PROJECT DESCRIPTION:

CONSTRUCTION OF TELECOMMUNICATIONS AND PUBLIC UTILITY FACILITY, CONSISTING OF A 125' MONOPINE WITH (24) 8' ANTENNAS, (24) RRU'S, (3) 2' MICROWAVE, (2) GPS ANTENNA, REQUIRED ANTENNA CABLING, HCS JUMPERS, (4) GROUND MOUNTED RADIO CABINETS, (4) SURGE SUPPRESSORS, (1) EQUIPMENT CANOPY, (1) FIBER BOX, (1) 200A ILC CABINET, (1) MANUAL SERVICE LIGHT SWITCH TIMER, (2) BACK-UP DIESEL GENERATOR, (4) RAISED CONCRETE PADS, CABLE ICE BRIDGE, UTILITY BACKBOARD AND MULTI-METER UTILITY SERVICE MOUNTED ON H-FRAME WITHIN A 100'x100' LEASE AREA WITH A 71'X100' FENCED COMPOUND. 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

vertical bridge

US-CA-5368 BIG PINE

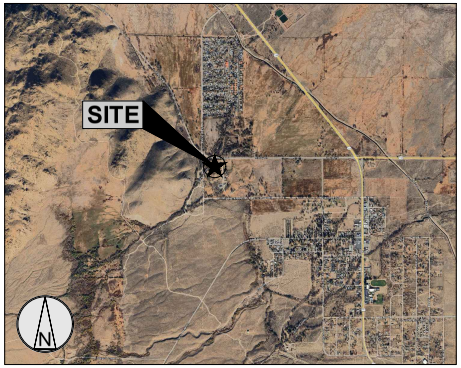
1001 COUNTY RD
BIG PINE, CA 93513

125' MONOPINE

TENANT SITE ID: SV14254E

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
A1	SITE PLAN
A2	ENLARGED SITE PLAN
A3	ENLARGED COMPOUND PLAN
A4	ANCHOR TENANT #1 EQUIPMENT AND ANTENNA PLAN
A5	ANCHOR TENANT #2 EQUIPMENT AND ANTENNA PLAN
A6	ELEVATIONS

LOCATION MAP
N.T.S.

PROJECT INFORMATION

SITE NAME:	BIG PINE
SITE NUMBER:	US-CA-5368
TENANT SITE ID:	SV14254E
SITE ADDRESS:	1001 COUNTY RD BIG PINE, CA 93513
PARCEL #:	018-090-01
DEED REFERENCE:	N/A
ZONING CLASSIFICATION:	PUBLIC
ZONING JURISDICTION:	INYO COUNTY
CONSTRUCTION TYPE:	V-B
OCCUPANCY:	U (UNMANNED TELECOM FACILITY)
NO. OF STORIES:	1 (ENCLOSURE ONLY)
SPRINKLER:	NONE
STRUCTURE TYPE:	MONOPINE
STRUCTURE HEIGHT:	125'
CONSTRUCTION AREA:	10,000 SQ. FT.
GROUND ELEVATION:	4,052.53' (NAVD88)
LATITUDE (NAD 83):	37.172394° (37° 10' 20.62" N)
LONGITUDE (NAD 83):	-118.306361° (118° 18' 22.90" W)

PROJECT DIRECTORY

PROPERTY OWNER:	INYO COUNTY 225 N EDWARDS ST INDEPENDENCE, CA 93526
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:	SCE
TELCO COMPANY:	CONTEL OF CALIFORNIA

EMERGENCY:
CALL 911

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

CLIENT
vertical bridge
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
0	ISSUED FOR ZONING	APP	02/28/25
B	ISSUED FOR REVIEW	JR	01/13/25
A	ISSUED FOR REVIEW	JR	12/04/24

DRAWN: JR
DESIGNED: JR
CHECKED: BL

PROJECT NUMBER: US-CA-5368

PROJECT TITLE:
US-CA-5368
SV14254E
BIG PINE
1001 COUNTY RD
BIG PINE, CA 93513

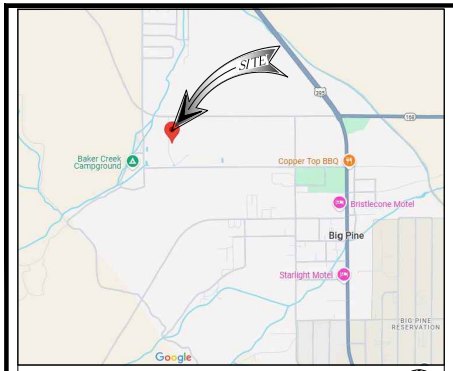
ENGINEER STAMP:

DRAWING TITLE:
TITLE SHEET

DRAWING SCALE: AS NOTED
DATE: 01/13/25
ZD

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

DRAWING NUMBER:
T1



VICINITY MAP

APN
018-090-01, INYO COUNTY, CALIFORNIA

RECORD OWNER
COUNTY OF INYO

TITLE REPORT
TITLE REPORT WAS PREPARED BY IRON CREST NATIONAL TITLE COMPANY WITH FILE NO. VTB-180252-C DATED APRIL 30, 2024.

BASIS OF ELEVATIONS: (NAVD 1988)
SITE ELEVATIONS ARE ESTABLISHED FROM THE GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS "GEOID 18" 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 4.

