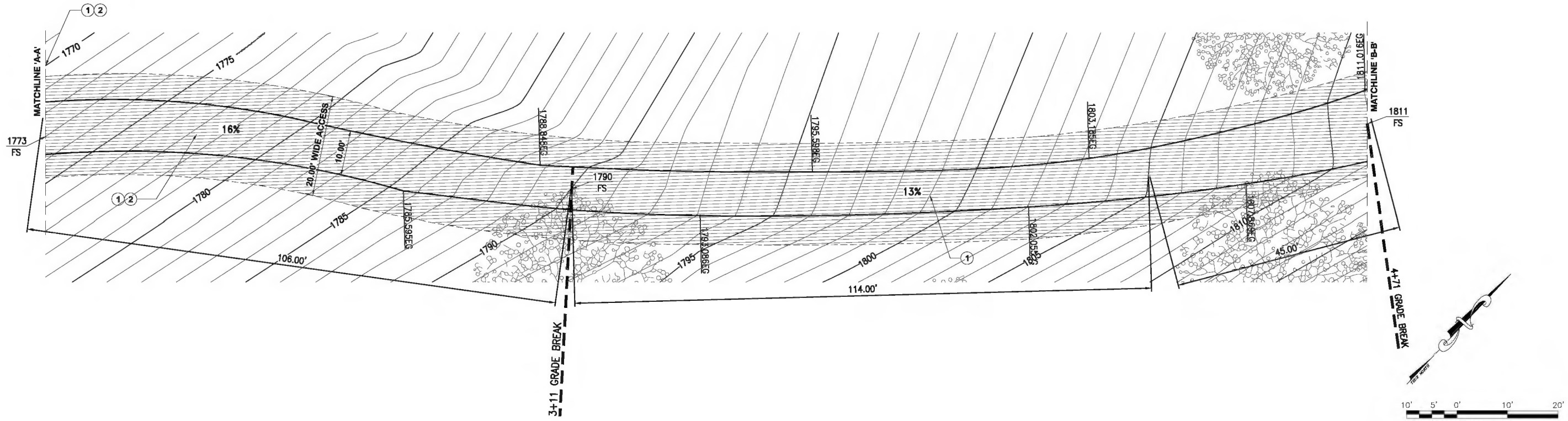
DRAWING NUMBER:

A5

CONSTRUCTION NOTES:

1. OVEREXCAVATE EXISTING ACCESS ROAD. REMOVE AND REPLACE 12" OF SOIL. COMPACT TO 90% MIN.
2. CONSTRUCT 4" MIN. AGGREGATE BASE OVER RECOMPACTED SOIL.
3. CONSTRUCT 4" AC OVER 6" AB IN AREAS WHERE SLOPE EXCEEDS 16%.





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The private engineer signing these plans is responsible for assuring the accuracy and acceptability of the design hereon. In the event of discrepancies arising after city acceptance or during construction, the private engineer shall be responsible for determining an acceptable solution and revising the plans for acceptance by the city.

