

PROJECT DESCRIPTION:

CONSTRUCTION OF TELECOMMUNICATIONS AND PUBLIC UTILITY FACILITY, CONSISTING OF A 150' MONOPINE WITH (12) 6" ANTENNAS, (8) RRUS, (1) 2" MICROWAVE, (1) GPS ANTENNA, REQUIRED ANTENNA CABLING, HCS JUMPERS, (2) GROUND MOUNTED RADIO CABINETS, (1) BACK-UP DIESEL GENERATOR, (1) RAISED CONCRETE PADS, CABLE ICE BRIDGE, UTILITY BACKBOARD AND MULTI-METER UTILITY SERVICE MOUNTED ON H-FRAME WITHIN A 40'x40' 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
4. 2022 CALIFORNIA ELECTRIC CODE
5. 2022 CALIFORNIA ENERGY CODE
6. 2022 CALIFORNIA MECHANICAL CODE
7. TIA/EIA-222-H OR LATEST EDITION
8. ANY LOCAL BUILDING CODE AMENDMENTS TO THE ABOVE
9. CITY/COUNTY ORDINANCES



VICINITY MAP
N.T.S.

PROJECT INFORMATION	
SITE NAME:	NORTH LAKEPORT
SITE NUMBER:	US-CA-7286
TENANT SITE ID:	BA50004C
SITE ADDRESS:	5017 TERRACE AVE LAKEPORT, CA 95453
PARCEL #:	029-031-190
DEED REFERENCE:	N/A
ZONING CLASSIFICATION:	SR-SUBURBAN RESERVE DISTRICT
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'
CONSTRUCTION AREA:	1,800 SQ. FT.
GROUND ELEVATION:	1393.12' (NAD83)
LATITUDE (NAD 83):	39.103442° (39° 06' 12.39" N)
LONGITUDE (NAD 83):	-122.606231° (122° 34' 22.43" W)



US-CA-7286 NORTH LAKEPORT

5017 TERRACE AVE
LAKEPORT, CA 95453

150' MONOPINE

TENANT SITE ID: BA50004C

DRAWING INDEX	
DRWG. #	TITLE
T1	TITLE SHEET
LS-1	TOPOGRAPHIC SURVEY
LS-2	TOPOGRAPHIC SURVEY
A1	SITE PLAN
A2	ENLARGED SITE PLAN
A3	ENLARGED COMPOUND PLAN
A4	EQUIPMENT AND ANTENNA PLAN
A5	ELEVATIONS

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



LOCATION MAP
N.T.S.

PROJECT DIRECTORY	
PROPERTY OWNER:	PAUL FORESTER 380 HILLCREST DR LAKEPORT, CA 95453
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: 626.755.5079
POWER COMPANY:	PG&E
TELCO COMPANY:	AT&T

EMERGENCY:
CALL 911



UNDERGROUND SERVICE ALERT
1-800-486-4644
WWW.CALPOUR.COM
CALL 911 IN EMERGENCY SITUATIONS
POSSIBLE TO CONSTRUCTION



CLIENT	
verticalbridge	
750 PARK OF COMMERCE DR. SUITE 200 BOCA RATON, FL 33487 951.348.6387	
SITE ACQUISITION	
AD	
ASSURANCE DEVELOPMENT	
1499 HUNTINGTON DR. SUITE 305 SOUTH PASADENA, CA 91030 626.755.5079	
PROJECT TITLE	
US-CA-7286 BA50004C NORTH LAKEPORT 5017 TERRACE AVE LAKEPORT, CA 95453	
DRAWING TITLE	
TITLE SHEET	
DRAWING SCALE:	
AS NOTED	
DATE:	
12/22/22	
UNLAWFUL TO CONSTRUCT OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF APPLICABLE STATE AND/OR LOCAL LAWS	
DRAWING NUMBER	
T1	

LEGEND

---	OWNER LINE	W	WATER MARK
---	PROPERTY LINE	V	WELL
---	DRIVE WAY FENCE	---	EXISTING STAKE UP IF
---	PAVE	---	PAVED DRIVE DRIVE
---	GRS	---	EXISTING SIGN
---	RESECTION LINE	---	EXISTING MARK
---	STEIN LINE	---	CITY MARK
---	OWN TRAIL	---	POWER POLE
---	BACK OF WALK	---	LINE / TOWER
---	CATCH BASIN	---	WELL
---	CURB FACE	---	COLCHER
---	CHALK	---	PRIVATE DRIVE/DRIVE
---	DOUBLE CONTROL VALVE	---	
---	DISTING CRACK	---	
---	EDGE OF PAVEMENT	---	
---	FIRE HYDRANT	---	
---	FRESH SURFACE	---	
---	ONE METER	---	
---	HOVE OR	---	
---	WATERMETER	---	
---	WATERMETER BOX	---	
---	LIGHT POLE	---	
---	WATER	---	
---	WATERMETER	---	
---	INDUSTRIAL	---	
---	POWER POLE	---	
---	STORM DRAIN WAREHOUSE	---	
---	SANITARY MANHOLE	---	
---	SANITARY CLEAN-OUT	---	
---	SEW	---	
---	TOP OF CURB	---	
---	TRANSFER	---	
---	WATER METER	---	

MONUMENTS

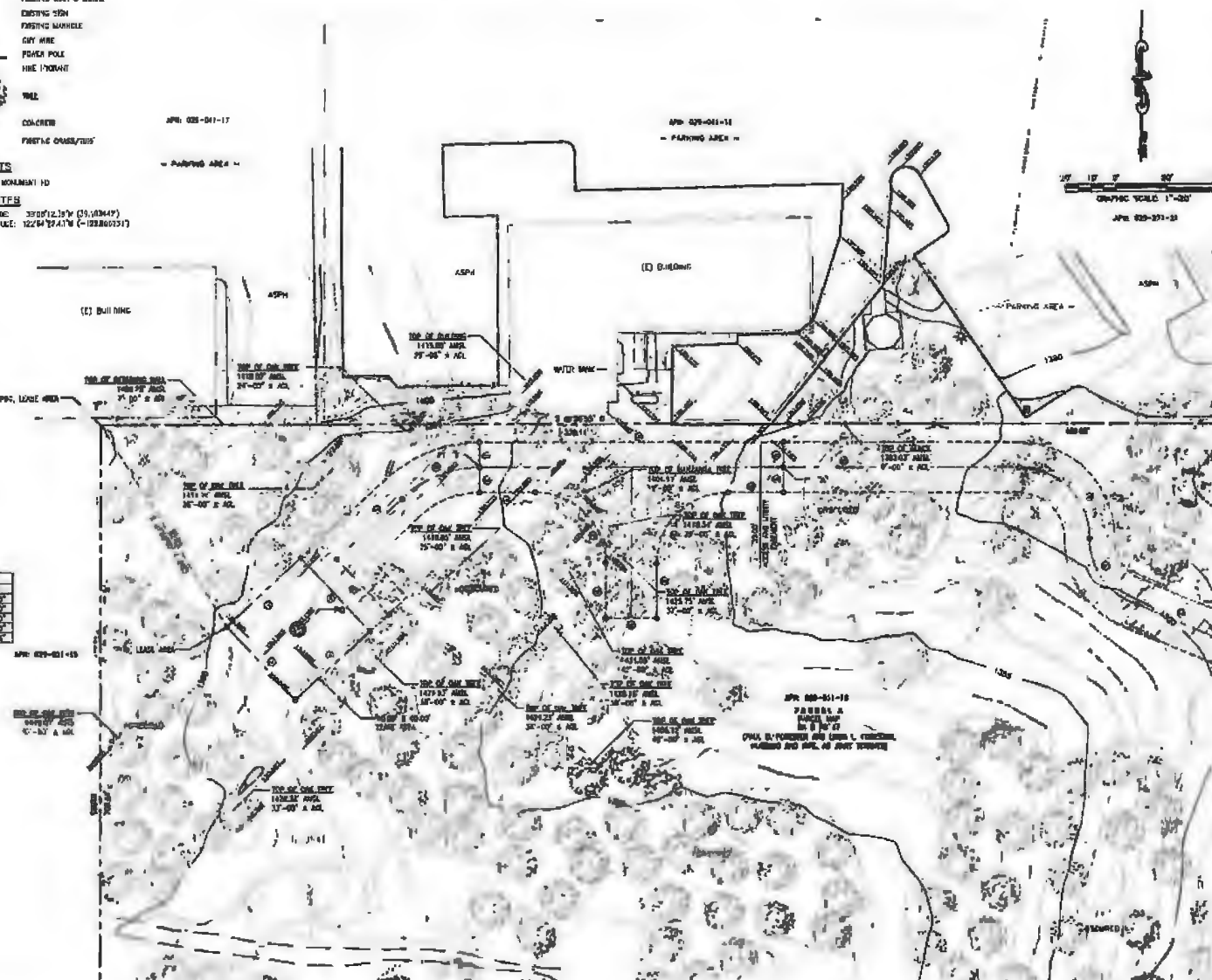
MONUMENT 10

COORDINATES

LATITUDE: 33°02'12.15"N (33.03644°)
LONGITUDE: 122°54'17.11"W (-122.904751°)

- THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP. THE PROPERTY LINES AND BOUNDARIES SHOWN HEREIN ARE FROM RECORD INFORMATION AS SHOWN HEREIN. AN ENGINEER AND SURVEYOR CONDUCTED THE SURVEY TO RECORD INFORMATION USING THE FOLLOWING INFORMATION:
- THE HEIGHTS AND ELEVATIONS FOR THE TOWER, BUILDING AND OTHER MEASURING POINTS SHOWN HEREIN, SHOULD BE CONSIDERED APPROXIMATE (+/-) AND ONLY FOR THE PURPOSE OF THIS SURVEY. THEY ARE PROVIDED AS A GENERAL REFERENCE AND SHOULD NOT BE USED FOR DESIGN PURPOSES.
- FIELD SURVEY COMPLETED ON SEPTEMBER 22, 2003.
- ACCESS AND EASEMENT EASEMENTS SHOWN, IS A CONFIRMED RIGHT OF WAY.
- NO VISIBLE ENCROACHMENTS WERE NOTED ON THE LEASE OR EASEMENT AREAS AT THE TIME OF THE SURVEY.
- THE LEASE AND EASEMENT AREA ARE CURRENTLY WITHIN THE PARENT OR ACCESS FENCE.

LINE DATA	CHORD DATA
NO. BEARING DISTANCE	NO. BEARING DISTANCE
119 N 87°11'37" W 30.34	119 S 87°11'37" W 30.34
120 N 87°11'37" W 30.34	120 S 87°11'37" W 30.34
121 N 87°11'37" W 30.34	121 S 87°11'37" W 30.34
122 N 87°11'37" W 30.34	122 S 87°11'37" W 30.34
123 N 87°11'37" W 30.34	123 S 87°11'37" W 30.34
124 N 87°11'37" W 30.34	124 S 87°11'37" W 30.34
125 N 87°11'37" W 30.34	125 S 87°11'37" W 30.34
126 N 87°11'37" W 30.34	126 S 87°11'37" W 30.34
127 N 87°11'37" W 30.34	127 S 87°11'37" W 30.34
128 N 87°11'37" W 30.34	128 S 87°11'37" W 30.34
129 N 87°11'37" W 30.34	129 S 87°11'37" W 30.34
130 N 87°11'37" W 30.34	130 S 87°11'37" W 30.34
131 N 87°11'37" W 30.34	131 S 87°11'37" W 30.34
132 N 87°11'37" W 30.34	132 S 87°11'37" W 30.34



SURVEY PREPARED FOR

verticalbridge

VB BTR II, LLC

700 PARK OF COMMERCE DR
SUITE 200, BOCA RATON, FL 33487
305 946 6367

SITE ACQUISITION

AD

ASSURANCE DEVELOPMENT

1400 HUNTINGTON DR | SUITE 305
SOUTH PARADISE, CA 94533
925 768 8075

ENGINEER

AK

24 REDON
REDA, CA 94521
916 641 6000

NO.	DESCRIPTION	DATE
1	FIELD SURVEY	09/22/03
2	LEAD AREA / ADJACENT	03/05/04
3	FINAL SURVEY	03/05/04
4	SUBMITTAL / REVISION	07/01/04

DESIGN: 1.1
DESIGNED: ALK
CHECKED: ALK

PROJECT NUMBER: 1000-220

PROJECT TITLE:

US-CA-7286
BA50004
NORTH LAKEPORT
5017 TERRACE AVE.
LAKEPORT, CA 95453
LAKE COUNTY

ENGINEER'S SEAL

AK

ENGINEER'S TITLE:

TOPOGRAPHIC SURVEY

DRAWING SCALE:

AS SHOWN

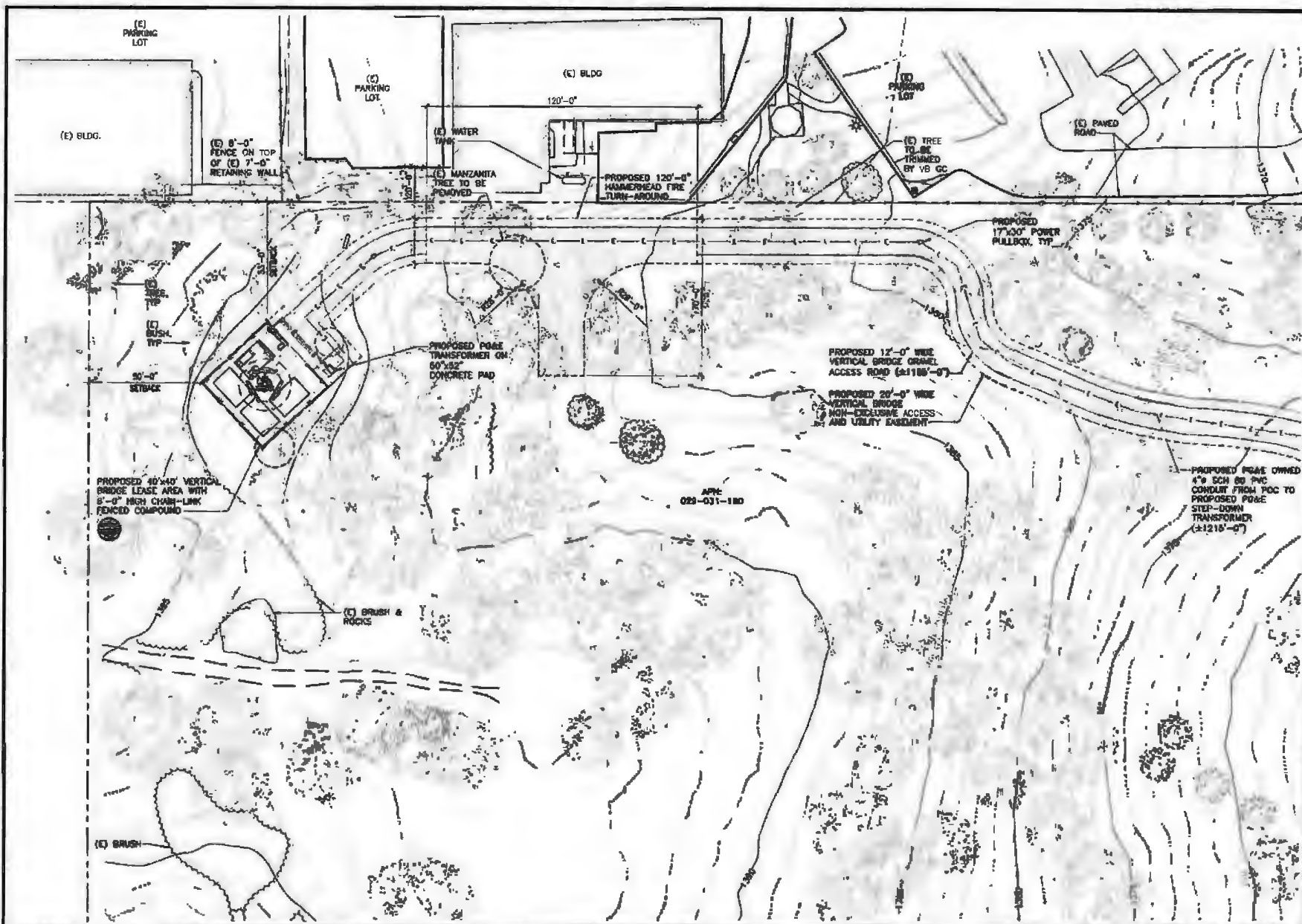
DATE:

09/22/03

UNAUTHORIZED ALTERATION OF A CERTAIN IS
THIS DOCUMENT IS A VIOLATION OF
APPROX 5 STAT AND 10 LOCAL LAWS

REVISION NUMBER:

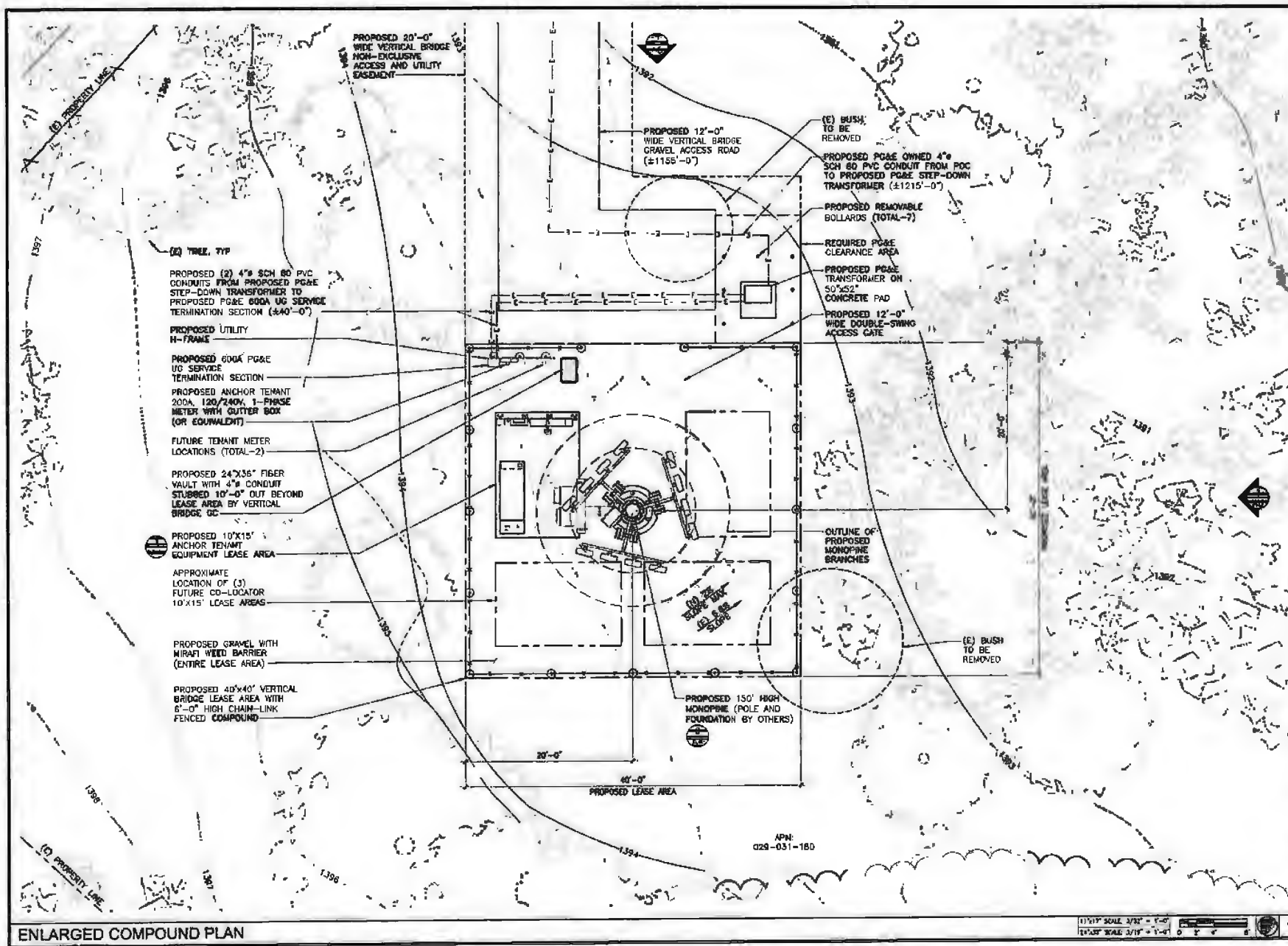
LS-2



ENLARGED SITE PLAN

1/11/17 3060 1" = 10'-0"
 1/11/17 3060 1" = 10'-0"
 1/11/17 3060 1" = 10'-0"

CLIENT	
verticalbridge	
700 PARK OF COMMERCE CTR. SUITE 200 BOCA RATON, FL 33487 561.946.0387	
SITE ACQUISITION	
AD	
ASSURANCE DEVELOPMENT	
1470 HUNTINGTON DR. SUITE 305 SOUTH PASADENA, CA 91038 826.785.5075	
PROJECT NUMBER: US-CA-7286	
PROJECT TITLE:	
US-CA-7286 BA50004C NORTH LAKEPORT 5017 TERRACE AVE LAKEPORT, CA 95453	
ENGINEER STAMP:	
DRAWING TITLE:	
ENLARGED SITE PLAN	
DRAWING SCALE:	
AS NOTED	
DATE: 1/11/17	
DRAWING NUMBER:	
A2	