FLOOD ZONE
SITE IS LOCATED IN FLOOD ZONE "X" AS PER F.I.R.M. MAP NO. 06027C0625D EFFECTIVE DATE 8/16/2011

LEGAL DESCRIPTION
THAT CERTAIN REAL PROPERTY IN THE COUNTY OF INYO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 9 SOUTH, RANGE 34 EAST, MOUNT DIABLO MERIDIAN.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO COUNTY OF INYO IN DEED FROM FREDERICK CONN AND CARRIE M. CONN, HIS WIFE, AND EDWARD TRUDO DATED FEBRUARY 28, 1905 AND RECORDED FEBRUARY 28, 1905 IN INSTRUMENT NO. 1905-0000.

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. (A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

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

4. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

5. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

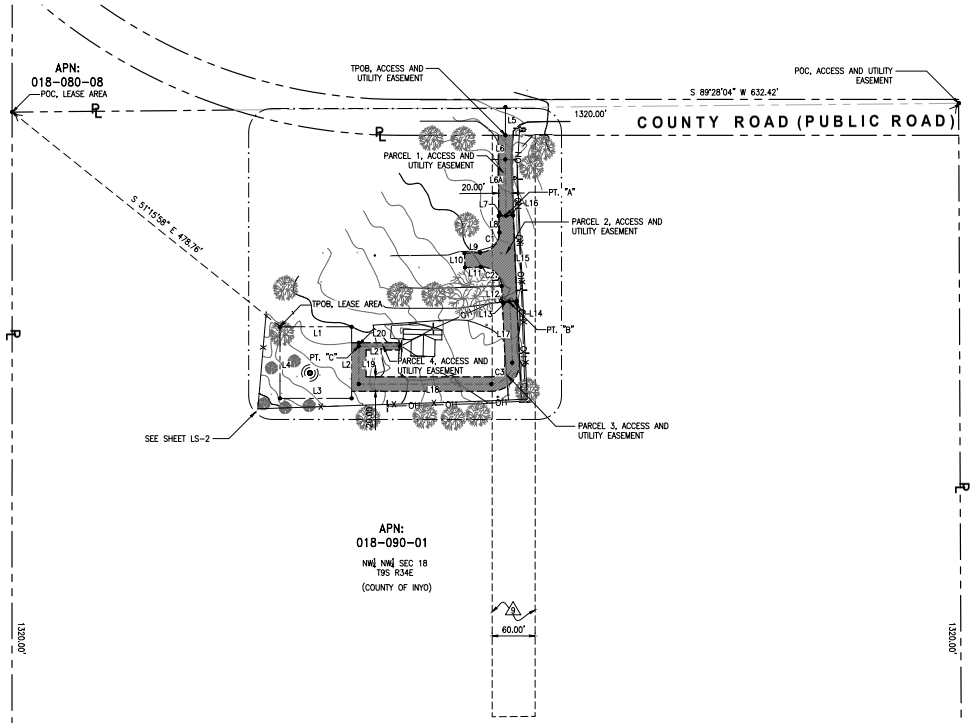
6. (A) UNPATENTED MINING CLAIMS, (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE
THEREOF, (C) WATER RIGHTS OR, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B) OR (C) ARE SHOWN BY THE PUBLIC RECORDS.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

7. ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR OR MATERIAL UNLESS SUCH LIEN IS SHOWN BY THE PUBLIC RECORDS AT DATE OF POLICY.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

8. ANY CLAIM TO (A) OWNERSHIP OF OR RIGHTS TO MINERALS AND SIMILAR SUBSTANCES, INCLUDING BUT NOT LIMITED TO ORES, METALS, COAL, LIGNITE, OIL, GAS, GEOTHERMAL RESOURCES, URANIUM, CLAY, ROCK, SAND AND GRAVEL LOCATED IN, ON, OR UNDER THE LAND OR PRODUCED FROM THE LAND, WHETHER SUCH OWNERSHIP OR RIGHTS ARISE BY LEASE, GRANT, EXCEPTION, CONVEYANCE, RESERVATION, OR OTHERWISE; AND (B) ANY RIGHTS, PRIVILEGES, IMMUNITIES, RIGHTS OF WAY, AND EASEMENTS ASSOCIATED THEREWITH OR APPURTENANT THERETO, WHETHER OR NOT THE INTERESTS OR RIGHTS EXCEPTED IN (A) OR (B) APPEAR IN THE PUBLIC RECORDS OR ARE SHOWN IN SCHEDULE B.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

9. GRANT OF EASEMENT BETWEEN COUNTY OF INYO ; AND SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, DATED JULY 1, 2014 AND RECORDED AUGUST 15, 2014 IN (INSTRUMENT) 2014-0002046-00, IN INYO COUNTY, CALIFORNIA.
(THE EXCEPTION IS LOCATED WITHIN PARENT PARCEL, BUT IS NOT LOCATED WITHIN THE LEASE AREA OR ANY VB EASEMENTS)

10. 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)