MARK	BY	DATE	REVISIONS	APPR.	DATE
	ENGINEER			CITY	

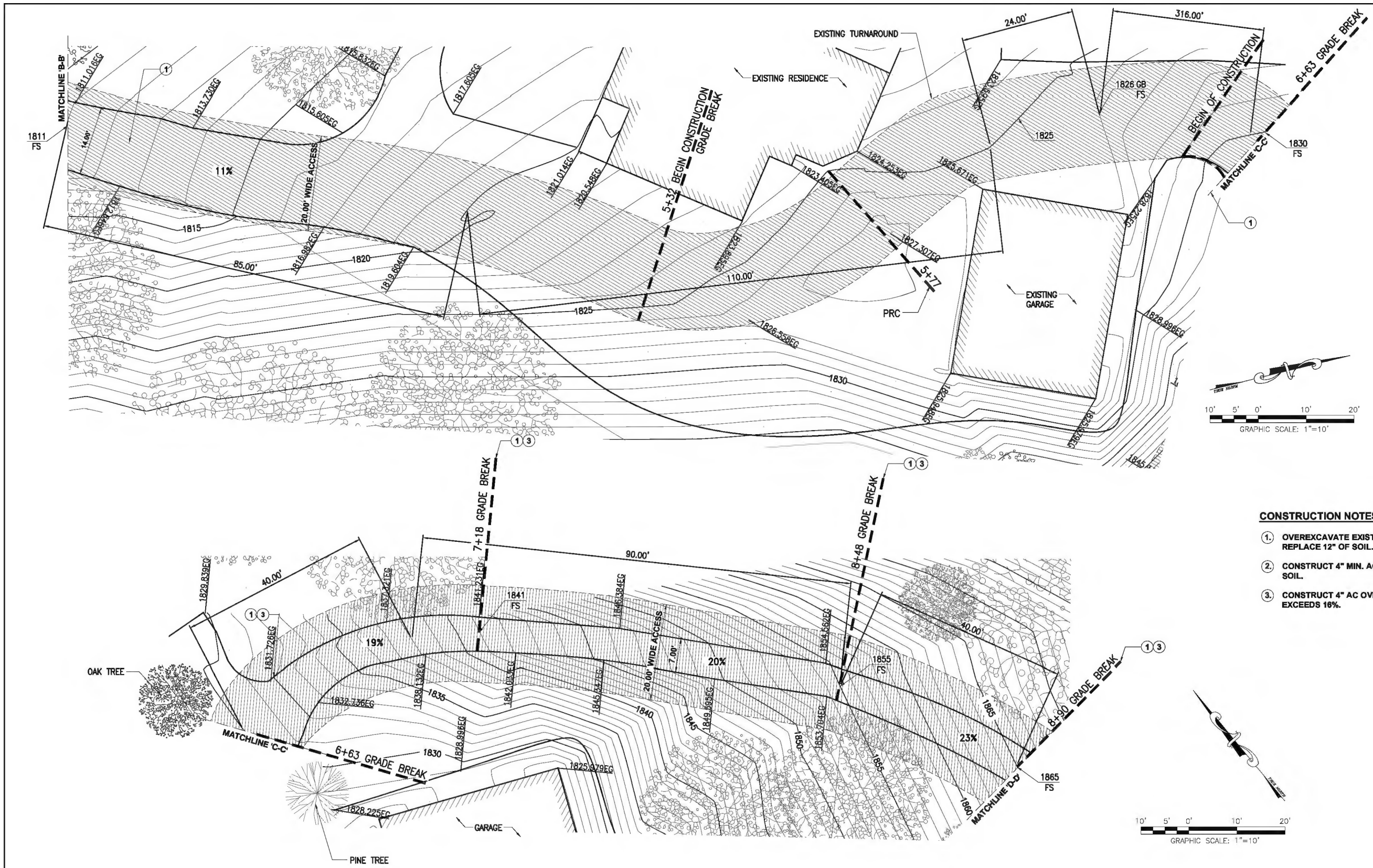
LAKE COUNTY
APPROVED BY:
Date:
COUNTY ENGINEER

BENCHMARK:
SITE ELEVATIONS ARE ESTABLISHED FROM THE CPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS "GEOID 12A" MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE "LEICA SMARTNET" REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88, CALIFORNIA ZONE 2.

SCALE:
H: As Noted V: As Noted

US-CA-7280 CHEVIOT
PRIVATE ACCESS ROAD
6720 LESLIE PL.
LUCERNE, CA 95458

SHEET No.
GR6
OF 9 SHEETS



CONSTRUCTION NOTES:

1. OVEREXCAVATE EXISTING ACCESS ROAD. REMOVE AND REPLACE 12" OF SOIL. COMPACT TO 90% MIN.
2. CONSTRUCT 4" MIN. AGGREGATE BASE OVER RECOMPACTED SOIL.
3. CONSTRUCT 4" AC OVER 6" AB IN AREAS WHERE SLOPE EXCEEDS 16%.