CLIENT

verticalbridge

788 PARK OF COMMERCE DR.
SUITE 200 | BOCA RATON, FL 33487
561.948.5087

SITE ACQUISITION

AD

ASSURANCE
DEVELOPMENT

1489 HUNTINGTON DR. | SUITE 505
SOUTH PASADENA, CA | 91038
626.708.5076

NO.	REVISION	DATE
1	PLANNING COMMENTS	JR 09/18/24
2	STRUCTURE CHANGED	NO 10/1/24
3	ISSUE FOR FORWARD	JR 10/24/24
4	ISSUE FOR REVIEW	JR 10/24/24
5	SUBMITTAL / REVISION	BY DATE

DRAWN: JR
DESIGNED: JR
CHECKED: EL

PROJECT NUMBER: US-CA-7286

PROJECT TITLE:

**US-CA-7286
BA50004C
NORTH LAKEPORT**
5017 TERRACE AVE
LAKEPORT, CA 95453

ENGINEER STAMP:

DRAWING TITLE:
**ENLARGED
COMPOUND PLAN**

DRAWING SCALE:
AS SHOWN
ZD

DATE:
10/20/24

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

DRAWING NUMBER:

A3

1"=10' SCALE, 3/16" = 1'-0"
1"=20' SCALE, 3/16" = 1'-0"

NO.	DESCRIPTION	DATE
1	PLANNING CONCEPT	28 SEP 2014
2	STRUCTURE CHANGES	20 NOV 15
3	ENGINEERING JOURNAL	27 DEC 15
4	ENGINEERING JOURNAL	27 DEC 15
5	ENGINEERING JOURNAL	27 DEC 15
6	ENGINEERING JOURNAL	27 DEC 15
7	ENGINEERING JOURNAL	27 DEC 15
8	ENGINEERING JOURNAL	27 DEC 15
9	ENGINEERING JOURNAL	27 DEC 15
10	ENGINEERING JOURNAL	27 DEC 15

DRAWN: JR
DESIGNED: JR
CHECKED: BL

PROJECT NUMBER: US-CA-7286

PROJECT TITLE:
US-CA-7286
BA50004C
NORTH LAKEPORT
5017 TERRACE AVE
LAKEPORT, CA 95453

ENGINEER'S NAME:

PLANNING TITLE:
EQUIPMENT AND
ANTENNA PLAN

DRAWING SCALE:
AS SHOWN

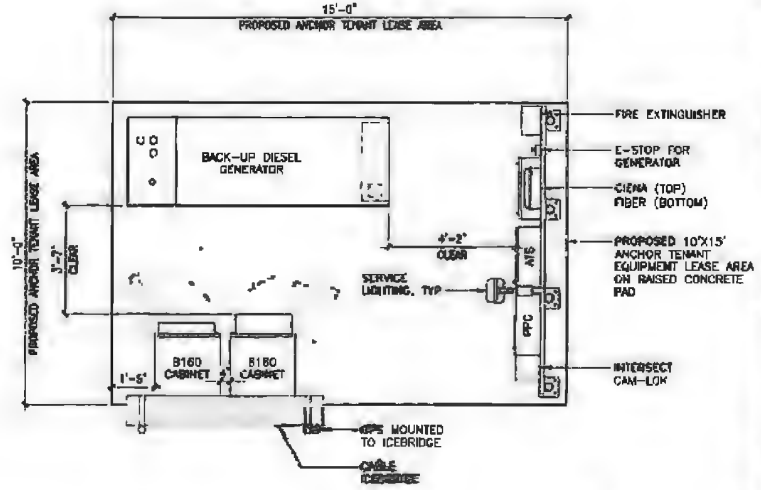
ZD

DATE: 10/20/15

UNLESS OTHERWISE NOTED, THIS DOCUMENT IS A VIOLATION OF
APPLICABLE STATE AND/OR LOCAL LAWS

DRAWING NUMBER:

A4

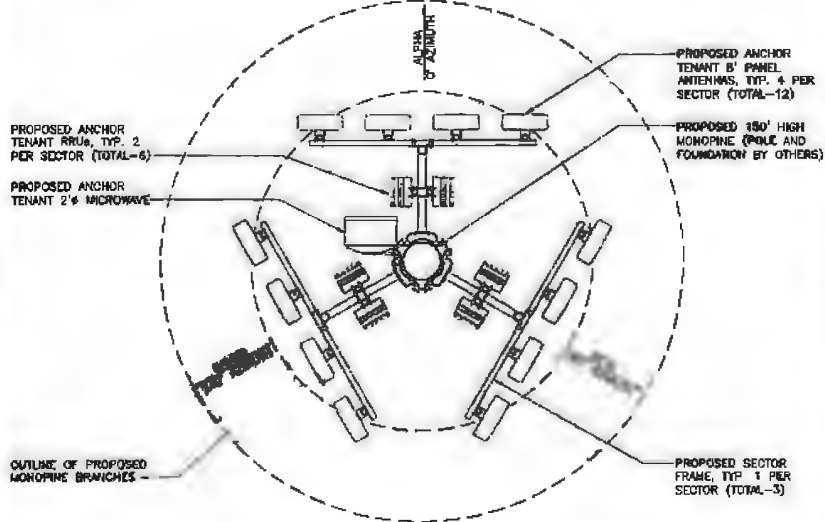


NOT USED

3 EQUIPMENT PLAN

1/4" = 1'-0" SCALE 1/2" = 1'-0" 3/4" = 1'-0" 1" = 1'-0"

1

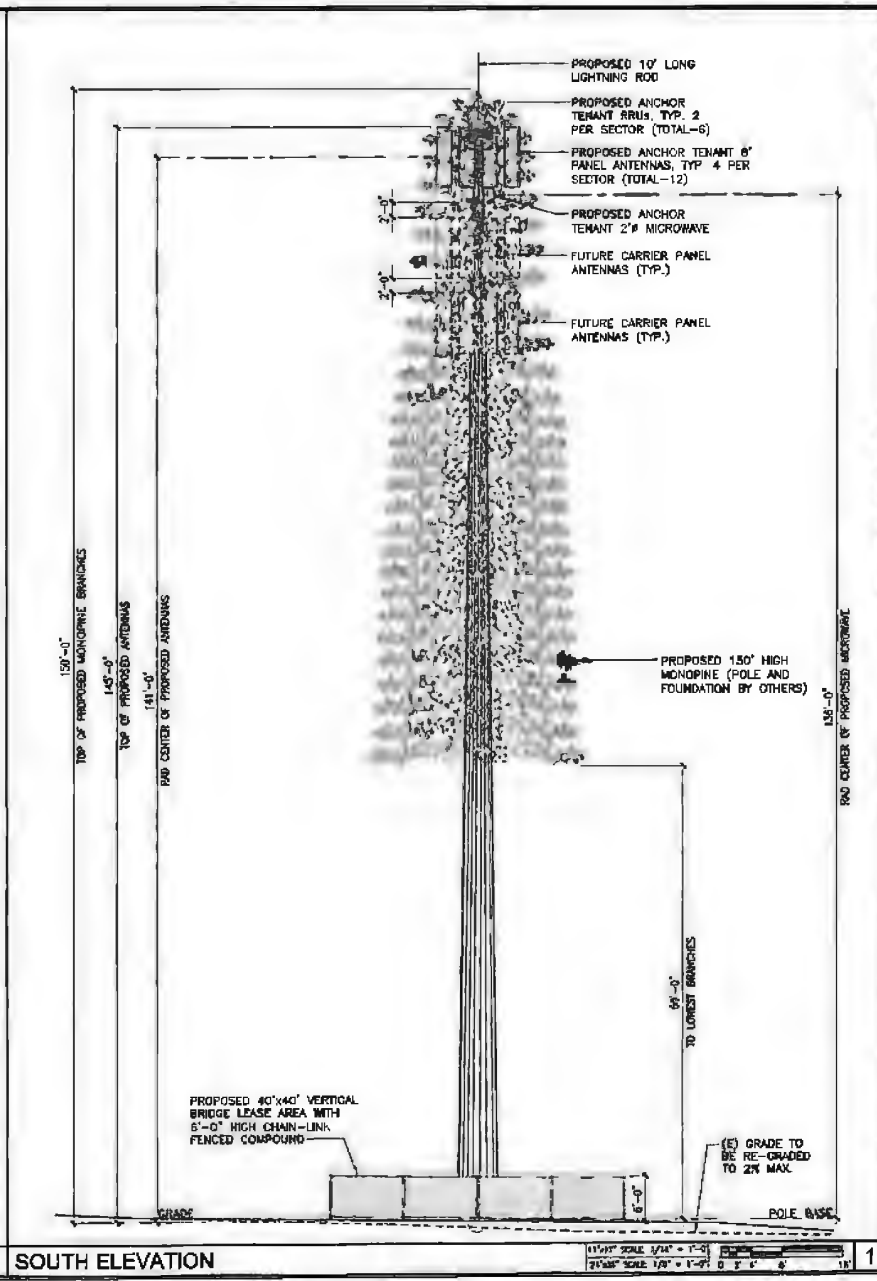
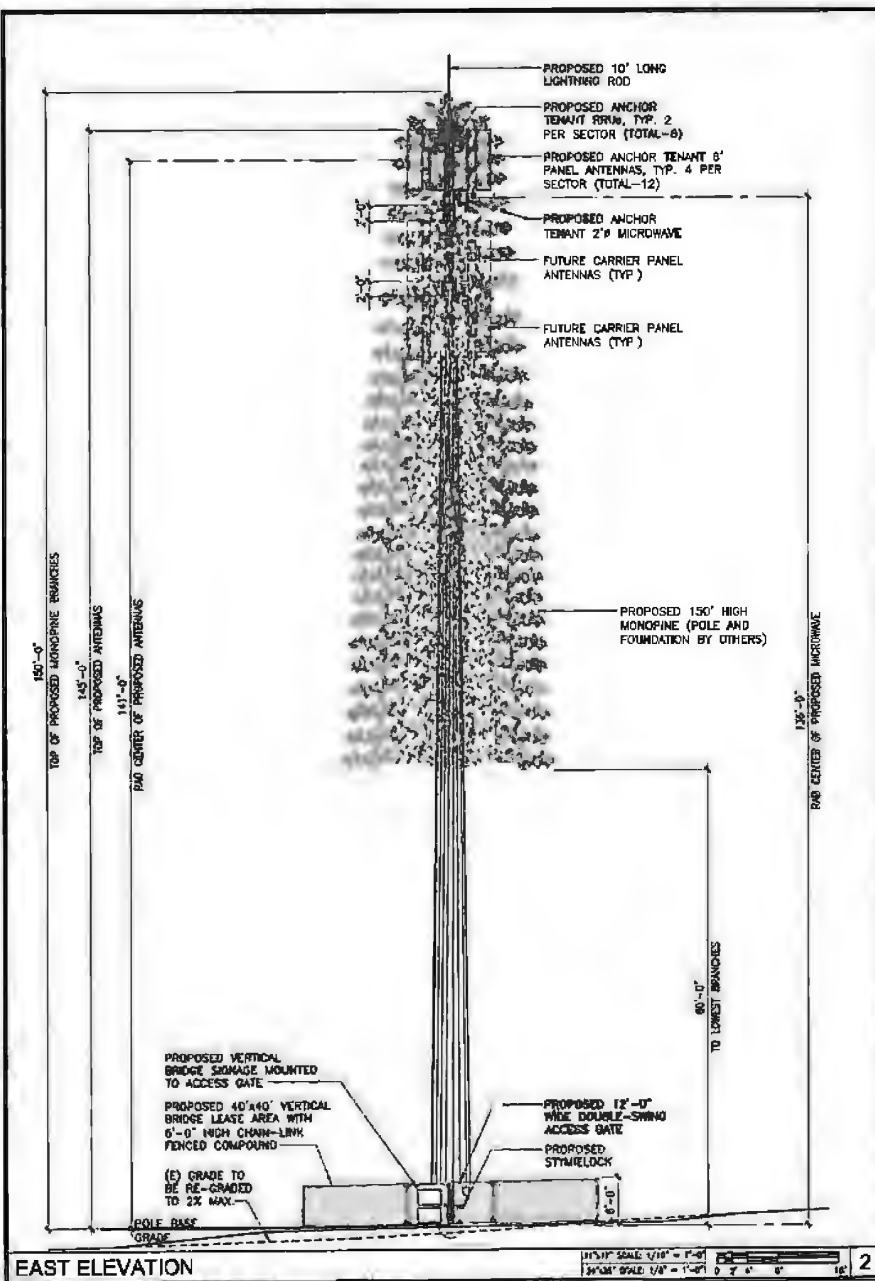


NOT USED

4 ANTENNA PLAN

1/4" = 1'-0" SCALE 1/2" = 1'-0" 3/4" = 1'-0" 1" = 1'-0"

2



CLIENT

verticalbridge

700 PARK OF COMMERCE DR.
SUITE 200 | BOCA RATON, FL 33487
561.944.8087

SITE ACQUISITION

AD

ASSURANCE
DEVELOPMENT

1495 HUNTINGTON DR. | SUITE 305
SOUTH PASADENA, CA 91030
626.788.8078

1	PLANNING COMMENTS	JR	05/04/11
2	STRUCTURE CHANGED	JD	10/21/12
3	STRUCTURE CHANGED	JR	04/14/13
4	STRUCTURE CHANGED	JR	12/20/13
NO.	REVISION / REVISION	BY	DATE

DRAWN: JR
DESIGNED: JR
CHECKED: SL

PROJECT NUMBER: US-CA-7286

PROJECT TITLE:

**US-CA-7286
BA50004C
NORTH LAKEPORT**

5017 TERRACE AVE
LAKEPORT, CA 95453

ENGINEER STAMP:

DRAWING TITLE:

ELEVATIONS

DRAWING SCALE:

AS SHOWN

DATE:

12/20/13

18 INCHES ALTERNATE OR NOTION TO THIS DOCUMENT IS A VIOLATION OF APPLICABLE STATE AND/OR LOCAL LAWS

DRAWING NUMBER:

A5

PROJECT DESCRIPTION:

CONSTRUCTION OF TELECOMMUNICATIONS AND PUBLIC UTILITY FACILITY, CONSISTING OF A 150' MONOPINE WITH (12) 8' ANTENNAS, (6) RRU'S, (1) 2' MICROWAVE, (1) GPS ANTENNA, REQUIRED ANTENNA CABLING, HCS JUMPERS, (2) GROUND MOUNTED RADIO CABINETS, (2) RAISED CONCRETE PADS, CABLE ICE BRIDGE, UTILITY BACKBOARD AND MULTI-METER UTILITY SERVICE MOUNTED ON H-FRAME WITHIN A 40'x40' FENCED LEASE AREA. NO WATER OR SEWER SERVICE IS REQUIRED. THIS WILL BE AN UNMANNED FACILITY.

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- 6. CITY/COUNTY ORDINANCES



US-CA-7286 NORTH LAKEPORT

5017 TERRACE AVE
LAKEPORT, CA 95453

150' MONOPINE

TENANT SITE ID: BA50004C

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	TOPOGRAPHIC SURVEY
LS-2	TOPOGRAPHIC SURVEY
GP-1 TO GP-1.2	GRADING PLAN
DR-1 TO DR-2	DRAINAGE MAP
GP-2 TO GP-2.7	ACCESS ROAD PROFILE PLAN
GP-3 TO GP-4	GRADING AND EROSION CONTROL DETAILS
GP-5	GRADING, SEDIMENT, & EROSION CONTROL DETAILS
A1	SITE PLAN
A2	ENLARGED SITE PLAN
A3	ENLARGED COMPOUND PLAN
A4	EQUIPMENT AND ANTENNA PLAN
A5	ELEVATIONS



LOCATION MAP
N.T.S.

PROJECT INFORMATION	
SITE NAME:	NORTH LAKEPORT
SITE NUMBER:	US-CA-7286
TENANT SITE ID:	BA50004C
SITE ADDRESS:	5017 TERRACE AVE LAKEPORT, CA 95453
PARCEL #:	029-031-180
DEED REFERENCE:	N/A
ZONING CLASSIFICATION:	SR-SUBURBAN RESERVE DISTRICT
ZONING JURISDICTION:	LAKE COUNTY
CONSTRUCTION TYPE:	V-B
OCCUPANCY:	U (UNMANNED TELECOM FACILITY)
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SPRINKLER:	NONE
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LONGITUDE (NAD 83):	-122.906231° (122° 54' 22.43" W)

EMERGENCY:
CALL 911



UNDERGROUND SERVICE ALERT

(800) 642-2444
WWW.CALIFORNIA811.ORG

CALL 2 TO 14 WORKING DAYS UTILITY NOTIFICATION
PRIOR TO CONSTRUCTION



PROJECT DIRECTORY	
PROPERTY OWNER:	PAUL FORESTER 390 HILLCREST DR LAKEPORT, CA 95453
APPLICANT:	VERTICAL BRIDGE 22 W ATLANTIC AVE, #310 DELRAY BEACH, FL 33444
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



22 W ATLANTIC AVE, #310
DELRAY BEACH, FL | 33444
561.406.4073

SITE ACQUISITION



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

NO.	SUBMITTAL / REVISION	BY	DATE
4	GRADING UPDATE	JR	01/15/26
3	EQUIP & GEN CHANGE	FV	11/06/25
2	PLANNING COMMENTS	JR	05/16/24
1	STRUCTURE CHANGED	BD	10/31/23
0	ISSUED FOR ZONING	JR	10/24/23
A	ISSUED FOR REVIEW	JR	09/26/25

DRAWN: JR
DESIGNED: JR
CHECKED: BL

PROJECT NUMBER: US-CA-7286

PROJECT TITLE:
**US-CA-7286
BA50004C
NORTH LAKEPORT**
5017 TERRACE AVE
LAKEPORT, CA 95453

ENGINEER STAMP:

DRAWING TITLE:
TITLE SHEET

DRAWING SCALE:
AS NOTED
ZD
DATE: 09/26/25

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

DRAWING NUMBER:
T1

SCHEDULE B, PART II

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, 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 2023 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. ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "PARCEL MAP" DATED OCTOBER 3, 1974 AND RECORDED OCTOBER 3, 1974 IN (BOOK) 8 (PAGE) 17, (INSTRUMENT) 665 IN LAKE COUNTY, CALIFORNIA.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)
6. 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)

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL PROPERTY IN THE INCORPORATED CITY OF LAKEPORT COUNTY OF LAKE, STATE OF CALIFORNIA:

PARCEL A, AS SHOWN ON A MAP FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID LAKE COUNTY ON OCTOBER 3, 1974, IN BOOK 8 OF PARCEL MAPS AT PAGE 17, FORMERLY BEING A PART OF LAKEVIEW TERRACES SUBDIVISION.

PARCEL ID: 029-031-180-000
BEING THE SAME PROPERTY CONVEYED TO PAUL D. FORESTER AND LINDA L. FORESTER, HUSBAND AND WIFE, AS JOINT TENANTS IN GRANT DEED FROM MARK FULLERTON LEAVER, AN UNMARRIED MAN DATED JANUARY 31, 2003 AND RECORDED JANUARY 22, 2003 IN INSTRUMENT NO. 2003001680.

ENCROACHMENT STATEMENT GUIDELINES

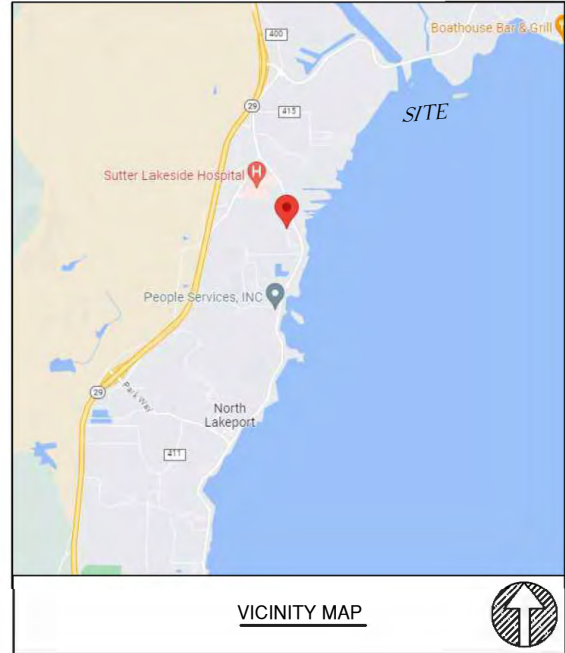
AT THE TIME OF THE SURVEY, NO VISIBLE ENCROACHMENTS WERE EVIDENT ONTO OR BEYOND THE LEASE AREA OR ANY VB EASEMENTS.