LINE DATA		
NO.	BEARING	DISTANCE
L1	EAST	100.00
L2	SOUTH	100.00
L3	WEST	100.00
L4	NORTH	100.00
L5	SOUTH	38.71
L6	SOUTH	33.82'
L6A	S 0°32'04" E	78.35
L7	S 87°36'09" W	10.00
L8	S 2°23'51" E	22.00
L9	S 87°36'09" W	22.00
L10	S 2°23'51" E	20.00
L11	N 87°36'09" E	22.00
L12	S 2°23'51" E	22.00
L13	N 87°36'09" E	10.00
L14	N 87°36'09" E	10.00

LINE DATA		
NO.	BEARING	DISTANCE
L15	N 2°23'51" W	120.00'
L16	S 87°36'09" W	10.00'
L17	S 2°34'15" E	85.23'
L18	WEST	184.97'
L19	NORTH	52.69'
L20	NORTH	5.00'
L21	EAST	57.26'

CURVE DATA			
NO.	LENGTH	RADIUS	DELTA
C1	43.98'	28.00'	90°00'00"
C2	43.98'	28.00'	90°00'00"
C3	46.43'	29.91'	88°56'57"

LEASE AREA
A PARCEL OF LAND LYING WITHIN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 9 SOUTH, RANGE 34EAST, MOUNT DIABLO MERIDIAN, SAID PARCEL IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18; THENCE SOUTH 51°15'58" EAST 478.76 FEET TO THE TRUE POINT OF BEGINNING; THENCE EAST 100.00 FEET; THENCE SOUTH 100.00 FEET; THENCE WEST 100.00 FEET; THENCE NORTH 100.00 FEET TO THE TRUE POINT OF BEGINNING.

ACCESS AND UTILITY EASEMENT
PARCELS OF LAND LYING WITHIN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 9 SOUTH, RANGE 34EAST, MOUNT DIABLO MERIDIAN, SAID PARCELS ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1

A STRIP OF LAND TWENTY (20) FEET WIDE, LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18; THENCE SOUTH 89°28'04" WEST 632.42 FEET; THENCE SOUTH 38.71 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 33.82 FEET; THENCE SOUTH 0°32'04" EAST 78.35 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A".

PARCEL 2

BEGINNING AT THE AFOREMENTIONED POINT "A"; THENCE SOUTH 87°36'09" WEST 10.00 FEET; THENCE SOUTH 2°23'51" EAST 22.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 28.00 FEET THENCE SOUTHWESTERLY 43.98 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE 90°00'00"; THENCE SOUTH 87°36'09" WEST 22.00 FEET; THENCE SOUTH 2°23'51" EAST 20.00 FEET; THENCE NORTH 87°36'09" EAST 22.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 28.00 FEET THENCE SOUTHEASTERLY 43.98 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE 90°00'00"; THENCE SOUTH 2°23'51" EAST 22.00 FEET; THENCE NORTH 87°36'09" EAST 10.00 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "B"; THENCE NORTH 87°36'09" EAST 10.00 FEET; THENCE NORTH 2°23'51" WEST 120.00 FEET; THENCE SOUTH 87°36'09" WEST 10.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 3

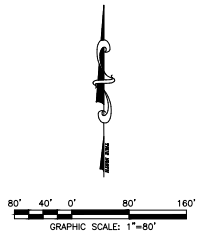
A STRIP OF LAND TWENTY (20) FEET WIDE, LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE AFOREMENTIONED POINT "B"; THENCE SOUTH 2°34'15" EAST 85.23 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 29.91 FEET THENCE SOUTHWESTERLY 46.43 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE 88°56'57"; THENCE WEST 184.97 FEET; THENCE NORTH 52.69 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "C"; THENCE NORTH 5.00 FEET.

PARCEL 4

A STRIP OF LAND TEN (10) FEET WIDE, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE AFOREMENTIONED POINT "C"; THENCE EAST 57.26 FEET TO THE POINT OF TERMINATION.



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, RCE 76571 EXP. 03/31/26

NOVEMBER 19, 2024
DATE

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

24 RECODO, IRVINE, CA 92620
714.634.9027

NO.	SUBMITTAL / REVISION	BY	DATE
4	LEASE AUE SHIFTED	LJ	02/24/25
3	LEASE AUE SHIFTED	LJ	02/20/25
2	LEASE AUE ADDED	LJ	02/13/25
1	FINAL SURVEY	LJ	12/04/24
0	PRELIMINARY SURVEY	LJ	11/19/24

DRAWN: LJ
DESIGNED:
CHECKED: AJK

PROJECT NUMBER: US-CA-5470

PROJECT TITLE:

US-CA-5368

APN: 018-090-01
1001 COUNTY RD.,
BIG PINE, CA 93513
INYO COUNTY

ENGINEER STAMP:

REGISTERED PROFESSIONAL ENGINEER
ANDREW J KOLTAVARY
76571
EXP. 03/31/26
CIVIL
STATE OF CALIFORNIA

DRAWING TITLE:

TITLE SHEET

DRAWING SCALE:
AS NOTED

DATE:
2/24/2025

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

DRAWING NUMBER:

LS-1

LEGEND

- CENTER LINE
- PROPERTY LINE
- CHAIN LINK FENCE
- WOODEN FENCE
- WIRE FENCE
- OVERHEAD ELECTRICAL LINE
- LOT LINE
- CMU WALL
- AC MECHANICAL EQUIPMENT
- AT AC CONDUIT
- CF CURB FACE
- CT CABINET
- DH DOG HOUSE
- ER EQUIPMENT RACK
- FP FENCE POST
- FDC FIRE DEPARTMENT CONNECTION
- FS FINISH SURFACE
- GV GAS VALVE
- HT HEIGHT
- HH HANDHOLE
- JB JUNCTION BOX
- LT LIGHT POLE
- PP POWER POLE
- RP RAISED PLATFORM
- RD ROOF DRAIN
- SCO SANITARY CLEAN OUT
- SDMH STORM DRAIN MANHOLE
- SSMH SANITARY MANHOLE
- SG SIGN
- SD SATELLITE DISH
- TC TOP OF CURB
- TOA TOP OF ANTENNA
- WR WATER RISER
- WM WATER METER
- V VENT
- VT VAULT

- EXISTING STREET LIGHT
- EXISTING TRAFFIC SIGNAL
- EXISTING SIGN
- EXISTING MANHOLE
- GUY WIRE
- POWER POLE
- FIRE HYDRANT
- TREE
- CONCRETE
- EXISTING GRASS/TURF

MONUMENTS

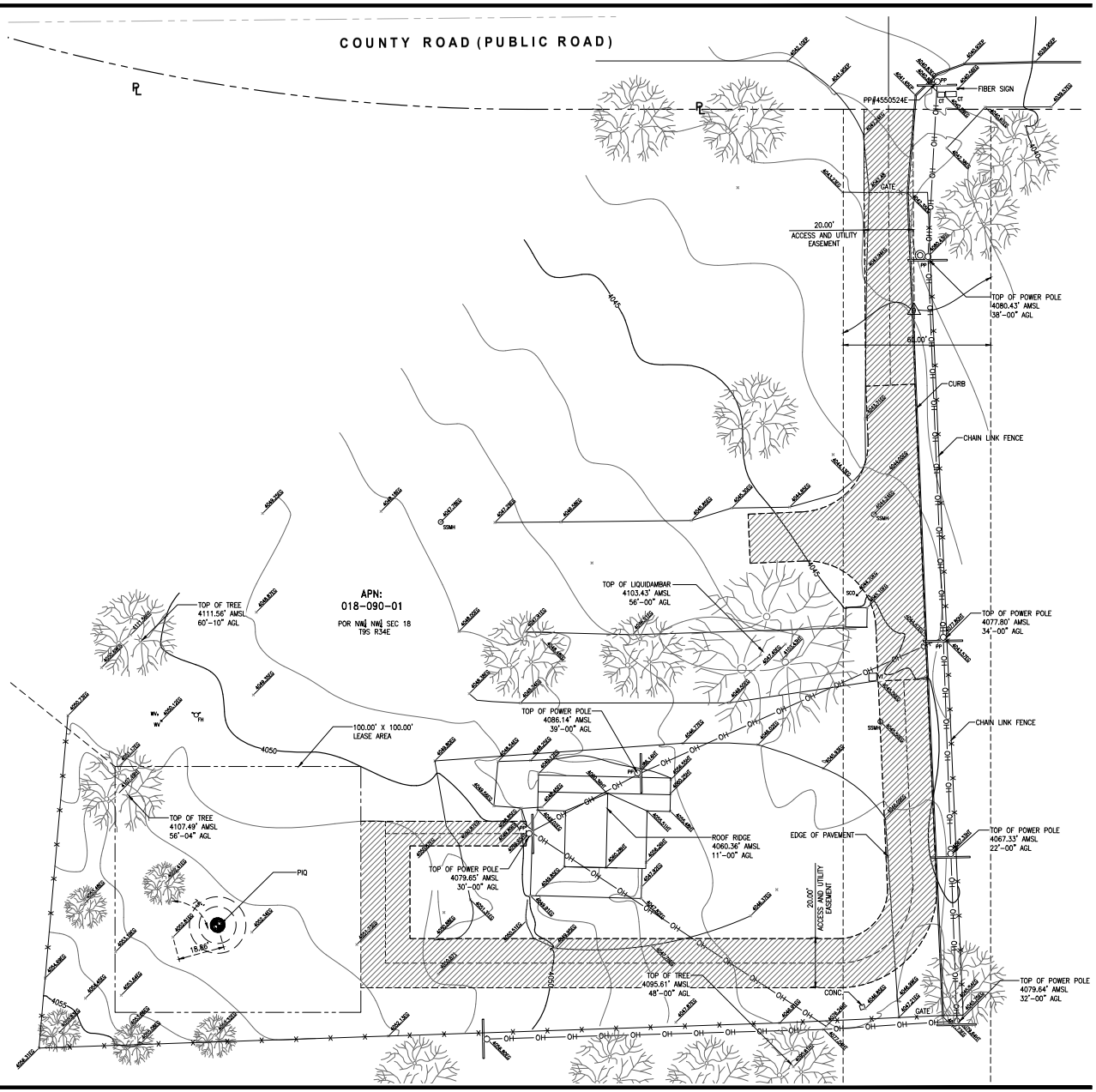
- MONUMENT FD. (SEE SHEET LS-1)

LATITUDE: 37°10'20.62"N (37.172394°)
LONGITUDE: 118°18'22.90"W (-118.306361°)

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

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 NOVEMBER 16, 2024.
4. ACCESS AND UTILITY EASEMENTS TERMINATE AT A CONFIRMED RIGHT 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.