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MARK	BY	DATE	REVISIONS	APPR.	DATE
	ENGINEER			CITY	

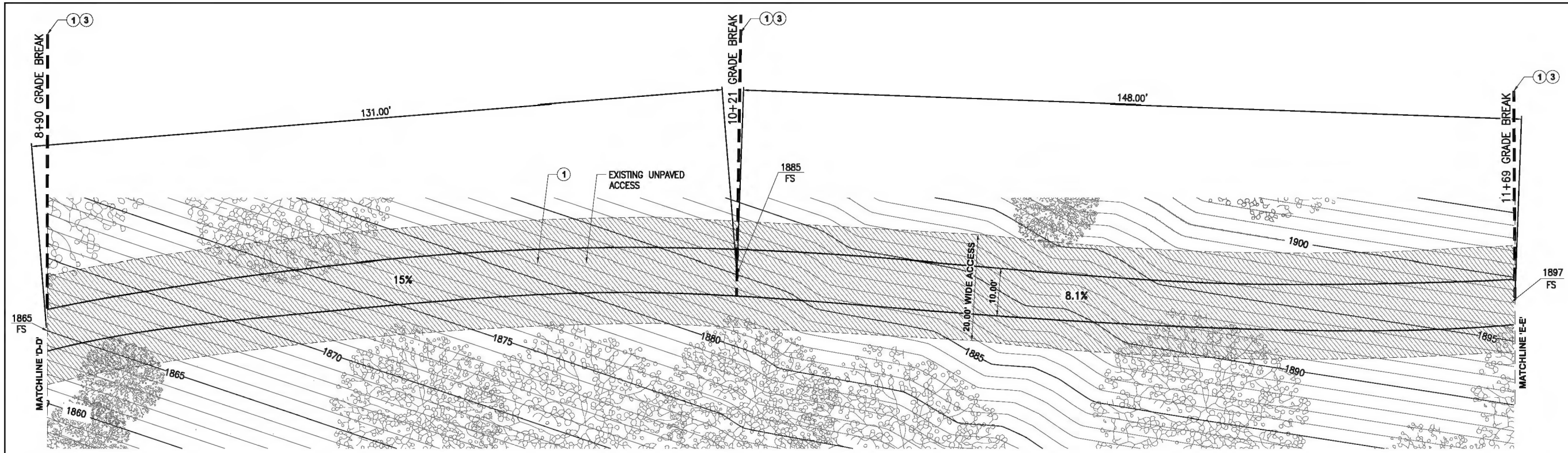
LAKE COUNTY
APPROVED BY:
Date:
COUNTY ENGINEER

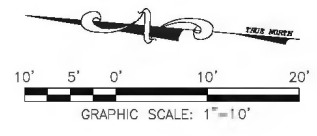
BENCHMARK:
SITE ELEVATIONS ARE ESTABLISHED FROM THE GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS "GEOID 12A" MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE "LEICA SMARTNET" REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88, CALIFORNIA ZONE 2.