SURVEYOR CERTIFICATION

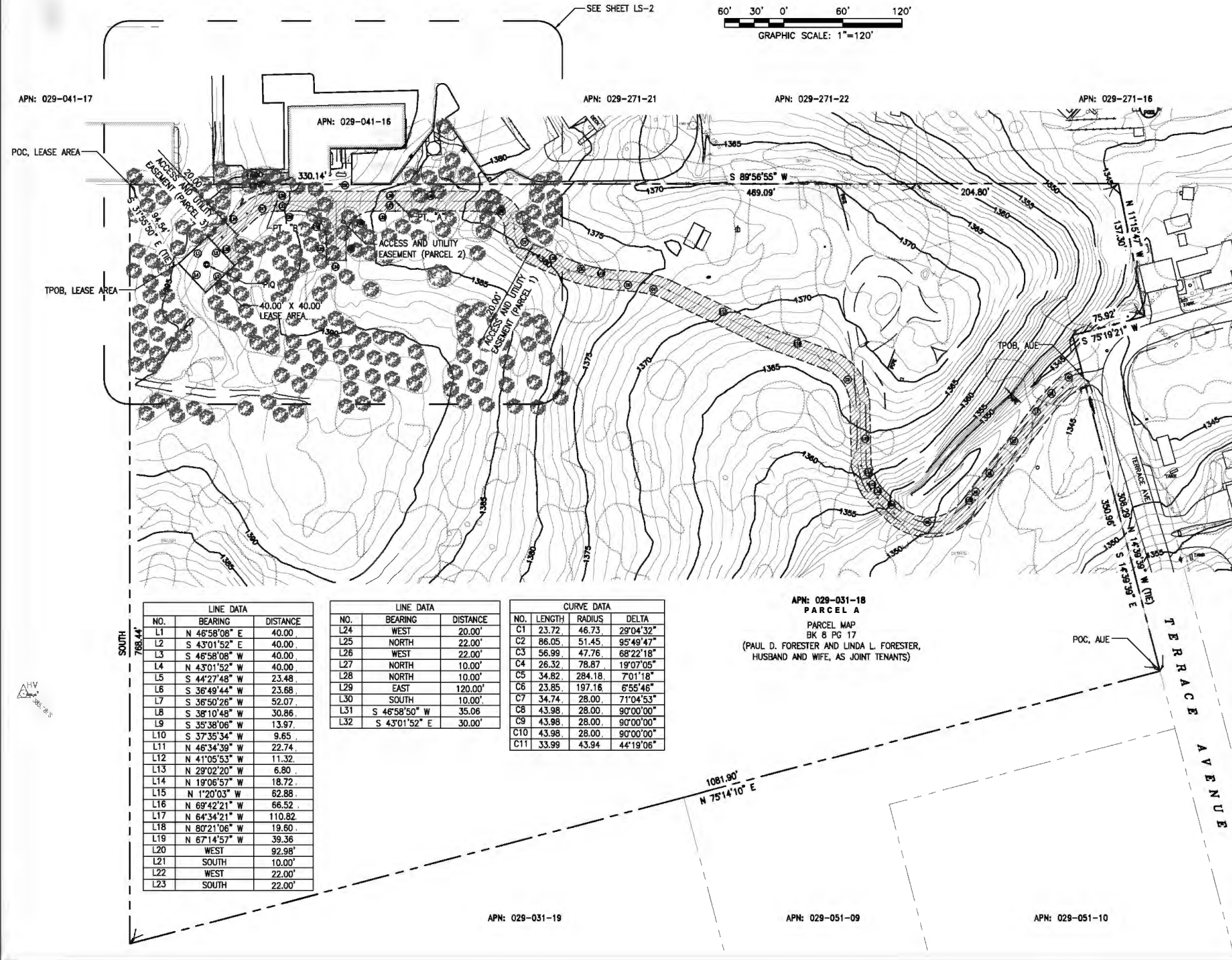
I HEREBY CERTIFY TO: VERTICAL BRIDGE REIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUBSIDIARIES, AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS; AND (II) TORONTO DOMINION (TEXAS) LLC, AS ADMINISTRATIVE AGENT, FOR ITSELF AND ON BEHALF OF THE LENDERS PARTIES FROM TIME TO TIME TO THAT CERTAIN SECOND 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

OCTOBER 11, 2023
DATE



VICINITY MAP



LEASE AREA

A PARCEL OF LAND LYING WITHIN THAT PORTION OF PARCEL A, AS SHOWN ON A MAP FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID LAKE COUNTY ON OCTOBER 3, 1974, IN BOOK 8 OF PARCEL MAPS AT PAGE 17, FORMERLY BEING A PART OF LAKEVIEW TERRACES SUBDIVISION, IN THE INCORPORATED CITY OF LAKEPORT COUNTY OF LAKE, STATE OF CALIFORNIA, SAID PARCEL IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF SAID PARCEL A; THENCE SOUTH 31°55'50" EAST 94.54 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 46°58'08" EAST 40.00 FEET; THENCE SOUTH 43°01'52" EAST 40.00 FEET; THENCE SOUTH 46°58'08" WEST 40.00 FEET; THENCE NORTH 43°01'52" WEST 40.00 FEET TO THE TRUE POINT OF BEGINNING.

ACCESS AND UTILITY EASEMENT

THOSE PARCELS OF LAND LYING WITHIN THAT PORTION OF PARCEL A, AS SHOWN ON A MAP FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID LAKE COUNTY ON OCTOBER 3, 1974, IN BOOK 8 OF PARCEL MAPS AT PAGE 17, FORMERLY BEING A PART OF LAKEVIEW TERRACES SUBDIVISION, IN THE INCORPORATED CITY OF LAKEPORT COUNTY OF LAKE, STATE OF CALIFORNIA, SAID PARCELS ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1
A STRIP OF LAND TWENTY (20) FEET WIDE, LYING 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL A, THENCE NORTH 14°39'39" WEST 306.29 FEET TO THE TRUE POINT OF BEGINNING; THENCE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, A RADIAL LINE FROM SAID POINT BEARS SOUTH 10°22'25" EAST, HAVING A RADIUS OF 46.73 FEET; THENCE SOUTHWESTERLY 23.72 FEET ALONG SAID THE CURVE, THROUGH A CENTRAL ANGLE OF 28°04'32"; THENCE SOUTH 44°27'48" WEST 23.48 FEET; THENCE SOUTH 36°49'44" WEST 23.68 FEET; THENCE SOUTH 36°50'26" WEST 52.07 FEET; THENCE SOUTH 38°10'48" WEST 30.86 FEET; THENCE SOUTH 35°38'06" WEST 13.97 FEET; THENCE SOUTH 37°35'34" WEST 9.65 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 51.45 FEET; THENCE WESTERLY 86.05 FEET ALONG THE SAID CURVE THROUGH A CENTRAL ANGLE OF 95°49'47"; THENCE NORTH 46°34'39" WEST 22.74 FEET; THENCE NORTH 41°05'53" WEST 11.32 FEET; THENCE NORTH 29°02'20" WEST 6.80 FEET; THENCE NORTH 19°06'57" WEST 18.72 FEET; THENCE NORTH 12°01'03" WEST 62.88 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 47.76 FEET; THENCE NORTHWESTERLY 56.99 FEET ALONG THE SAID CURVE THROUGH A CENTRAL ANGLE OF 68°22'18"; THENCE NORTH 69°42'21" WEST 66.52 FEET; THENCE NORTH 64°34'21" WEST 110.82 FEET TO THE BEGINNING OF A NON TANGENT CURVE CONCAVE TO THE SOUTHWEST, A RADIAL LINE FROM SAID POINT BEARS SOUTH 26°39'01" WEST, HAVING A RADIUS OF 78.87 FEET; THENCE NORTHWESTERLY 26.32 FEET ALONG THE SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°07'05" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE SOUTH, A RADIAL LINE FROM SAID POINT BEARS SOUTH 85°51'1" WEST, HAVING A RADIUS OF 284.18 FEET; THENCE WESTERLY 34.82 FEET ALONG THE SAID CURVE, THROUGH A CENTRAL ANGLE OF 70°1'18"; THENCE NORTH 80°21'08" WEST 19.60 FEET TO THE BEGINNING OF A NON TANGENT CURVE CONCAVE TO THE NORTHEAST, A RADIAL LINE FROM SAID POINT BEARS NORTH 12°51'31" EAST, HAVING A RADIUS OF 197.16 FEET; THENCE NORTHWESTERLY 23.85 FEET ALONG THE SAID CURVE, THROUGH A CENTRAL ANGLE OF 6°55'46"; THENCE NORTH 67°14'57" WEST 39.36 FEET TO THE BEGINNING OF A NON TANGENT CURVE CONCAVE TO THE SOUTHEAST, A RADIAL LINE FROM SAID POINT BEARS NORTH 18°55'07" EAST, HAVING A RADIUS OF 28.00 FEET; THENCE NORTHWESTERLY 34.74 FEET ALONG THE SAID CURVE, THROUGH A CENTRAL ANGLE OF 71°04'53" TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHWEST, A RADIAL LINE FROM SAID POINT BEARS WEST, HAVING A RADIUS OF 28.00 FEET; THENCE NORTHEASTERLY 43.98 FEET ALONG THE SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE WEST 92.98 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A".

PARCEL 2
BEGINNING AT THE AFOREMENTIONED POINT "A"; THENCE SOUTH 10.00 FEET; THENCE WEST 22 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEAST, HAVING A RADIUS OF 28.00 FEET; THENCE SOUTHWESTERLY 43.98 FEET ALONG THE SAID CURVE, THROUGH A CENTRAL ANGLE 90°00'00"; THENCE SOUTH 22.00 FEET; THENCE WEST 20.00 FEET; THENCE NORTH 22.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 28.00 FEET; THENCE NORTHWESTERLY 43.98 FEET ALONG THE SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE WEST 22.00 FEET; THENCE NORTH 10.00 FEET TO THE POINT HEREINAFTER REFERRED TO AS POINT "B"; THENCE NORTH 10.00 FEET; THENCE EAST 120.00 FEET; THENCE SOUTH 10.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 3
A STRIP OF LAND TWENTY (20) FEET WIDE, LYING 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE AFOREMENTIONED POINT "B" ALSO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, A RADIAL LINE FROM SAID POINT BEARS SOUTH 44°19'06" WEST, HAVING A RADIUS OF 43.94 FEET; THENCE SOUTHWESTERLY 33.99 FEET ALONG SAID THE CURVE, THROUGH A CENTRAL ANGLE OF 44°19'06"; THENCE SOUTH 46°58'50" WEST 35.06 FEET; THENCE SOUTH 43°01'52" EAST 30.00 FEET.

SURVEY PREPARED FOR:

verticalbridge

VB BTS II, LLC
22 W ATLANTIC AVE, #310
DELRAY BEACH, FL 33444
561.406.4073

SITE ACQUISITION

AD
ASSURANCE
DEVELOPMENT

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

ENGINEER

AJK
ENGINEERING
24 RECONDO
IRVINE, CA 92620
714.624.9027

NO.	REVISION	BY	DATE
3	AUE UPDATED	LJ	10/30/23
2	LEASE AREA, AUE ADDED	LJ	10/24/23
1	FINAL SURVEY	LJ	10/11/23

DRAWN: LJ
DESIGNED: AJK
CHECKED: AJK

PROJECT NUMBER: US-CA-7286

PROJECT TITLE:

US-CA-7286
BA50004
NORTH LAKEPORT
5017 TERRACE AVE.,
LAKEPORT, CA 95453
LAKE COUNTY

ENGINEER STAMP:

ANDREW J. KOLTAVARY
REG. 28571
EXP. 03/31/24
CIVIL
STATE OF CALIFORNIA

DRAWING TITLE:

TOPOGRAPHIC SURVEY

DRAWING SCALE:

AS NOTED

DATE:

10/30/2023

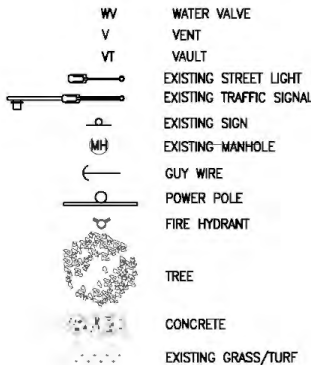
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DRAWING NUMBER:

LS-1

LEGEND

---	CENTER LINE
- - -	PROPERTY LINE
- X - X -	CHAIN LINK FENCE
- - -	FENCE
- - -	GAS LINE
- E - E - E -	ELECTRICAL LINE
- S - S - S -	SEWER LINE
- - -	CMU WALL
- - -	BACK OF WALK
- - -	CATCH BASIN
- - -	CURB FACE
- - -	CABINET
- - -	DOUBLE CONTROL VALVE
- - -	EXISTING GRADE
- - -	EDGE OF PAVEMENT
- - -	FIRE HYDRANT
- - -	FINISH SURFACE
- - -	GAS METER
- - -	HOSE BIB
- - -	HANDHOLE
- - -	JUNCTION BOX
- - -	LIGHT POLE
- - -	METER
- - -	MANHOLE
- - -	PEDESTAL
- - -	POWER POLE
- - -	STORM DRAIN MANHOLE
- - -	SANITARY MANHOLE
- - -	SANITARY CLEAN-OUT
- - -	SIGN
- - -	TOP OF CURB
- - -	TRANSFORMER
- - -	WATER METER



MONUMENTS

MONUMENT FD.

COORDINATES

LATITUDE: 39°06'12.39"N (39.103442°)
LONGITUDE: 122°54'22.43"W (-122.906231°)

APN: 029-041-17

~ PARKING AREA ~

APN: 029-041-16

~ PARKING AREA ~



20' 10' 0' 20' 40'
GRAPHIC SCALE: 1"=20'

APN: 029-271-21

NOTES:

- 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.
- 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.
- FIELD SURVEY COMPLETED ON SEPTEMBER 22, 2023.
- ACCESS AND UTILITY EASEMENTS TERMINATE AT A CONFIRMED RIGHT OF WAY.
- NO VISIBLE ENCROACHMENTS WERE VISIBLE ON THE LEASE OR EASEMENT AREAS AT THE TIME OF THE SURVEY.
- THE LEASE AND EASEMENT AREA LIE ENTIRELY WITHIN THE PARENT OR ACCESS PARCEL.

LINE DATA		
NO.	BEARING	DISTANCE
L19	N 67°14'57" W	39.36
L20	WEST	92.98'
L21	SOUTH	10.00'
L22	WEST	22.00'
L23	SOUTH	22.00'
L24	WEST	20.00'
L25	NORTH	22.00'
L26	WEST	22.00'
L27	NORTH	10.00'
L28	NORTH	10.00'
L29	EAST	120.00'
L30	SOUTH	10.00'
L31	S 46°58'50" W	35.06
L32	S 43°01'52" E	30.00'

CURVE DATA			
NO.	LENGTH	RADIUS	DELTA
C7	34.74	28.00	71°04'53"
C8	43.98	28.00	90°00'00"
C9	43.98	28.00	90°00'00"
C10	43.98	28.00	90°00'00"
C11	33.99	43.94	44°19'06"

APN: 029-031-19

TOP OF OAK TREE
1449.07' AMSL
52'-00" ± AGL

TOP OF OAK TREE
1432.32' AMSL
32'-00" ± AGL

TOP OF OAK TREE
1429.93' AMSL
38'-00" ± AGL

TOP OF OAK TREE
1424.23' AMSL
34'-00" ± AGL

TOP OF OAK TREE
1436.12' AMSL
45'-00" ± AGL

TOP OF OAK TREE
1420.16' AMSL
30'-00" ± AGL

TOP OF OAK TREE
1418.34' AMSL
30'-00" ± AGL

TOP OF MANZANITA TREE
1406.81' AMSL
18'-00" ± AGL

TOP OF OAK TREE
1419.95' AMSL
26'-00" ± AGL

TOP OF OAK TREE
1416.85' AMSL
25'-00" ± AGL

TOP OF BUILDING
1415.60' AMSL
25'-06" ± AGL

TOP OF OAK TREE
1418.02' AMSL
24'-00" ± AGL

TOP OF RETAINING WALL
1406.75' AMSL
7'-00" ± AGL

APN: 029-031-18

PARCEL A

PARCEL MAP
BK 8 PG 17
(PAUL D. FORESTER AND LINDA L. FORESTER,
HUSBAND AND WIFE, AS JOINT TENANTS)

SURVEY PREPARED FOR:

verticalbridge

VB BTS II, LLC
22 W ATLANTIC AVE, #310
DELRAY BEACH, FL | 33444
561.406.4073

SITE ACQUISITION

AD
ASSURANCE
DEVELOPMENT

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626.765.5079

ENGINEER

AJK
ENGINEERING
24 RECONDO
IRVINE, CA 92620
714.624.9027

DRAWN: LJ
DESIGNED:
CHECKED: AJK

PROJECT NUMBER: US-CA-7286

PROJECT TITLE:

US-CA-7286
BA50004
NORTH LAKEPORT
5017 TERRACE AVE.,
LAKEPORT, CA 95453
LAKE COUNTY

ENGINEER STAMP:



DRAWING TITLE:

TOPOGRAPHIC SURVEY

DRAWING SCALE:

AS NOTED

DATE:

10/30/2023

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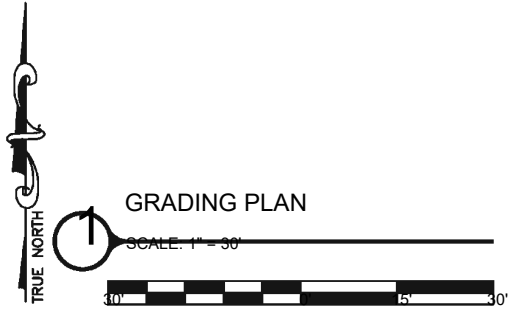
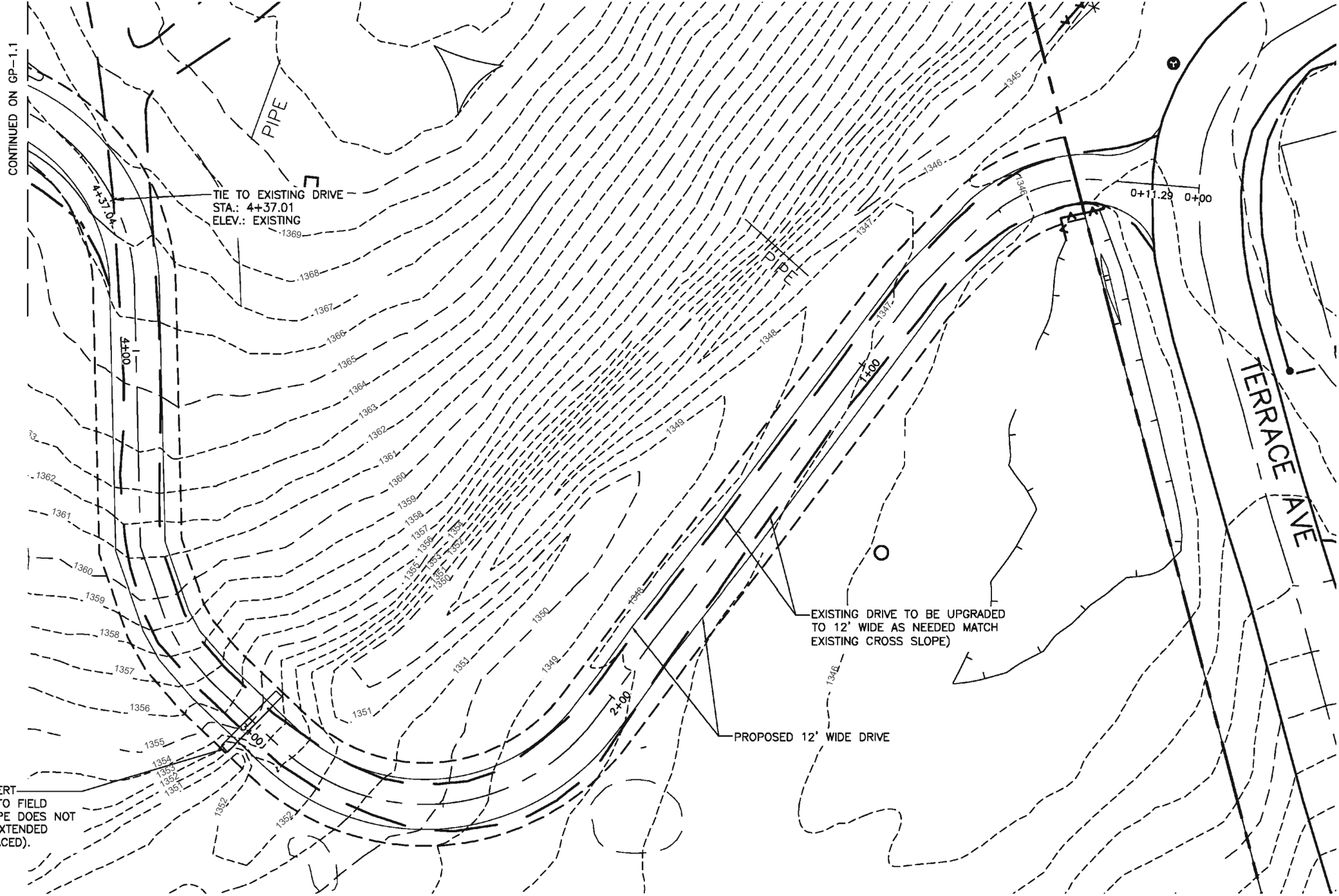
DRAWING NUMBER:

LS-2

- Co** CONSTRUCTION EXIT — TO REDUCE OR ELIMINATE THE TRANSPORT OF MUD FROM THE CONSTRUCTION AREA ONTO PUBLIC RIGHT-OF-WAYS, STREETS, ALLEYS, SIDEWALKS, OR PARKING AREAS.
- Sd1** TYPE C SEDIMENT BARRIER — TO PREVENT ANY SEDIMENT CARRIED BY SHEET FLOW FROM LEAVING THE SITE & ENTERING NATURAL DRAINAGE AREAS OR STORM DRAINAGE SYSTEMS.
- Ds2** DISTURBED AREA STABILIZATION (TEMPORARY) — TO ESTABLISH A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDS ON DISTURBED AREAS.
- Ds3** DISTURBED AREA STABILIZATION (PERMANENT) — TO ESTABLISH A PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, SOD, OR LEGUMES ON DISTURBED AREAS.
- Du** DISTURBED AREA DUST CONTROL — TO CONTROL THE SURFACE AND AIR MOVEMENT OF DUST ON CONSTRUCTION SITES, ROADWAYS, AND SIMILAR SITES.