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

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SOUTH PASADENA, CA | 91030
626.765.5079

ENGINEER

AJK
24 RECODO, IRVINE, CA 92620
714.634.9027

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3	LEASE AUE SHIFTED	LJ	02/20/25
2	LEASE AUE ADDED	LJ	02/13/25
1	FINAL SURVEY	LJ	12/04/24
0	PRELIMINARY SURVEY	LJ	11/19/24

DRAWN: LJ
DESIGNED:
CHECKED: AJK

PROJECT NUMBER: US-CA-5470

PROJECT TITLE:

US-CA-5368

APN: 018-090-01
1001 COUNTY RD.,
BIG PINE, CA 93513
INYO COUNTY

ENGINEER STAMP:

REGISTERED PROFESSIONAL ENGINEER
ANDREW J KOLTAVARY
No. 65[illegible]
EXP. 03/31/26
CIVIL
STATE OF CALIFORNIA

DRAWING TITLE:

TOPOGRAPHIC SURVEY

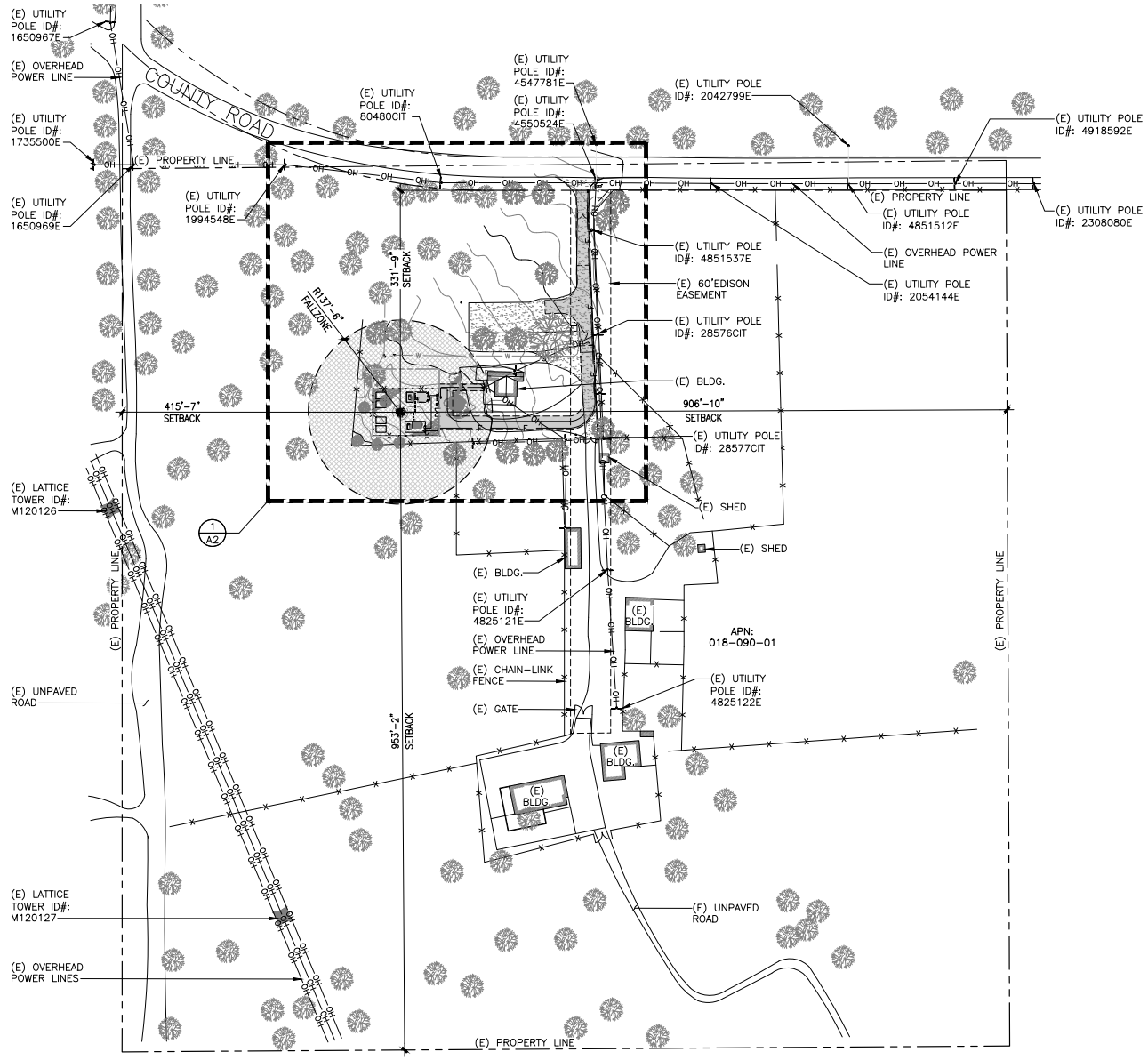
DRAWING SCALE: AS NOTED

DATE: 2/24/2025

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

DRAWING NUMBER:

LS-2



SITE PLAN

11"x17" SCALE: 1" = 160'-0"
24"x36" SCALE: 1" = 80'-0"
0 40' 80' 160'
NORTH
1

CLIENT

verticalbridge

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
0	ISSUED FOR ZONING	APP	02/28/25
B	ISSUED FOR REVIEW	JR	01/13/25
A	ISSUED FOR REVIEW	JR	12/04/24

DRAWN: JR
DESIGNED: JR
CHECKED: BL

PROJECT NUMBER: US-CA-5368

PROJECT TITLE:

US-CA-5368
SV14254E
BIG PINE

1001 COUNTY RD
BIG PINE, CA 93513

ENGINEER STAMP:

DRAWING TITLE:

SITE PLAN

DRAWING SCALE: AS NOTED

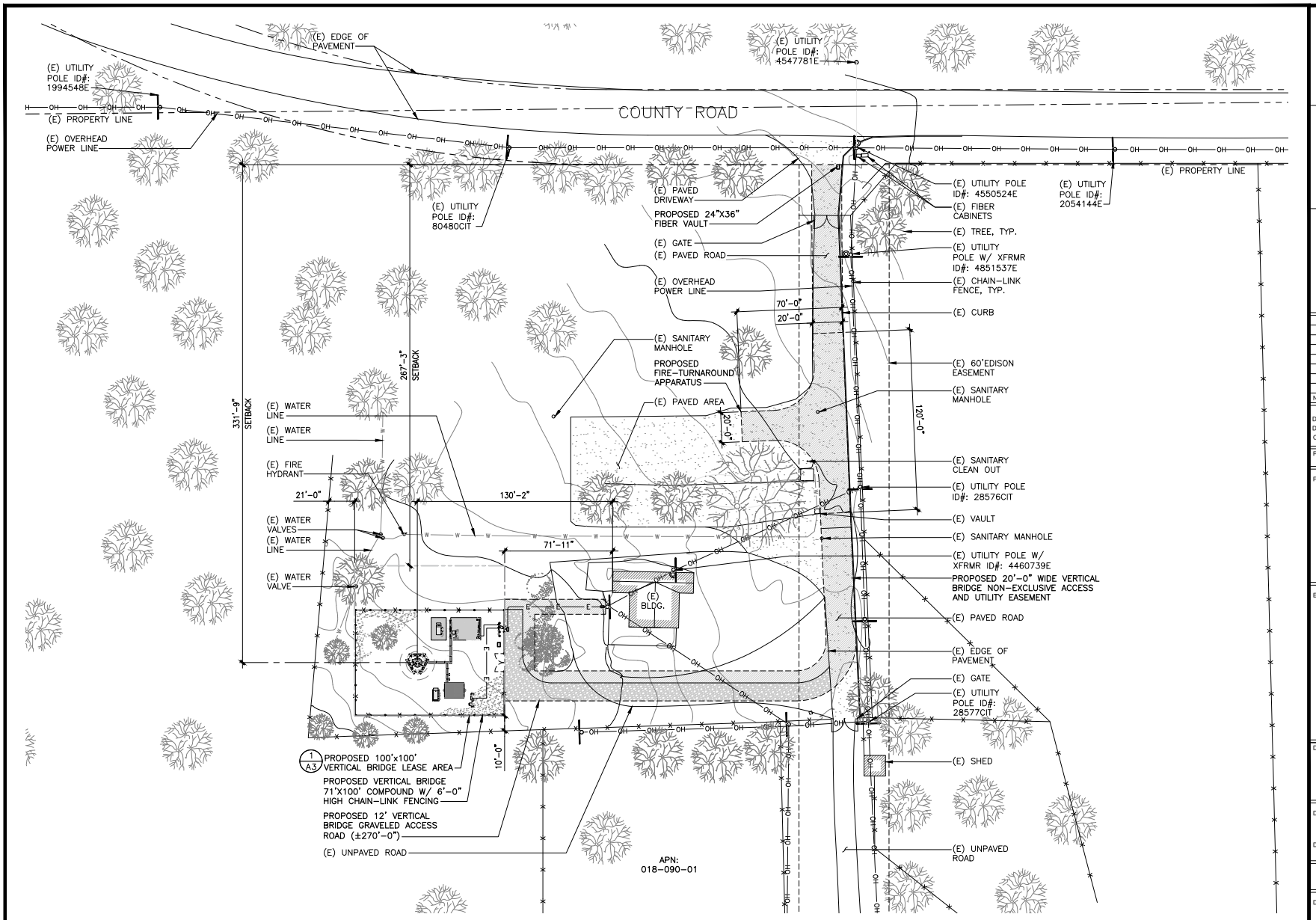
DATE: 01/13/25

ZD

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

DRAWING NUMBER:

A1



ENLARGED SITE PLAN

11"x17" SCALE: 1" = 60'-0"
24"x36" SCALE: 1" = 30'-0"
0 15' 30' 60'
NORTH
1

CLIENT

vertical bridge

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
0	ISSUED FOR ZONING	APP	02/28/25
B	ISSUED FOR REVIEW	JR	01/13/25
A	ISSUED FOR REVIEW	JR	12/04/24