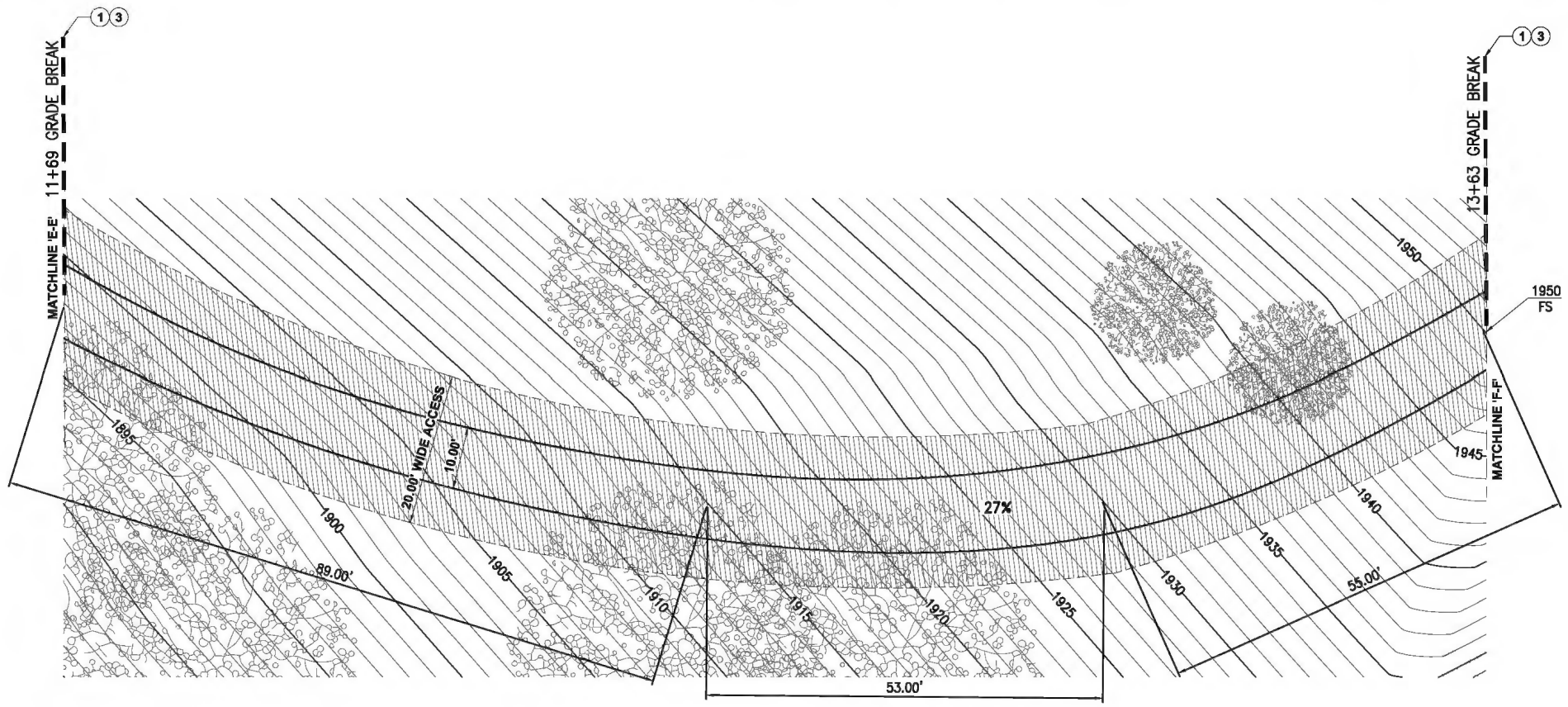
SCALE: H: As Noted V: As Noted

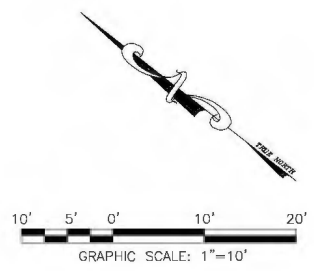
US-CA-7280 CHEVIOT
PRIVATE ACCESS ROAD
6720 LESLIE PL.
LUCERNE, CA 95458

SHEET No. GR7
OF 9 SHEETS









CONSTRUCTION NOTES:

1. OVEREXCAVATE EXISTING ACCESS ROAD. REMOVE AND REPLACE 12" OF SOIL. COMPACT TO 90% MIN.
2. CONSTRUCT 4" MIN. AGGREGATE BASE OVER RECOMPACTED SOIL.
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MARK	BY	DATE	REVISIONS	APPR.	DATE
ENGINEER				CITY	