SUBJECT PROPERTY IS LOCATED IN PANEL #06033C0482D, DATED 09/30/2005 AND IN FLOOD ZONE "X" AND IS NOT IN A SPECIAL FLOOD HAZARD ZONE.

SMW ENGINEERING COMPLETED THE PROPOSED GRADING PLANS ONLY. SEE CONSTRUCTION DOCUMENTS, COMPLETED BY ASSURANCE DEVELOPMENT, FOR ADDITIONAL DESIGN PLANS.



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ASSURANCE
DEVELOPMENT
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verticalbridge
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DELRAY BEACH, FL | 33444
561.406.4073

SMW
ENGINEERING GROUP, INC.
TOGETHER PLANNING A BETTER TOMORROW

SMW #: 25-10702

DRAWN BY: ELS
CHECKED BY: VGD

REV	DATE	DESCRIPTION
A	01/07/2026	ISSUED FOR CLIENT REVIEW

01/07/2026

SITE NAME:
NORTH LAKEPORT
SITE #
US-CA-7286
TENANT SITE ID:
BA50004C
SITE ADDRESS:
5017 TERRACE AVE
LAKEPORT, CA 95453
LAKE COUNTY

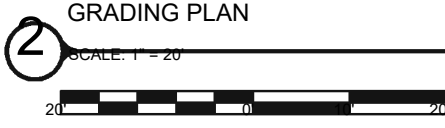
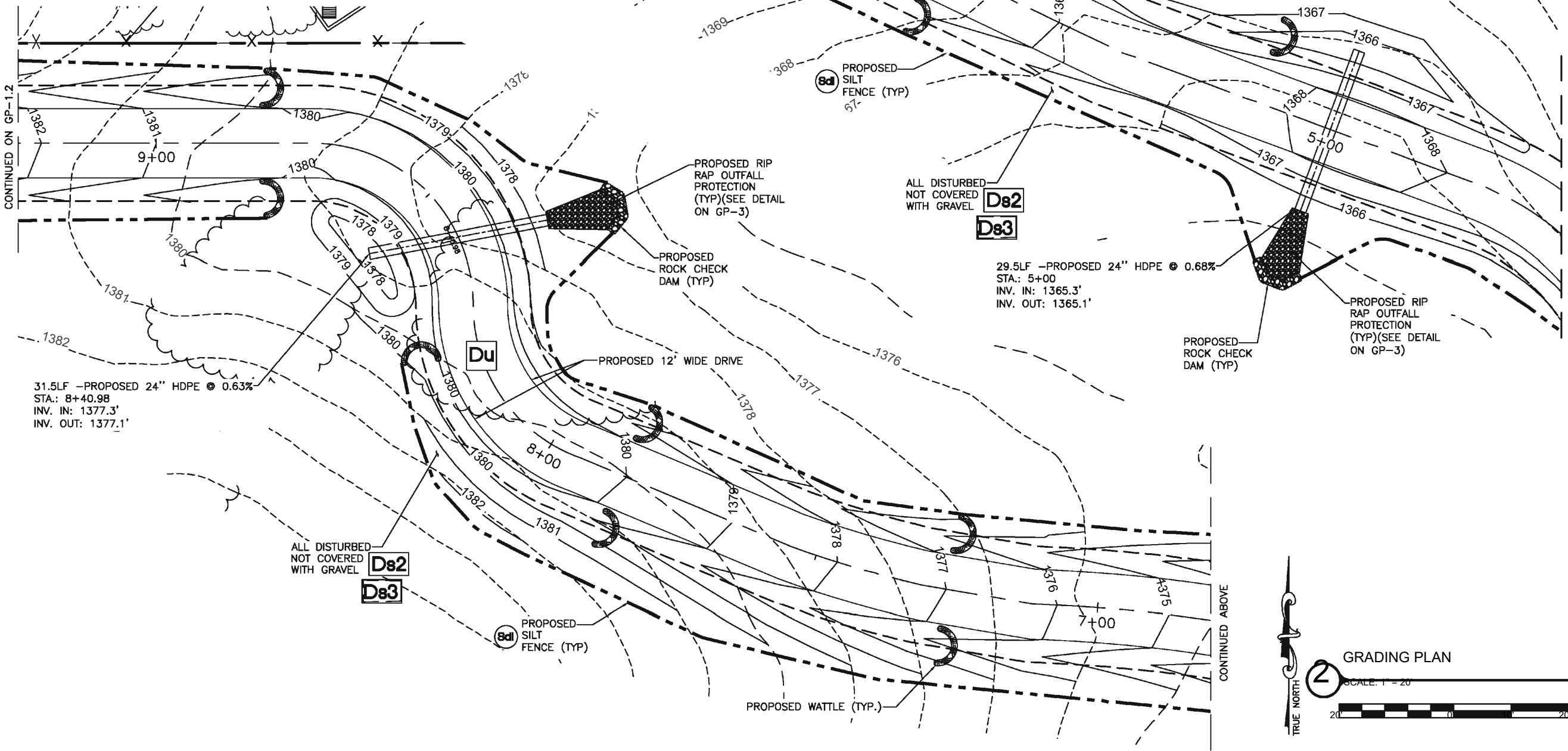
SHEET TITLE
GRADING PLAN

SHEET NUMBER
GP-1

- (Co) CONSTRUCTION EXIT - TO REDUCE OR ELIMINATE THE TRANSPORT OF MUD FROM THE CONSTRUCTION AREA ONTO PUBLIC RIGHT-OF-WAYS, STREETS, ALLEYS, SIDEWALKS, OR PARKING AREAS.
- (Sd) TYPE C SEDIMENT BARRIER - TO PREVENT ANY SEDIMENT CARRIED BY SHEET FLOW FROM LEAVING THE SITE & ENTERING NATURAL DRAINAGE AREAS OR STORM DRAINAGE SYSTEMS.
- (Ds2) DISTURBED AREA STABILIZATION (TEMPORARY) - TO ESTABLISH A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDS ON DISTURBED AREAS.
- (Ds3) DISTURBED AREA STABILIZATION (PERMANENT) - TO ESTABLISH A PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, SOD, OR LEGUMES ON DISTURBED AREAS.
- (Du) DISTURBED AREA DUST CONTROL - TO CONTROL THE SURFACE AND AIR MOVEMENT OF DUST ON CONSTRUCTION SITES, ROADWAYS, AND SIMILAR SITES.

SUBJECT PROPERTY IS LOCATED IN PANEL #06033C0482D, DATED 09/30/2005 AND IN FLOOD ZONE "X" AND IS NOT IN A SPECIAL FLOOD HAZARD ZONE.

SMW ENGINEERING COMPLETED THE PROPOSED GRADING PLANS ONLY. SEE CONSTRUCTION DOCUMENTS, COMPLETED BY ASSURANCE DEVELOPMENT, FOR ADDITIONAL DESIGN PLANS.



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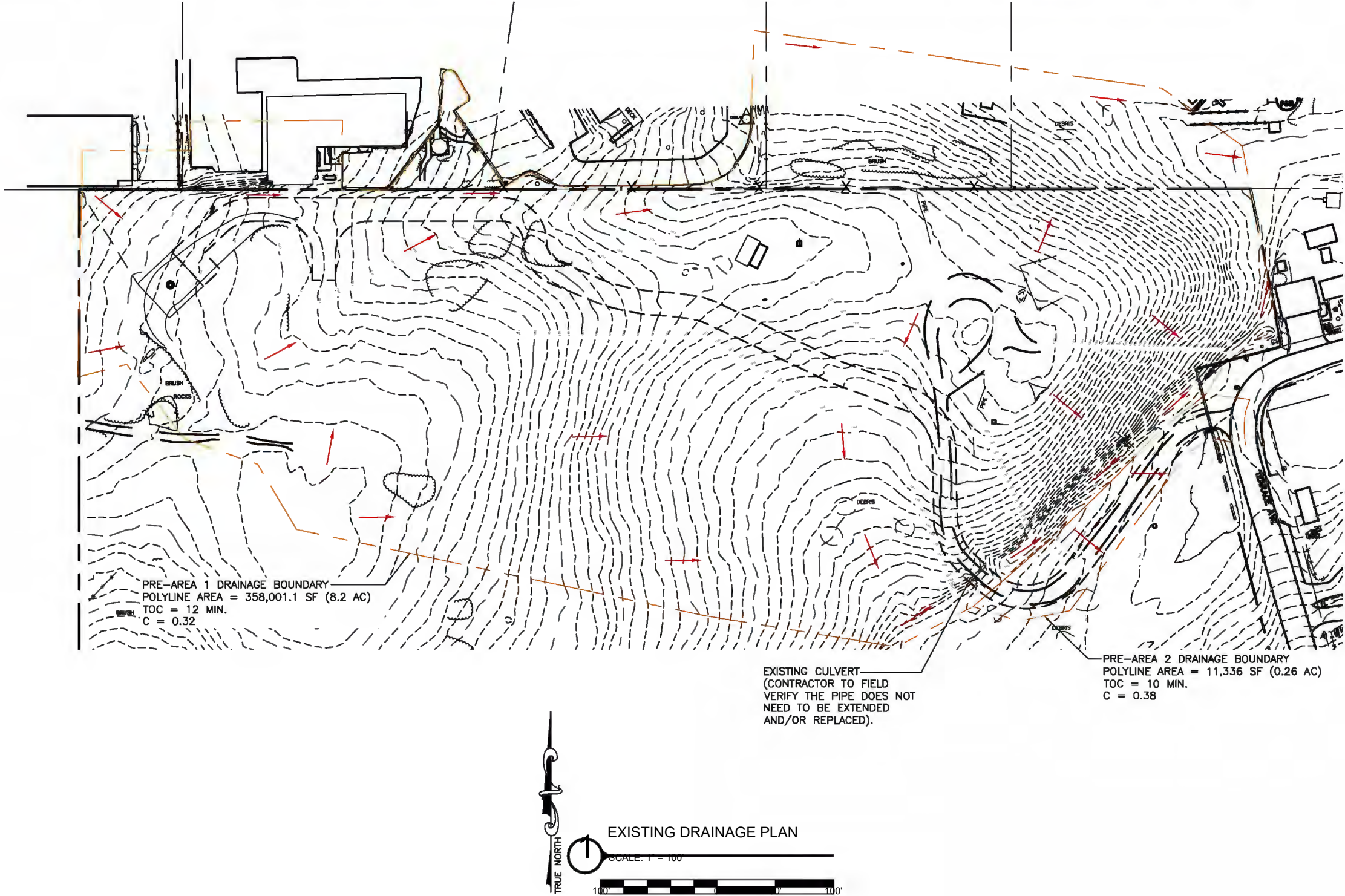
01/07/2026

SITE NAME:
NORTH LAKEPORT
SITE #
US-CA-7286
TENANT SITE ID:
BA50004C
SITE ADDRESS:
5017 TERRACE AVE
LAKEPORT, CA 95453
LAKE COUNTY

SHEET TITLE
GRADING PLAN

SHEET NUMBER
GP-1.1

Hyd. No.	Hydrograph Type	Hydrograph Name	Peak Outflow (cfs)							
			1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr
1	Rational	Pre Area 1		2.713		3.387	3.971	4.826	5.480	6.220
2	Rational	Pre Area 2		0.112		0.140	0.164	0.199	0.226	0.256
3	Rational	Post Area 1		2.798		3.493	4.095	4.976	5.651	6.414
4	Rational	Post Area 2		0.112		0.140	0.164	0.199	0.226	0.256



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SMW
ENGINEERING GROUP, INC.
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REV	DATE	DESCRIPTION
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BA50004C
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5017 TERRACE AVE
LAKEPORT, CA 95453
LAKE COUNTY

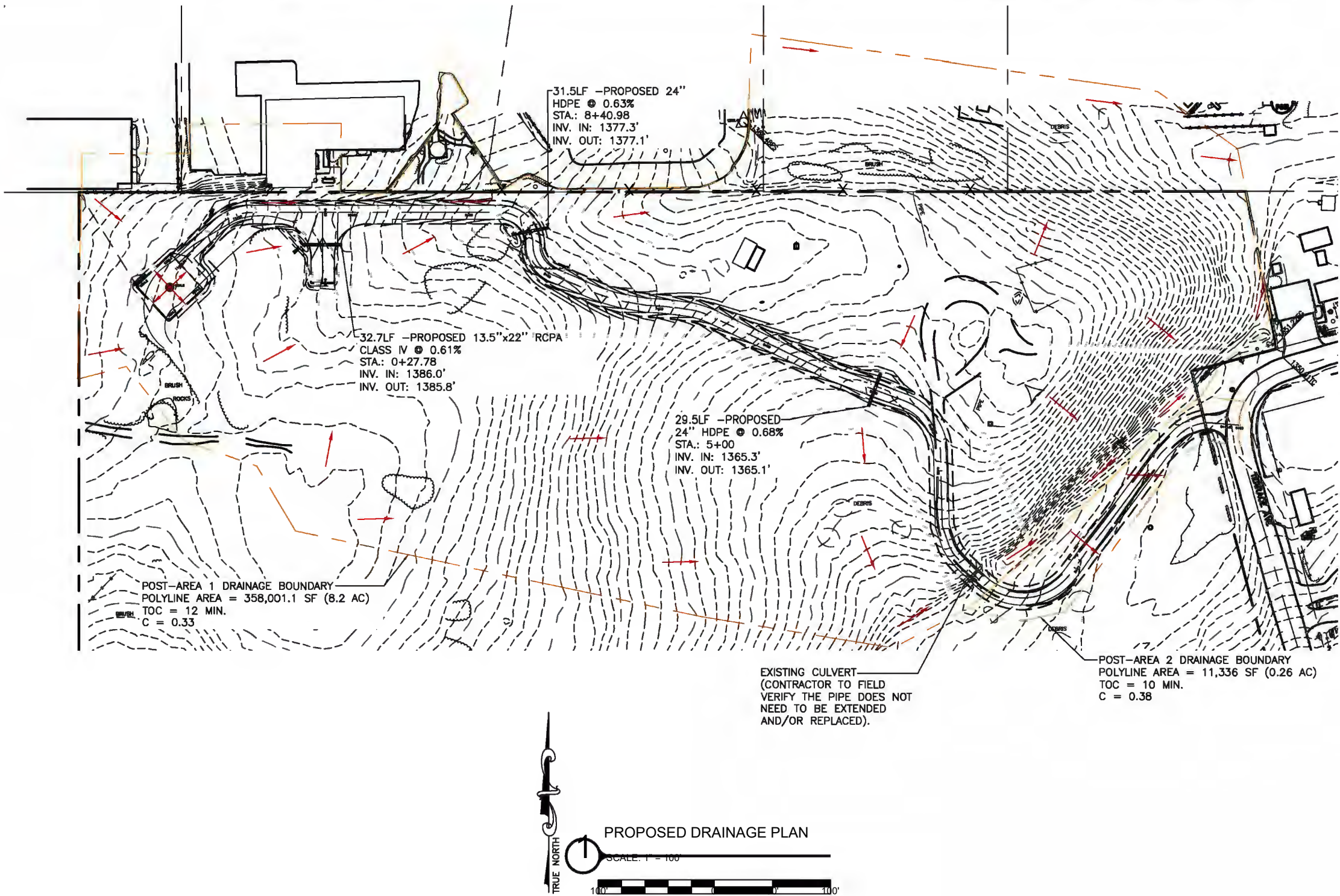
SHEET TITLE

DRAINAGE MAPS

SHEET NUMBER

DR-1

Hyd. No.	Hydrograph Type	Hydrograph Name	Peak Outflow (cfs)							
			1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr
1	Rational	Pre Area 1		2.713		3.387	3.971	4.826	5.480	6.220
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4	Rational	Post Area 2		0.112		0.140	0.164	0.199	0.226	0.256



AD

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DEVELOPMENT

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verticalbridge

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DELRAY BEACH, FL | 33444
561.406.4073

SMW

ENGINEERING GROUP, INC.

TOGETHER PLANNING A BETTER TOMORROW

SMW #: 25-10702

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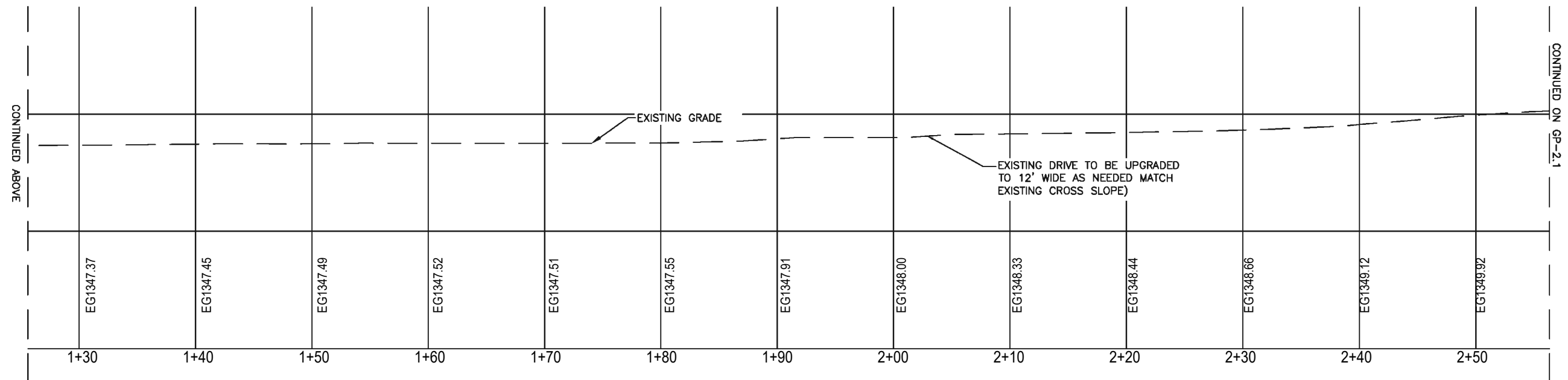
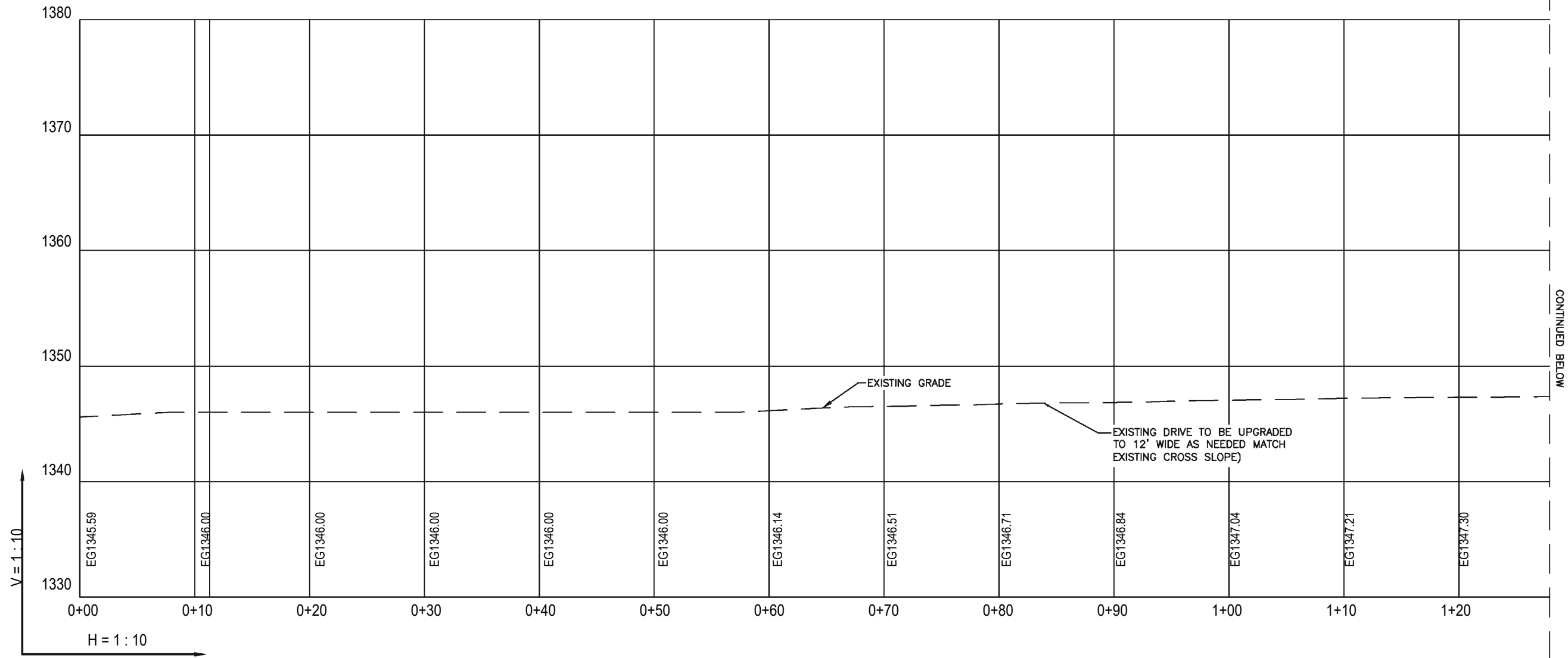
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LAKEPORT, CA 95453
LAKE COUNTY

SHEET TITLE
DRAINAGE MAPS

SHEET NUMBER
DR-2



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

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22 W ATLANTIC AVE, #310
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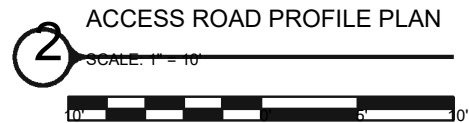
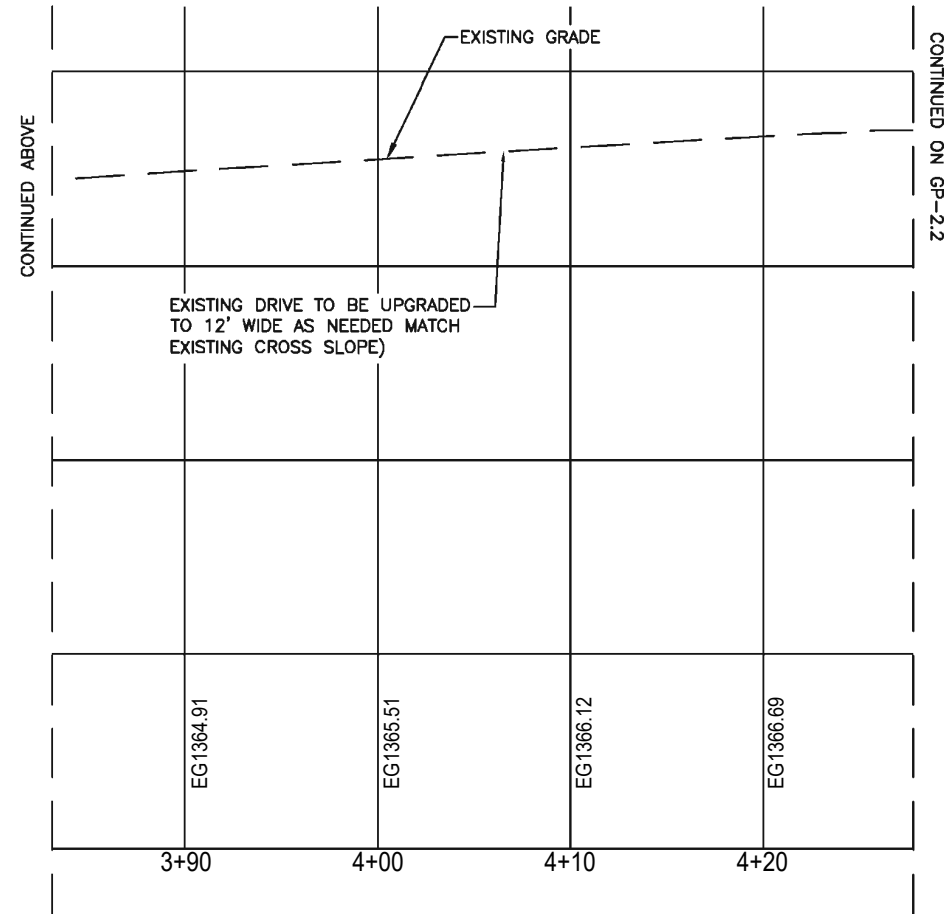
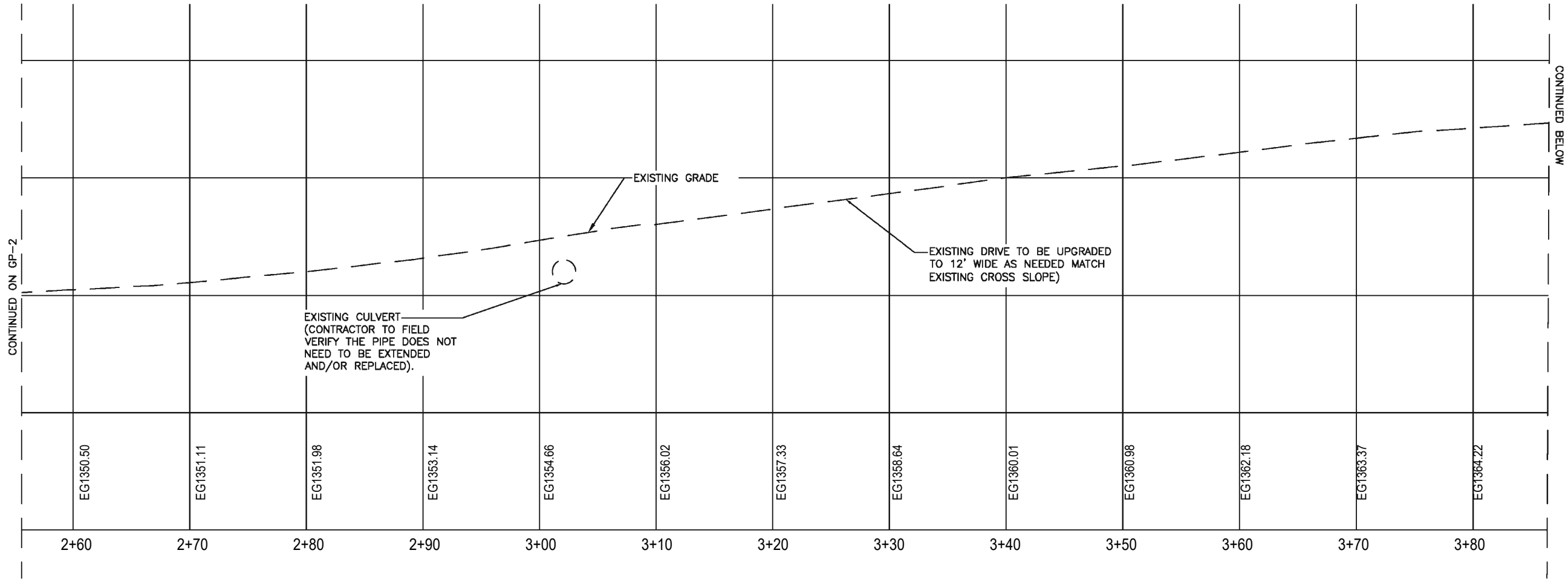
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LAKE COUNTY

SHEET TITLE
ACCESS ROAD
PROFILE PLAN

SHEET NUMBER
GP-2



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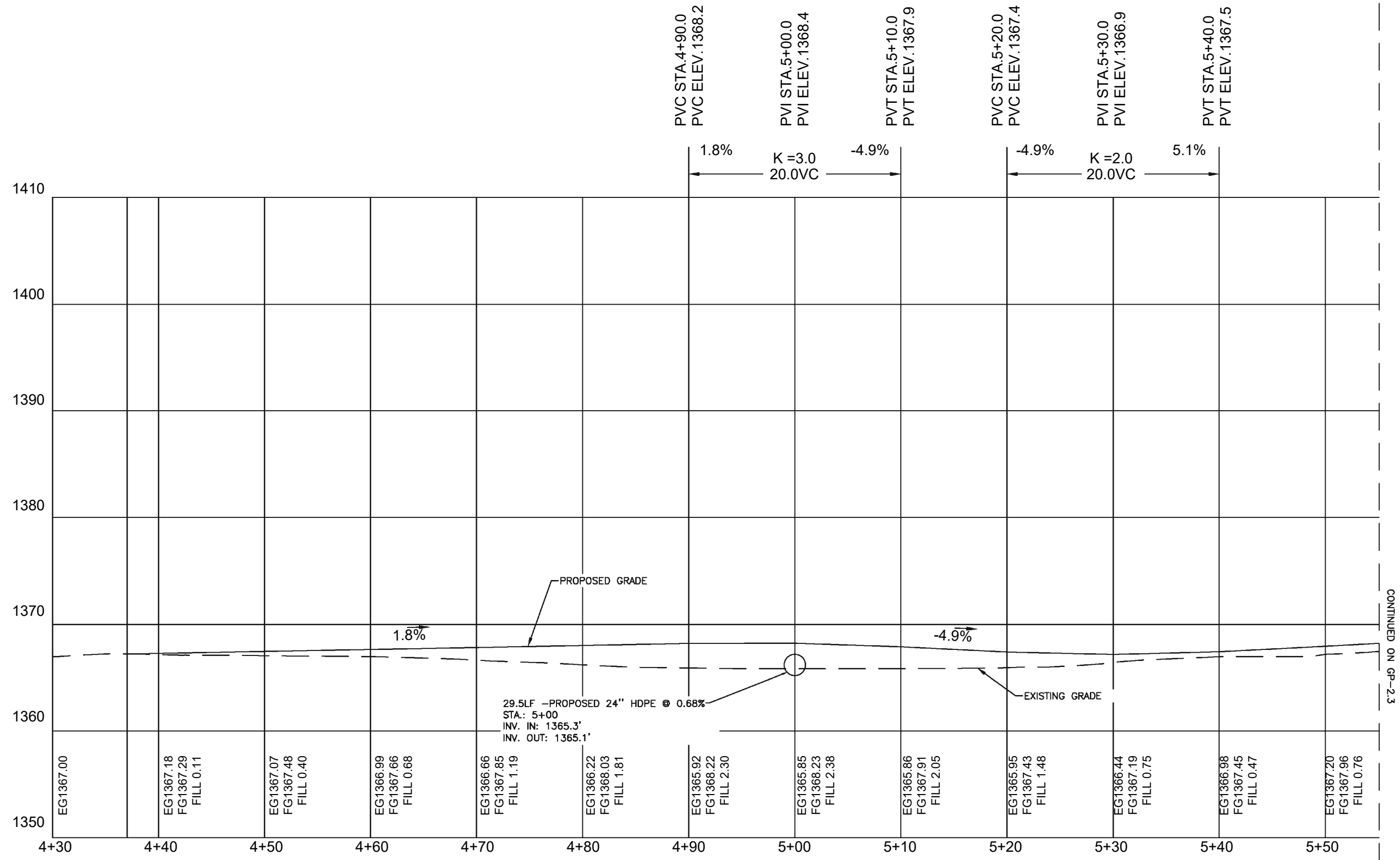
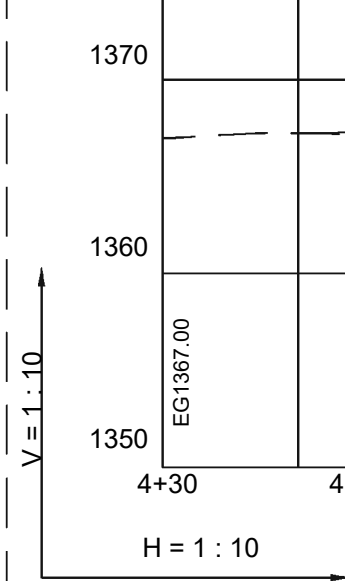
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BA50004C
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SHEET TITLE
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SHEET NUMBER
GP-2.1

CONTINUED ON GP-2.1



CONTINUED ON GP-2.3

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561.406.4073

SMW
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SMW #: 25-10702

DRAWN BY: ELS

CHECKED BY: VGD

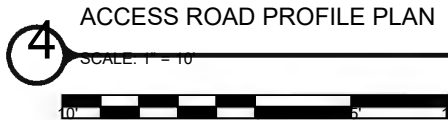
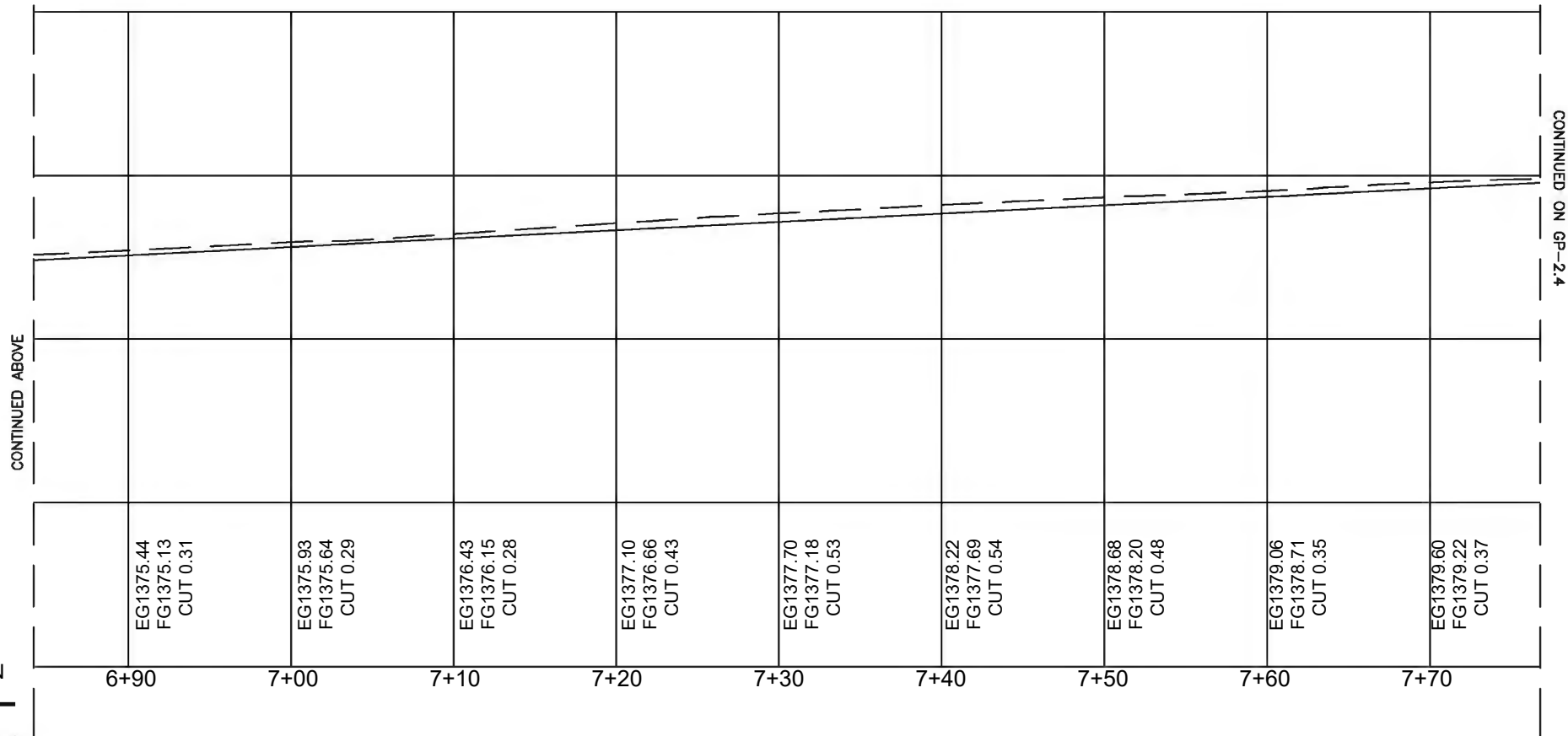
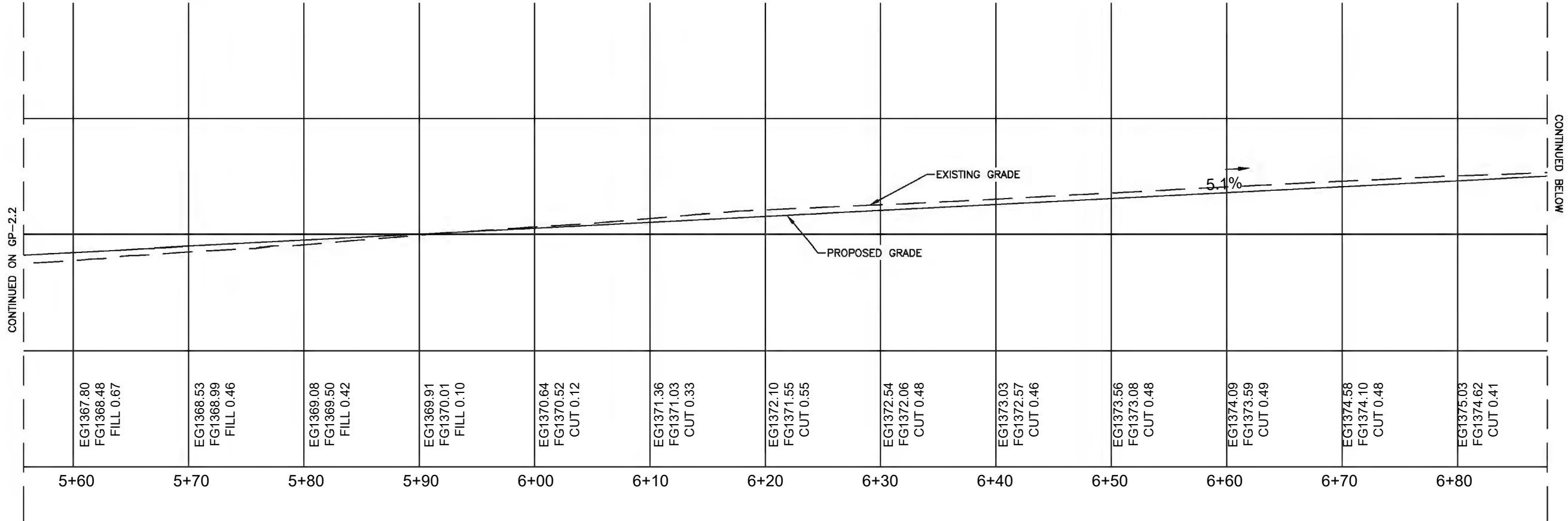
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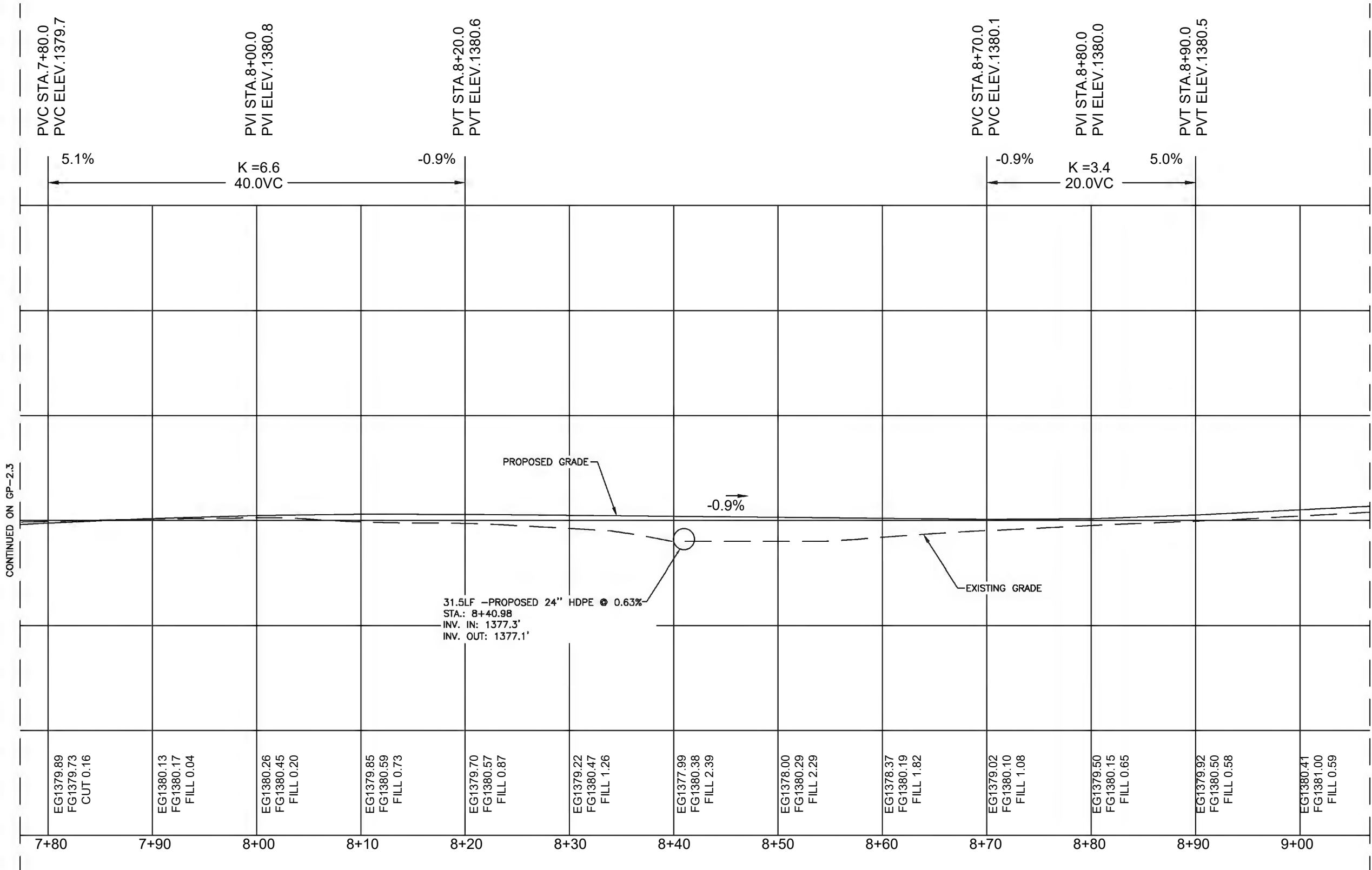
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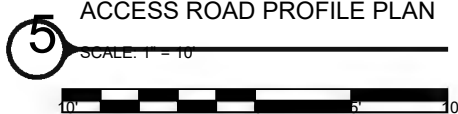
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CONTINUED ON GP-2.3