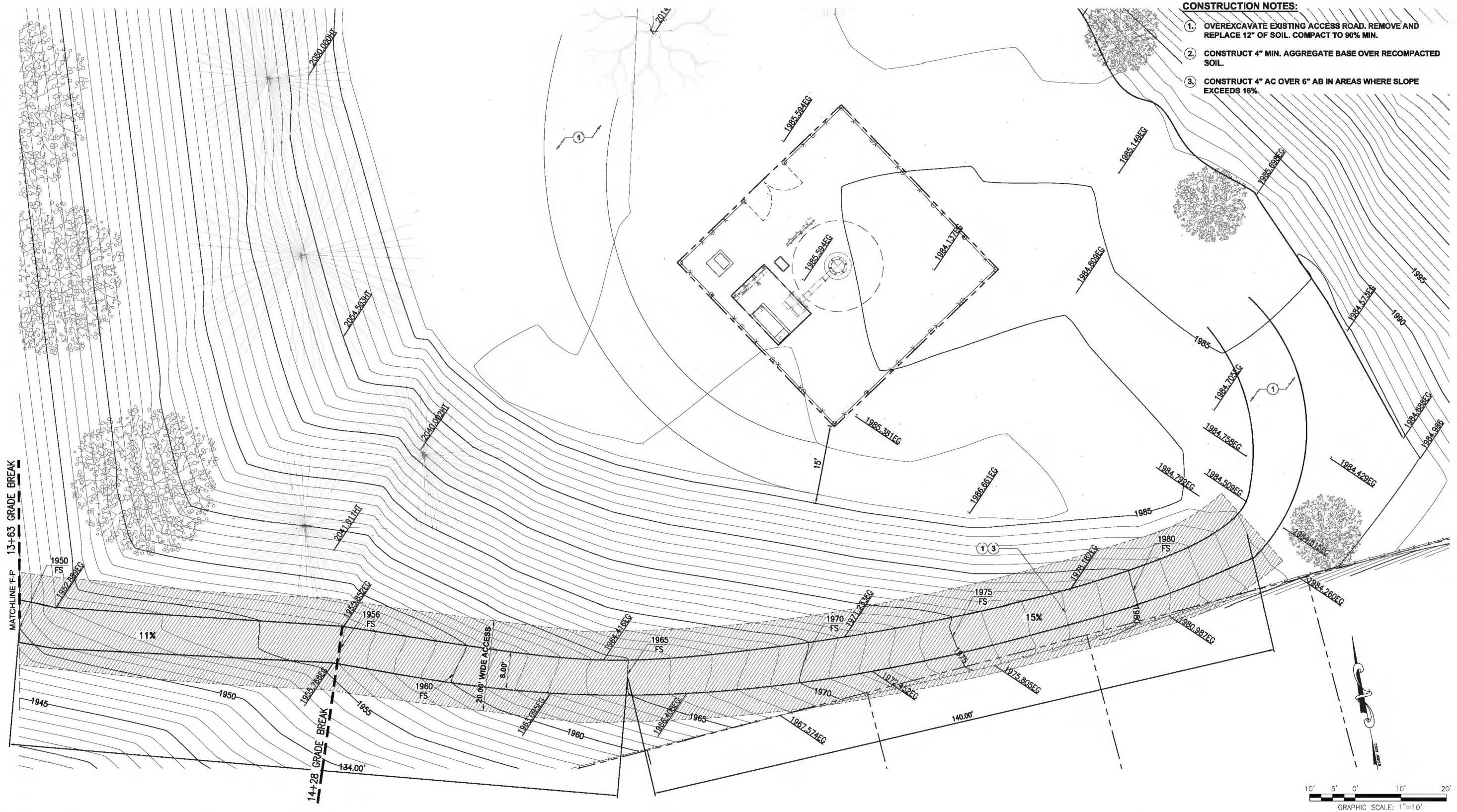
LAKE COUNTY
APPROVED BY:
Date:
COUNTY ENGINEER

BENCHMARK:
SITE ELEVATIONS ARE ESTABLISHED FROM THE GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS "GEOID 12A" MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE "LEICA SMARTNET" REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88, CALIFORNIA ZONE 2.

SCALE:
H: As Noted V: As Noted

US-CA-7280 CHEVIOT
PRIVATE ACCESS ROAD
6720 LESLIE PL.
LUCERNE, CA 95458

SHEET No.
GR8
OF 9 SHEETS



DIGALERT

DIAL BEFORE YOU DIG — TWO WORKING DAYS BEFORE YOU DIG

TOLL FREE 1-800-227-2600

A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

NOTE:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

The private engineer signing these plans is responsible for assuring the accuracy and acceptability of the design hereon. In the event of discrepancies arising after city acceptance or during construction, the private engineer shall be responsible for determining an acceptable solution and revising the plans for acceptance by the city.

MARK	BY	DATE	REVISIONS	APPR.	DATE
	ENGINEER			CITY	

COUNTY OF LAKE STATE OF CALIFORNIA

LAKE COUNTY
APPROVED BY:
Date:
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