CONTINUED ON GP-2.5



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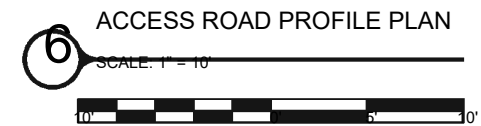
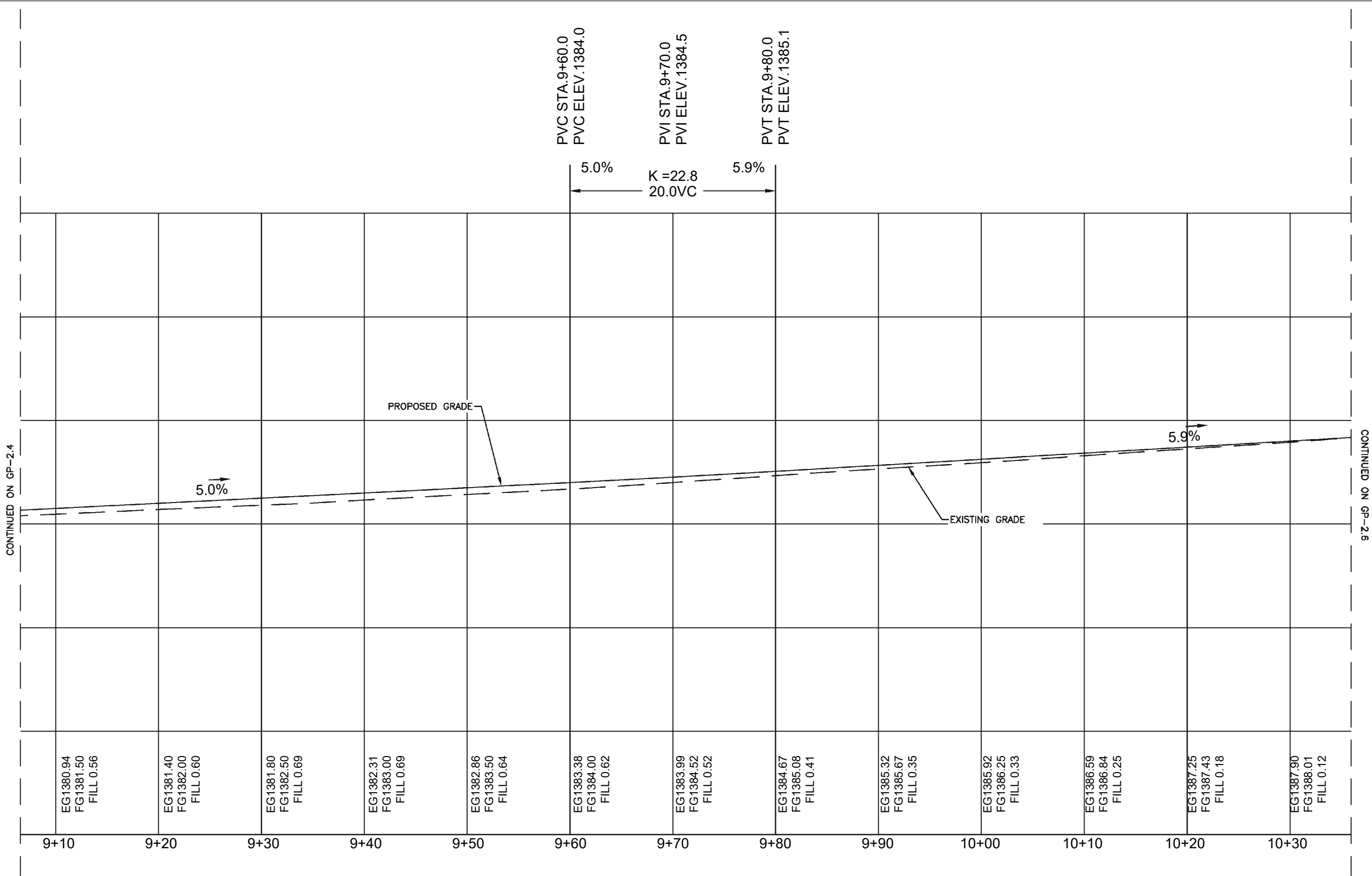
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SHEET TITLE
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SHEET NUMBER
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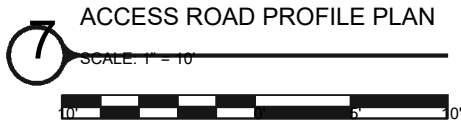
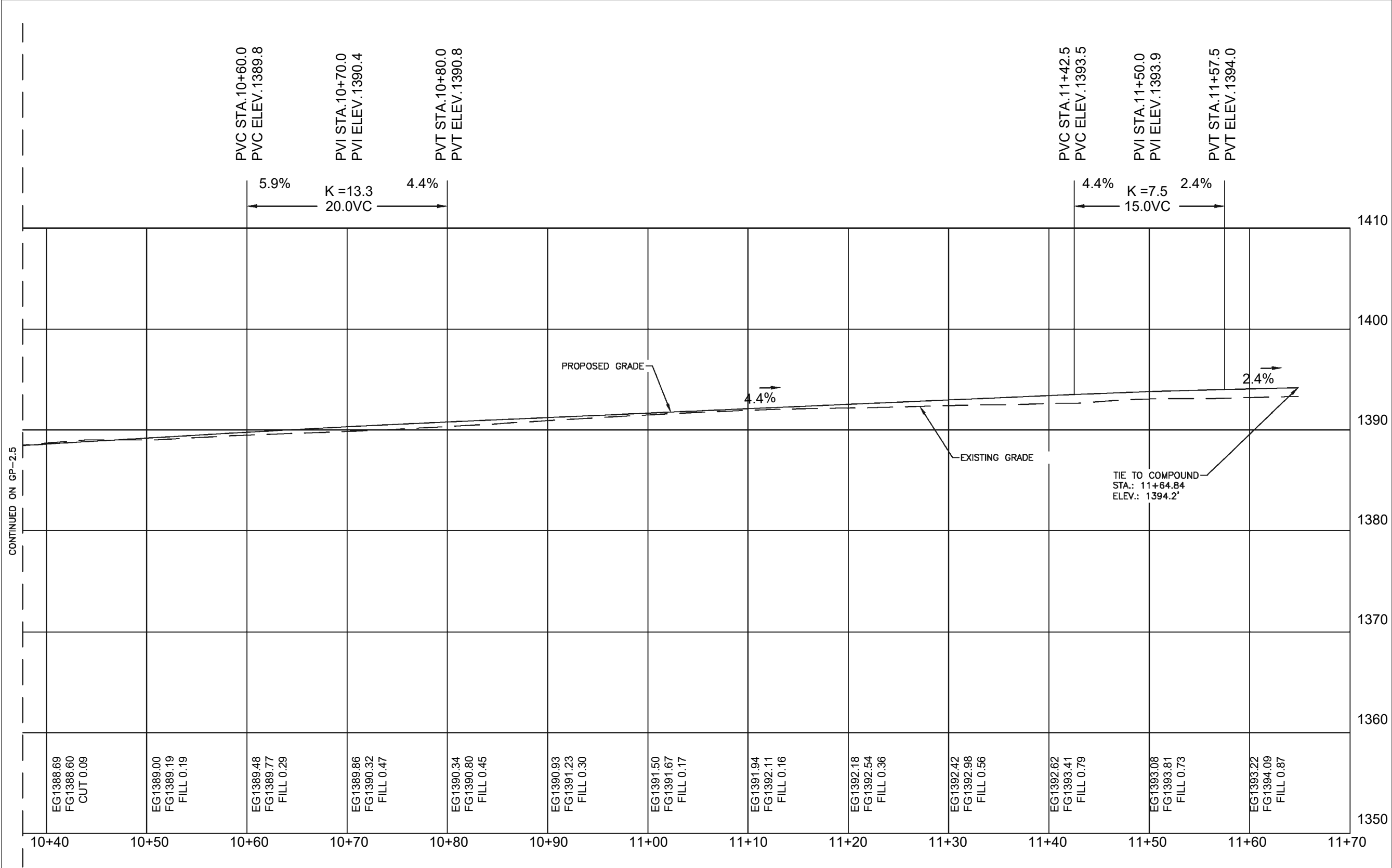
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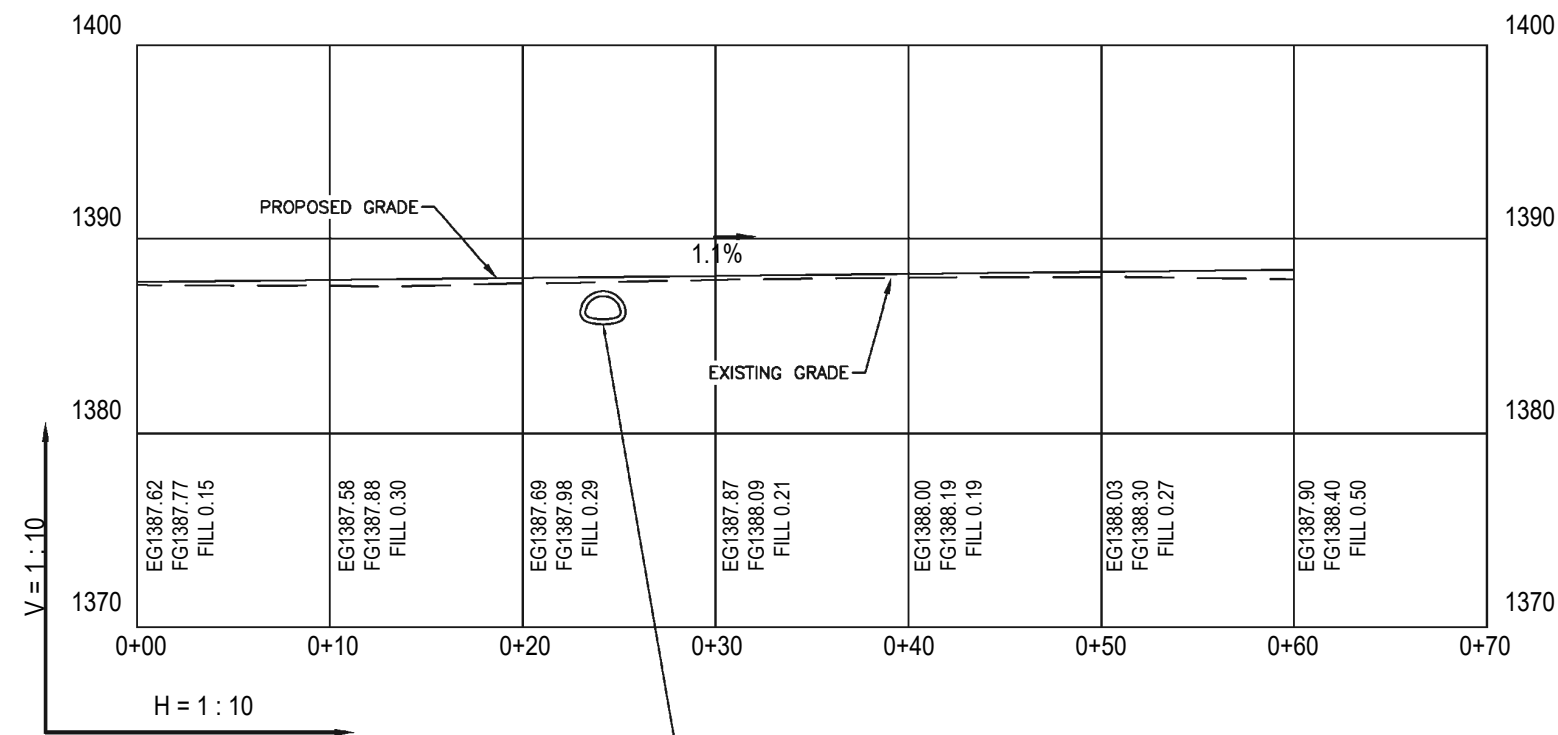
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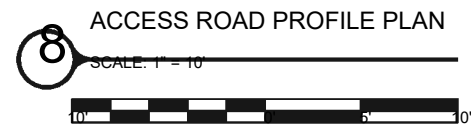
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SHEET TITLE
ACCESS ROAD
PROFILE PLAN

SHEET NUMBER
GP-2.6



32.7LF -PROPOSED 13.5"x22" RCPA
CLASS IV @ 0.61%
STA.: 0+27.78
INV. IN: 1386.0'
INV. OUT: 1385.8'



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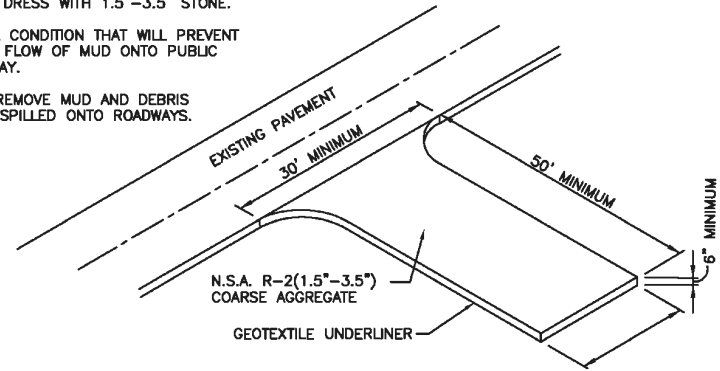
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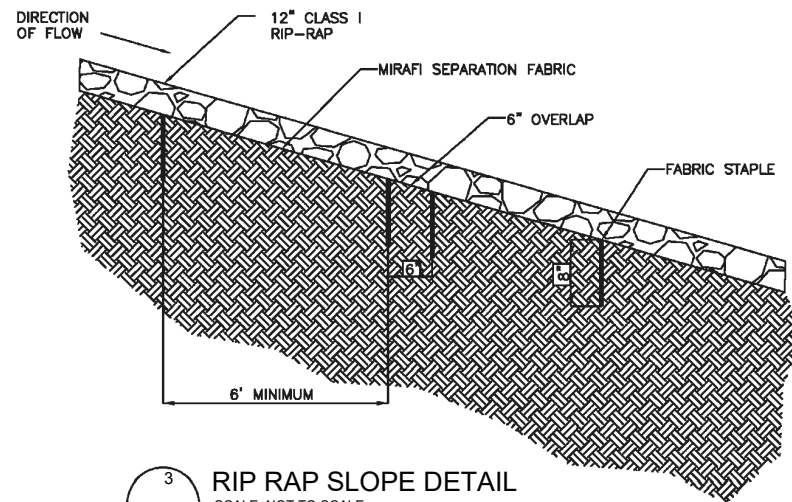
SHEET NUMBER
GP-2.7

- MAINTENANCE:
1. PERIODICALLY DRESS WITH 1.5"–3.5" STONE.
 2. MAINTAIN IN A CONDITION THAT WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY.
 3. IMMEDIATELY REMOVE MUD AND DEBRIS TRACKED OR SPILLED ONTO ROADWAYS.

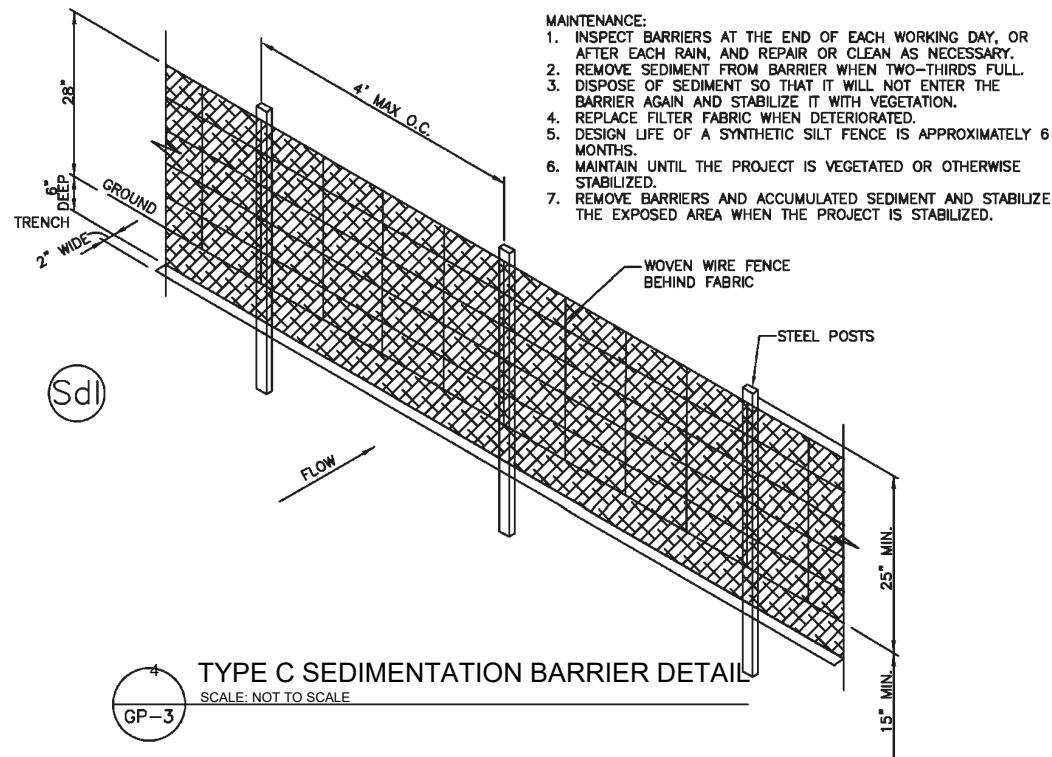
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1 CONSTRUCTION EXIT DETAIL
GP-3 SCALE: NOT TO SCALE



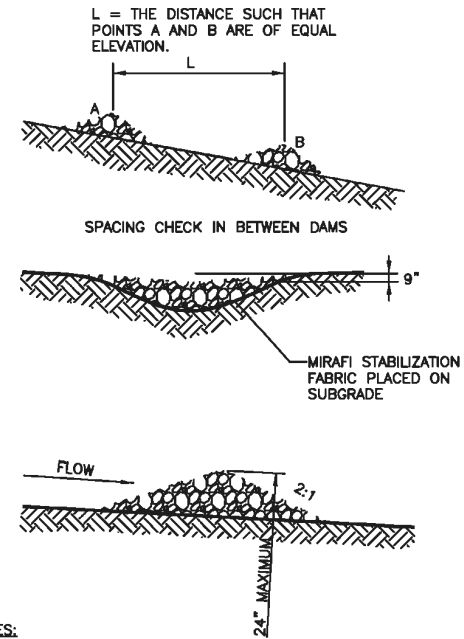
3 RIP RAP SLOPE DETAIL
GP-3 SCALE: NOT TO SCALE



- MAINTENANCE:
1. INSPECT BARRIERS AT THE END OF EACH WORKING DAY, OR AFTER EACH RAIN, AND REPAIR OR CLEAN AS NECESSARY.
 2. REMOVE SEDIMENT FROM BARRIER WHEN TWO-THIRDS FULL.
 3. DISPOSE OF SEDIMENT SO THAT IT WILL NOT ENTER THE BARRIER AGAIN AND STABILIZE IT WITH VEGETATION.
 4. REPLACE FILTER FABRIC WHEN DETERIORATED.
 5. DESIGN LIFE OF A SYNTHETIC SILT FENCE IS APPROXIMATELY 6 MONTHS.
 6. MAINTAIN UNTIL THE PROJECT IS VEGETATED OR OTHERWISE STABILIZED.
 7. REMOVE BARRIERS AND ACCUMULATED SEDIMENT AND STABILIZE THE EXPOSED AREA WHEN THE PROJECT IS STABILIZED.

4 TYPE C SEDIMENTATION BARRIER DETAIL
GP-3 SCALE: NOT TO SCALE

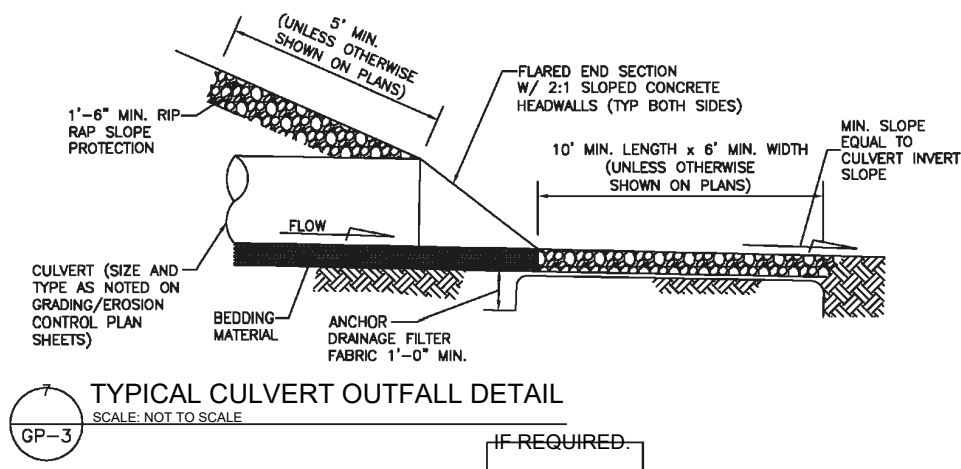
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NOTES:

1. CHECK DAMS TO BE CONSTRUCTED OF GRADED SIZE 2 – 10 INCH STONE. MECHANICAL OR HAND PLACEMENT SHALL BE REQUIRED TO INSURE COMPLETE COVERAGE OF ENTIRE WIDTH OF DITCH OR SWALE AND THAT CENTER OF DAM IS LOWER THAN EDGES.
2. SEDIMENT TO BE REMOVED WHEN A LEVEL OF 1/2 THE ORIGINAL DAM HEIGHT OR LESS IS REACHED. REMOVE CHECK DAMS AT COMPLETION OF PROJECT.

6 CHECK DAM DETAIL
GP-3 SCALE: NOT TO SCALE



7 TYPICAL CULVERT OUTFALL DETAIL
GP-3 SCALE: NOT TO SCALE

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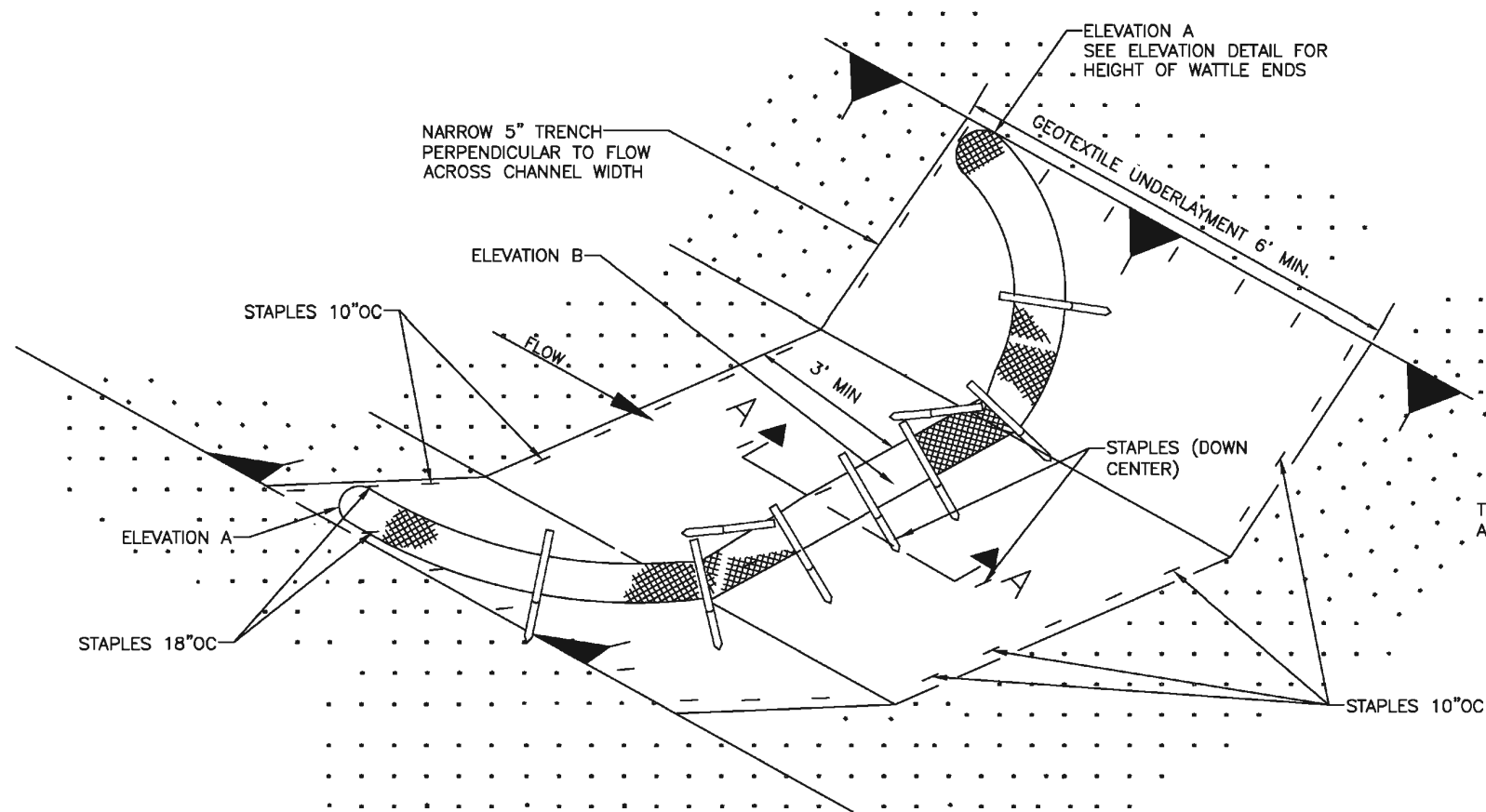
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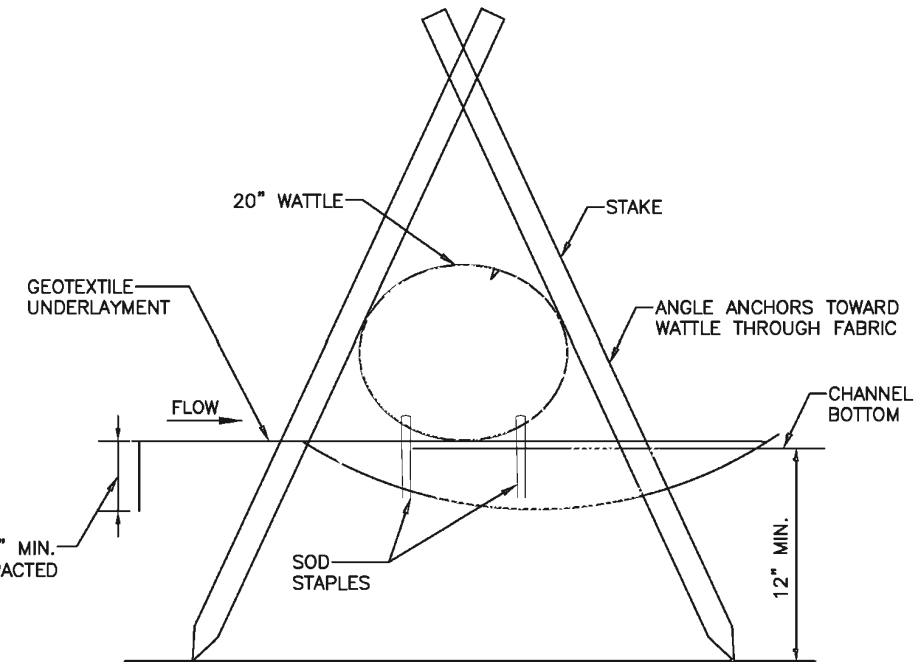
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GRADING & EROSION
CONTROL DETAILS

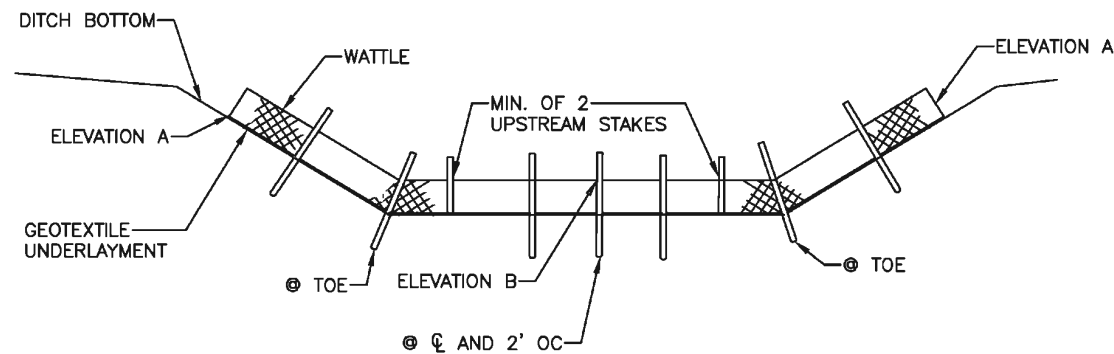
SHEET NUMBER
GP-3



DETAIL (DITCH CHECK)



SECTION A-A



ELEVATION DETAIL

NOTE: END POINTS A MUST BE HIGHER THAN FLOWLINE POINT B

NOTES:

1. MINIMUM RECOMMENDED PLACEMENT INTERVAL BETWEEN WATTLE DITCH CHECK IS 50 FEET UNLESS SHOWN OTHERWISE ON THE PLANS OR APPROVED BY THE ENGINEER.
2. ANCHORING STAKES SHALL BE SIZED, SPACED, DRIVEN, AND BE OF A MATERIAL THAT EFFECTIVELY SECURES THE CHECK. STAKE SPACING SHALL BE A MAXIMUM OF TWO FEET.
3. SECURE GEOTEXTILE UNDERLAYMENT BY PLACING STAPLES 18 INCHES APART ALONG THE CHANNEL EDGES AND DOWN THE CENTER OF THE CHANNEL. SPACE STAPLES 10 INCHES APART ACROSS THE UPSTREAM AND DOWNSTREAM EDGES.
4. PLACE STAPLES ON BOTH SIDES OF WATTLE AT 10" SPACING.



2 TYPICAL WATTLE SECTION
SCALE: N.T.S.



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SHEET TITLE
GRADING & EROSION
CONTROL DETAILS

SHEET NUMBER
GP-4

PIEDMONT VEGETATIVE COVERS

CALENDAR MONTH	TEMPORARY SEED	APPLICATION RATE/ACRE	PERMANENT SEED	APPLICATION RATE/ACRE
1. CALENDAR	RYE GRASS	20--40 LB.	UNHULLED BERMUDA SERICEA LESPEDEZA	8-10 LB. 30-40 LB.
2. FEBRUARY			UNHULLED BERMUDA SERICEA LESPEDEZA FESCUE	8-10 LB. 30-40 LB. 30-50 LB.
3. MARCH	RYE ANNUAL LESPEDEZA WEeping LOVE GRASS	2-3 BU. 20-25 LB. 4-6 LB.	UNHULLED BERMUDA SERICEA LESPEDEZA FESCUE	8-10 LB. 30-40 LB. 30-50 LB.
4. APRIL	RYE BROWN TOP MULLET ANNUAL LESPEDEZA SUDAN ANNUAL	2-3 BU. 30-40 LB. 20-25 LB. 35 LB.	WEeping LOVE GRASS HULLED BERMUDA BAJA	4-6 LB. 5-6 LB. 40-60 LB.
5. MAY	WEeping LOVE GRASS SUDAN GRASS BROWN TOP MULLET	4-6 LB. 35 LB. 30-40 LB.	WEeping LOVE GRASS HULLED BERMUDA BAJA	4-6 LB. 5-6 LB. 40-60 LB.
6. JUNE	WEeping LOVE GRASS SUDAN GRASS BROWN TOP MULLET	4-6 LB. 35 LB. 30-40 LB.	WEeping LOVE GRASS HULLED BERMUDA BAJA	4-6 LB. 5-6 LB. 40-60 LB.
7. JULY	WEeping LOVE GRASS SUDAN GRASS BROWN TOP MULLET	4-6 LB. 35 LB. 30-40 LB.		
8. AUGUST	RYE GRASS WEeping LOVE GRASS	4050 LB. 4-6 LB.		
9. SEPTEMBER			TALL FESCUE	30-50 LB.
10. OCTOBER	WHEAT	2-3 BU.	UNHULLED BERMUDA SERICEA LESPEDEZA FESCUE	8-10LB. 30-40LB. 30-50 LB.
11. NOVEMBER	WHEAT	2-3 BU.	UNHULLED BERMUDA SERICEA LESPEDEZA FESCUE	8-10LB. 30-40LB. 30-50 LB.
12. DECEMBER	RYE GRASS RYE GRASS WHEAT	2-3 BU. 40-50 LB. 2-3 BU.	UNHULLED BERMUDA SERICEA LESPEDEZA FESCUE	8-10LB. 30-40LB. 30-50 LB.

1. USE A MINIMUM OF 40 LBS. SCARIFIES SEED. THE REMAINING MAY BE USE UN SCARIFIED, CLEAN HULLED SEED
- 2 USE EITHER COMMON SERIAL OR INTERSTATE SERICEA LESPEDEZA

Ds2

DISTURBED AREA STABILIZATION
(WITH TEMPORARY SEEDING)

Ds3

DISTURBED AREA STABILIZATION
(WITH PERMANENT VEGETATION)

GENERAL

THIS VEGETATVE PLAN WILL BE CARRIED OUT IN ROAD CUT AND FILL SLOPES, SHOULDERS, AND OTHER CRITICAL AREAS CREATED BY CONSTRUCTION. SEEDING WILL BE DONE AS SOON AS CONSTRUCTION IN AN AREA IS COMPLETED. PLANTINGS WILL BE MADE TO CONTROL EROSION, TO REDUCE DAMAGE FROM SEDIMENT AND RUNOFF TO DOWNSTREAM AREA AND TO IMPROVE THE SAFETY AND BEAUTY OF THE DEVELOPMENT AREA

SOIL CONDITIONS

DUE TO GRADING AND CONSTRUCTIONS, THE AREAS TO BE TREATED ARE MAINLY SUBSOIL AND SUBSTRATES. FERTILITY IS LOW AND THE PHYSICAL CHARACTERISTICS OF THE EXPOSED MATERIAL ARE UNFAVORABLE TO ALL BUT THE MOST HARDY PLANTS.

TREATMENT SPECIFICATIONS

HYDRAULIC SEEDING EQUIPMENT WHEN HYDRAULIC SEEDING AND FERTILIZING EQUIPMENT IS USED, NO GRADING AND SHAPING OF SEEDED PREPARATIONS WILL BE REQUIRED. THE FERTILIZER, SEED AND WOOD CELLULOSE FIBER MULCH WILL BE MIXED WITH WATER AND SUPPLIED IN A SLURRY. ALL SLURRY INGREDIENT MUST BE COMBINED TO FORM A HOMOGENOUS MIXTURE, AND SPREAD UNIFORMLY OVER THE AREA WITHIN ONE HOUR AFTER MIXTURE IS MADE. STRAW OR HAY MULCH AND ASPHALT EMULSION WILL BE APPLIED WITH BLOWER-TYPE MULCH SPREADING EQUIPMENT WITHIN 24 HOUR AFTER SEEDING. THE MULCH WILL BE SPREAD UNIFORMLY OVER THE AREA, LEAVING ABOUT 25 PERCENT OF THE GROUND SURFACE EXPOSED. THE PER ACRE APPLICATION RATES AR AS FOLLOWS.

A. SEEDING WITH MULCH: (HYDRAULIC SEEDING EQUIPMENT ON SLOPES 3:1 AND STEEPER)

AGRICULTURAL LIMESTONE #75 FERTILIZER, 05-10-15	400 LBS/ ACRE 500 LBS/ ACRE	
MULCH (STRAW OR HAY OR WOOD CELLULOSE FIBER MULCH	5000LBS/ACRE 1000LBS/ACRE	
SEED SPECIES	APPLICATION RATE/ACRE	PLANTING DATES
SERICIA LESPEDEZA, SCARIFIED WEeping LOVE GRASS, OR COMMON BERMUDA, HULLED	60 LBS 4 LBS. 6 LBS.	3/1-6/15
FESCUE SERICEA LESPEDEZA, UNCERTIFIED	40 LBS. 60 LBS.	4/1-10/31
FESCUE SERICEA LESPEDEZA, UNCERTIFIED RYE	40 LBS. 75 LBS. 50 LBS.	11/1-12/28
HAY MULCH FOR TEMPORARY COVER	5000 LBS.	6/15-8/31

B. TOP DRESSING: APPLY WHEN PLANTS ARE 2 TO 4 INCHES TALL

FERTILIZER (AMMONIUM NITRATE 33.5%) 300 LBS/ACRE

C. SECOND YEAR TREATMENT:

FERTILIZER (0-20-20 OR EQUIVALENT) 500 LBS/ACRE

Ds2

DISTURBED AREA STABILIZATION
(WITH TEMPORARY SEEDING)

Ds3

DISTURBED AREA STABILIZATION
(WITH PERMANENT VEGETATION)

GENERAL

THIS VEGETATIVE PLAN WILL BE CARRIED ON ROAD CUT AND FILL SLOPES, SHOULDERS AND OTHER CRITICAL AREAS CREATED BY CONSTRUCTIONS. SEEDING WILL BE DONE AS SOON AS CONSTRUCTION IN AN AREA IS COMPLETED. PLANTINGS WILL BE MADE TO CONTROL EROSION, TO REDUCE DAMAGE FROM, SEDIMENT AND RUNOFF TO DOWNSTREAM AREAS AND TO IMPROVE THE SAFETY & BEAUTY OF THE DEVELOPMENT AREA

SOIL CONDITIONS

DUE TO GRADING & CONSTRUCTION, THE AREAS TO BE TREATED ARE MAINLY SUBSOIL AND SUBSTRATES. FERTILITY IS LOW AND THE PHYSICAL CHARACTERISTICS OF THE EXPOSED MATERIALS ARE UNFAVORABLE TO ALL BUT THE MOST HARDY PLANTS.

TREATMENT SPECIFICATIONS

CONVENTIONAL SEEDING EQUIP:GRADE, SHAPE AND SMOOTH WHERE NEEDED TO PROVIDE FOR SAFE EQUIPMENT OPERATION AT SEEDING TIME AND FOR MAINTENANCE PURPOSES. THE LIME AND FERTILIZER IN DRY FORM WILL SPREAD UNIFORMLY OVER THE AREA IMMEDIATELY BEFORE SEEDBED PREPARATION. A SEEDBED WILL BE PREPARED BY SCARIFYING TO A DEPTH OF 1 TO 4 INCHES AS DETERMINED ON SITE. THE SEEDBED MUST BE WELL PULVERIZED, SMOOTHED , AND FIRMED. SEEDING WILL BE DONE WITH A CULTIPACKER-SEEDER,ROTARY SEEDER, OR OTHER MECHANICAL OR HAND SEEDER. SEED WILL BE DISTRIBUTED UNIFORMLY OVER A FRESH PREPARED SEEDBED AND COVERED LIGHTLY OVER THE AREA, LEAVING ABOUT 25 PERCENT OF HE GROUND SURFACE EXPOSED. MULCH WILL BE SPREAD EITHER BLOWER-TYPE MULCH EQUIPMENT OR BY HAND AND ANCHORED IMMEDIATELY AFTER IT WAS SPREAD. A DISK HARROW WITH THE DISK SET STRAIGHT OR A SPECIAL PACKER DISK MAY BE USED TO PRESS THE MULCH INTO THE SOIL. THE PER ACRE APPLICATION ARE AS FOLLOWS:

A. SEEDING WITH MULCH: (CONVENTIONAL SEEDING EQUIPMENT ON SLOPES LESS THAN 3:1)

AGRICULTURAL LIMESTONE #15 FERTILIZE, 5-10-15	4000 LBS/ACRE 1500 LBS/ACRE	
MULCH (STRAY OR HAY)	5000 LBS/ACRE	
SEED SPECIES	APPLICATION RATE/ACRE	PLANTING DATES
HULLED COMMON BERMUDA GRASS	10 LBS	3/1-6/15
FESCUE	50 LBS	9/1-10/31
FESCUE RYEGRASS	50 LBS 50 LBS	11/1-2/28
HAY MULCH FOR TEMPORARY COVER	5000 LBS	6/15-8/31

B. TOP DRESSING: APPLY WHEN PLANTS ARE 2 TO 4 INCHES TALL

FERTILIZER (AMMONIUM NITRATE 33.5%) 300 LBS/ACRE

C. SECOND YEAR TREATMENT:

FERTILIZER (0-20-20 OR EQUIVALENT) 800 LBS/ACRE



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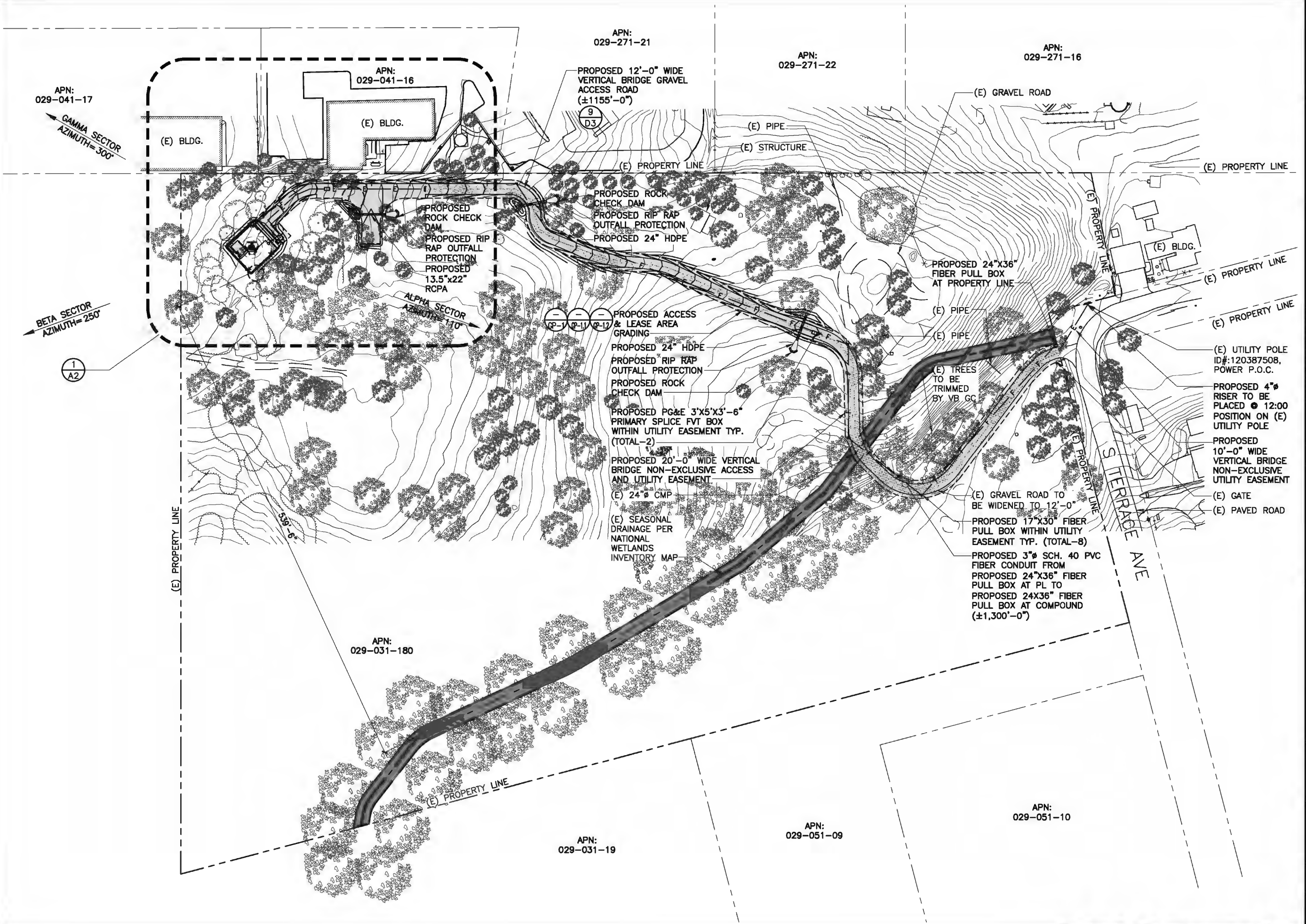
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GRADING, SEDIMENT &
EROSION CONTROL
VEGETATION SPECS

SHEET NUMBER
GP-5



SITE PLAN

CLIENT



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SITE ACQUISITION



ASSURANCE
DEVELOPMENT

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NO.	SUBMITTAL / REVISION	BY	DATE
4	GRADING UPDATE	JR	01/15/26
3	EQUIP & GEN CHANGE	FV	11/06/25
2	PLANNING COMMENTS	JR	05/16/24
1	STRUCTURE CHANGED	BD	10/31/23
0	ISSUED FOR ZONING	JR	10/24/23
A	ISSUED FOR REVIEW	JR	09/26/25

DRAWN: JR

DESIGNED: JR

CHECKED: BL

PROJECT NUMBER: US-CA-7286

PROJECT TITLE:

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BA50004C
NORTH LAKEPORT
5017 TERRACE AVE
LAKEPORT, CA 95453

ENGINEER STAMP:

DRAWING TITLE:

SITE PLAN

DRAWING SCALE:

AS NOTED

DATE:

09/26/25

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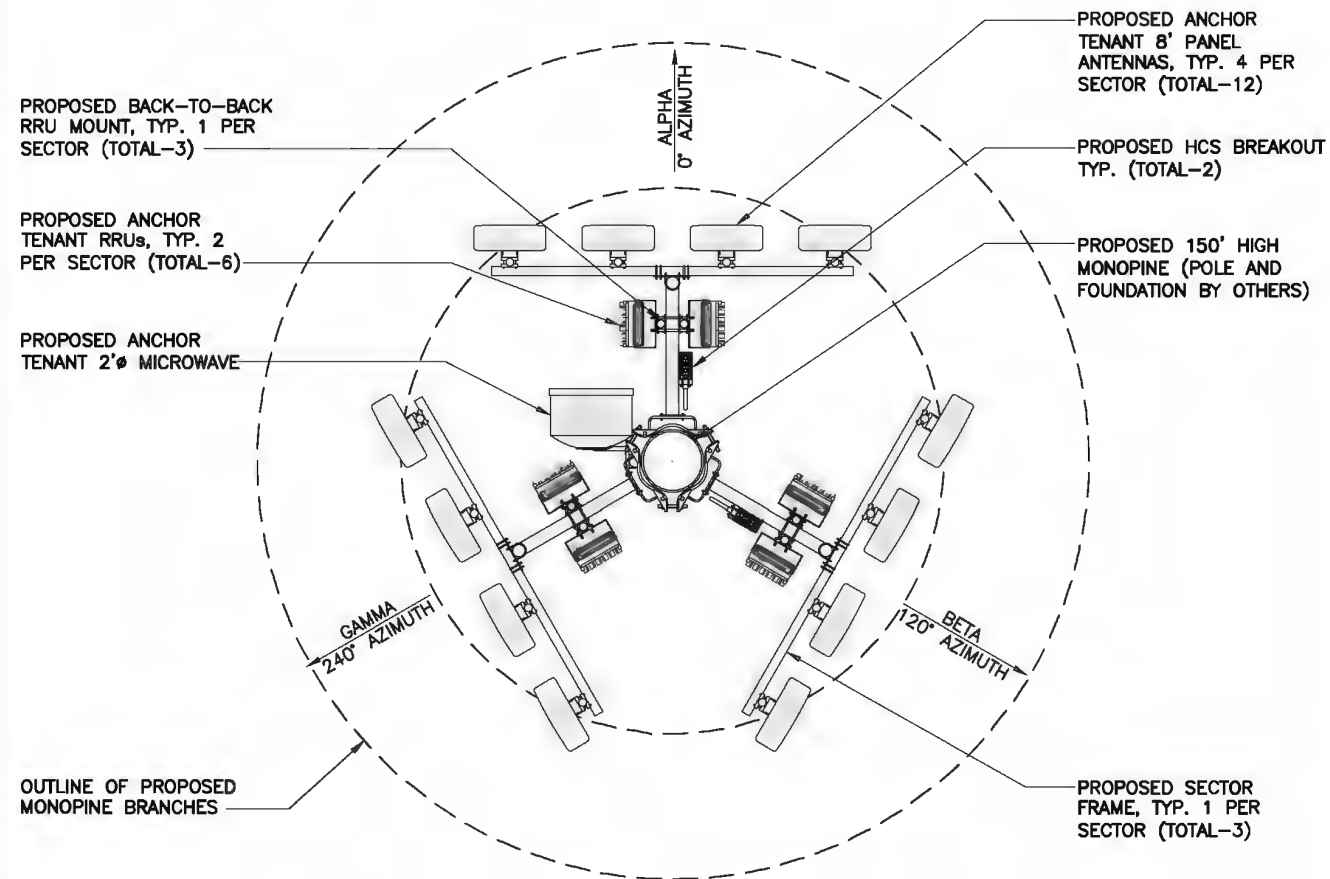
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- NOTES:
- MATERIALS IN FRONT AND SIDE OF ANTENNAS MUST BE RF TRANSPARENT TO MINIMIZE PIM ISSUES. PLEASE MAKE SURE NO RUSTS ON COMPONENTS AND NO LOOSE CONNECTIONS.
1. ENSURE THERE ARE NO PIM ISSUES DURING INSTALLATION.
 2. ANTENNAS CAN'T SHOOT INTO METAL, OTHER OPERATOR ANTENNAS , OR ANYTHING THAT CAN CAUSE PIM ETC.
 3. NO SHADOWING/SKEW SHOULD BE THERE ON ANTENNAS. ALL ANTENNAS TO BE COPLANAR.
 4. ANTENNAS CANNOT TOUCH THE FRP SCREEN.
 5. RADIOS CANNOT TOUCH ANTENNAS.
 6. IF THERE IS A PARAPET WALL, THE BOTTOM OF ALL ANTENNAS MUST BE ABOVE THE HIGHEST POINT.
 7. CALL OUT THE USE OF CONCEALFAB PIM SHIELD KIT.

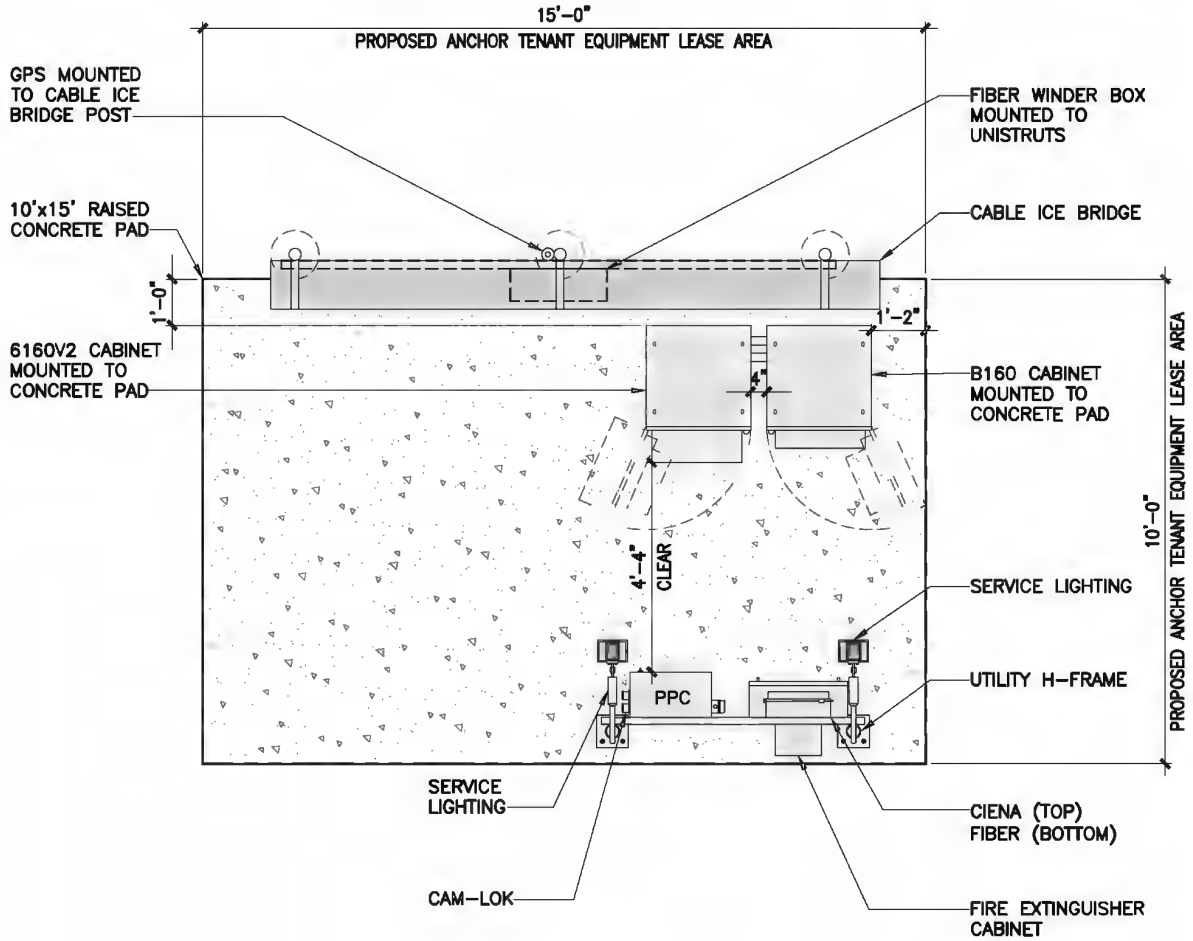


ANTENNA PLAN

- SERVICE LIGHTING NOTES:
1. THE SERVICE LIGHT IS MANUALLY SWITCHED ON/OFF BY THE SITE TECHNICIAN IN EMERGENCY SITUATIONS.
 2. MAINTENANCE OF THE CELL SITES ARE NORMALLY PERFORMED DURING DAY-LIGHT HOURS.
 3. THE SERVICE LIGHT SHALL BE POINTED -45° TOWARDS THE GROUND.

SERVICE LIGHTING SPECIFICATIONS:
MODEL: PLTS-12249 (OR EQUAL)
LED WATTAGE: 15W
LUMENS: 2097 LM
FOOT CANDLE: 194.8 FC

- NOTES:
1. ALL UTILITY CONDUITS TO BE ROUTED UNDERGROUND



EQUIPMENT PLAN

CLIENT

verticalbridge

22 W ATLANTIC AVE, #310
DELRAY BEACH, FL | 33444
561.406.4073

SITE ACQUISITION

AD

**ASSURANCE
DEVELOPMENT**

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

NO.	SUBMITTAL / REVISION	BY	DATE
4	GRADING UPDATE	JR	01/15/26
3	EQUIP & GEN CHANGE	FV	11/06/25
2	PLANNING COMMENTS	JR	05/16/24
1	STRUCTURE CHANGED	BD	10/31/23
0	ISSUED FOR ZONING	JR	10/24/23
A	ISSUED FOR REVIEW	JR	09/26/25

DRAWN: JR
DESIGNED: JR
CHECKED: BL

PROJECT NUMBER: US-CA-7286

PROJECT TITLE:

**US-CA-7286
BA50004C
NORTH LAKEPORT**

5017 TERRACE AVE
LAKEPORT, CA 95453

ENGINEER STAMP:

DRAWING TITLE:

**EQUIPMENT AND
ANTENNA PLAN**

DRAWING SCALE:

AS NOTED

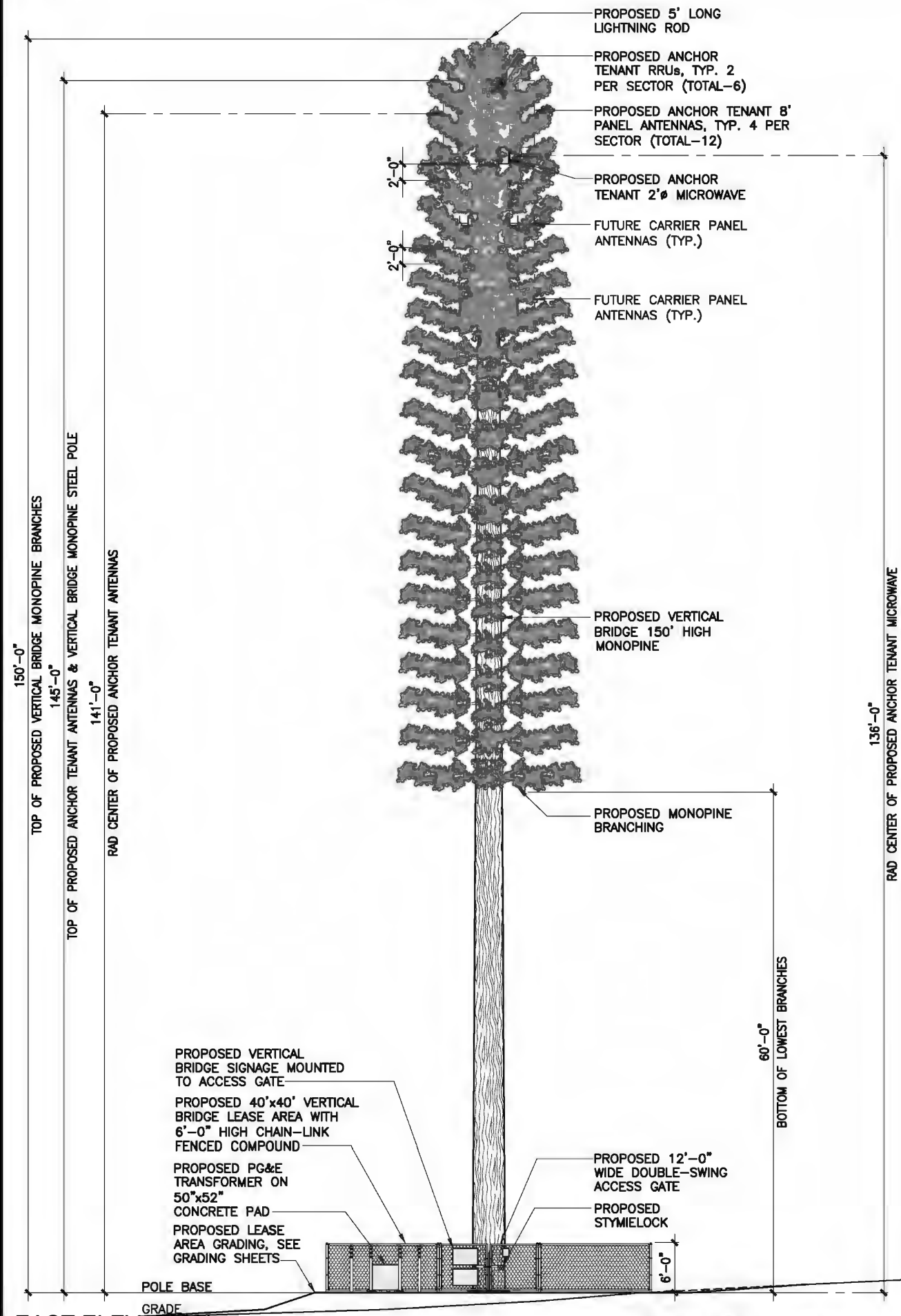
DATE: 09/26/25

ZD

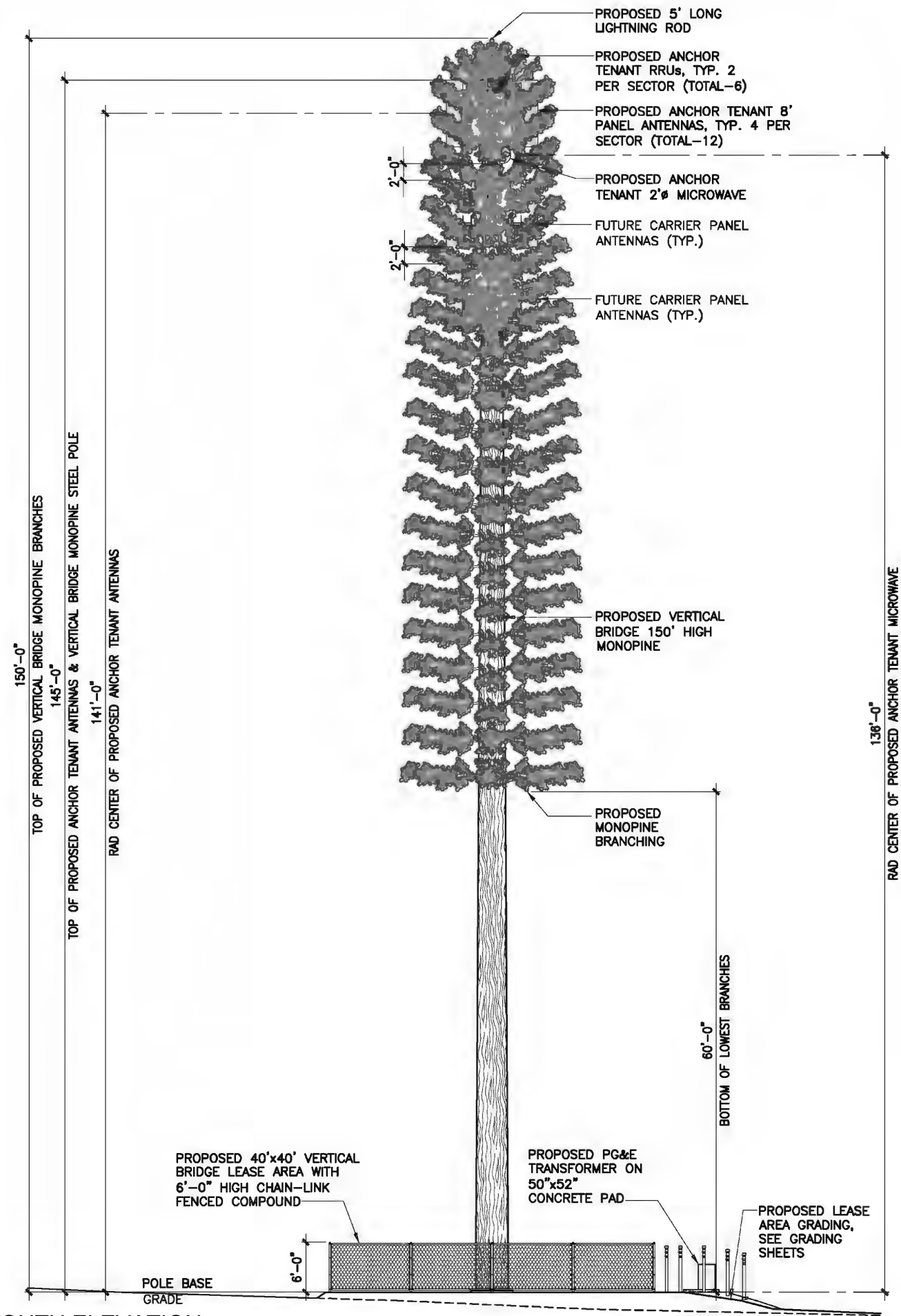
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EAST ELEVATION



SOUTH ELEVATION

CLIENT

verticalbridge

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SITE ACQUISITION

AD

**ASSURANCE
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ELEVATIONS

DRAWING SCALE:

AS NOTED

DATE: 09/26/25

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