DRAWN: JR
DESIGNED: JR
CHECKED: BL

PROJECT NUMBER: US-CA-5368

PROJECT TITLE:

US-CA-5368
SV14254E
BIG PINE

1001 COUNTY RD
BIG PINE, CA 93513

ENGINEER STAMP:

DRAWING TITLE:

ENLARGED SITE PLAN

DRAWING SCALE: AS NOTED

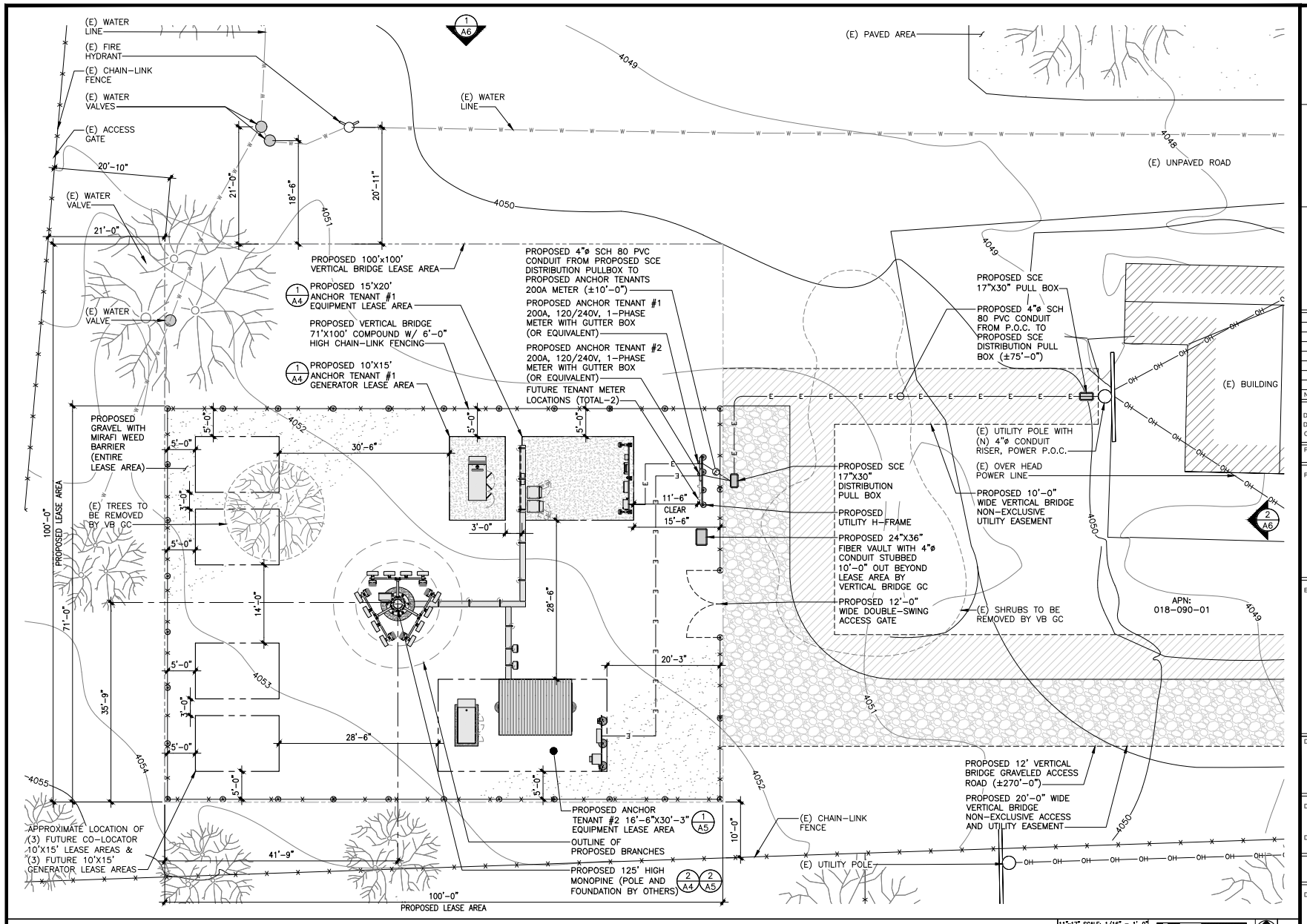
DATE: 01/13/25

ZD

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

DRAWING NUMBER:

A2



ENLARGED COMPOUND PLAN

11"x17" SCALE: 1/16" = 1'-0"
24"x36" SCALE: 1/8" = 1'-0"
0 2' 4' 8' 16'
NORTH

1

CLIENT

vertical bridge

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

SITE ACQUISITION

ASSURANCE DEVELOPMENT

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SOUTH PASADENA, CA | 91030
626.765.5079

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DRAWN: JR
DESIGNED: JR
CHECKED: BL

PROJECT NUMBER: US-CA-5368

PROJECT TITLE:

US-CA-5368
SV14254E
BIG PINE

1001 COUNTY RD
BIG PINE, CA 93513

ENGINEER STAMP:

DRAWING TITLE:

ENLARGED COMPOUND PLAN

DRAWING SCALE: AS NOTED

DATE: 01/13/25

ZD

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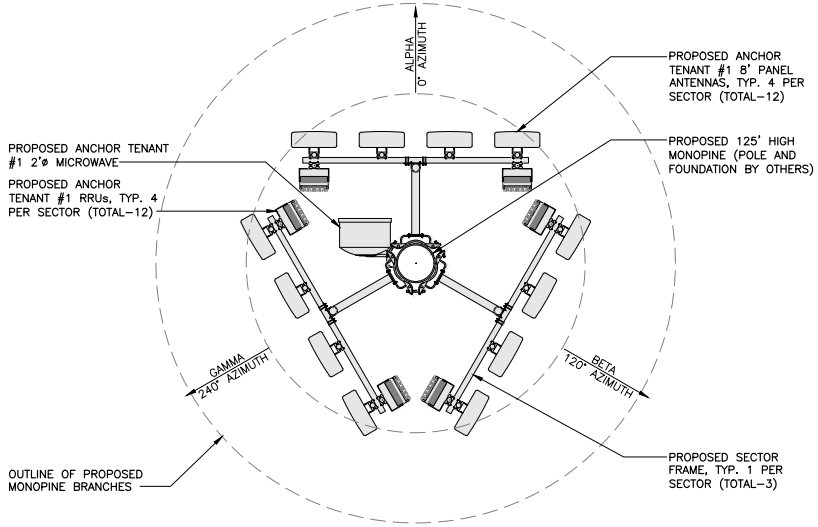
DRAWING NUMBER:

A3



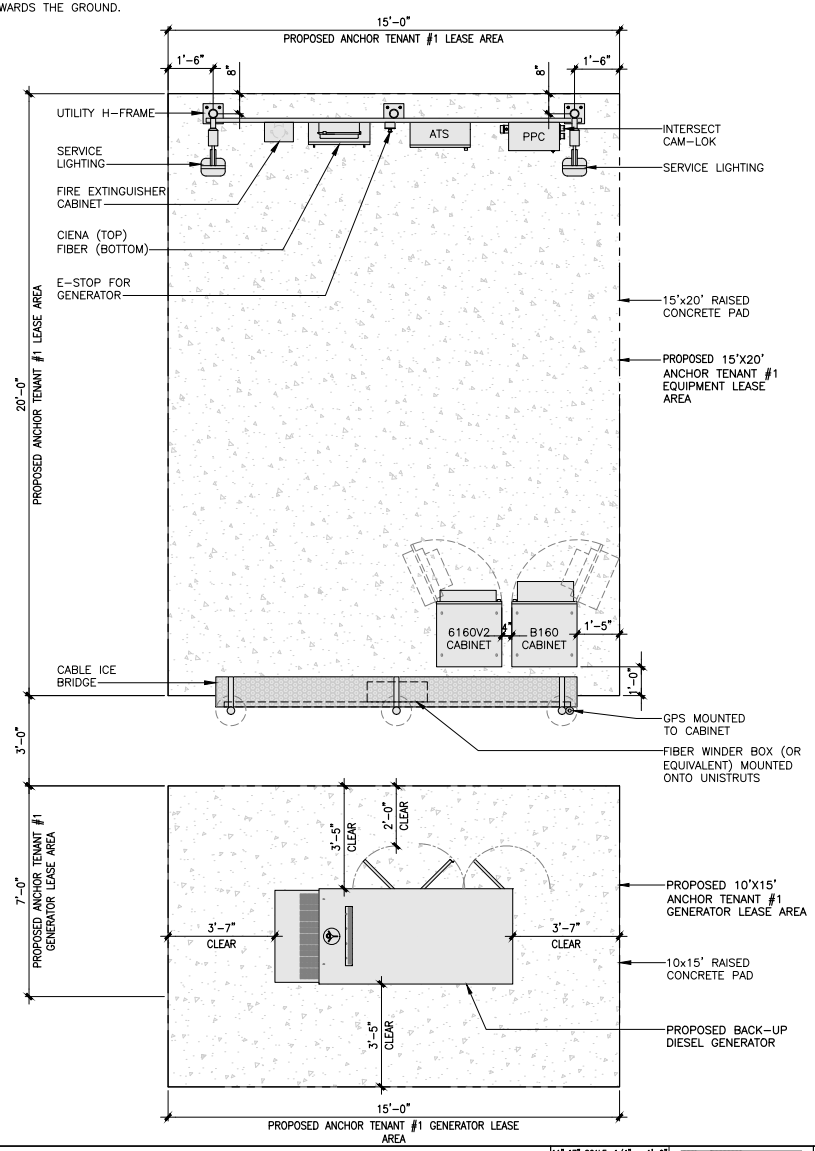
ANTENNA PLAN

11"x17" SCALE: 3/16" = 1'–0"
24"x36" SCALE: 3/8" = 1'–0"
0 1' 2' 4'

2

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



NOT USED

SCALE
N.T.S.

3

EQUIPMENT PLAN

11"x17" SCALE: 1/4" = 1'–0"
24"x36" SCALE: 1/2" = 1'–0"
0 1' 2' 4'

1

CLIENT

verticalbridge

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

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DRAWN: JR
DESIGNED: JR
CHECKED: BL

PROJECT NUMBER: US-CA-5368

PROJECT TITLE:

US-CA-5368
SV14254E
BIG PINE

1001 COUNTY RD
BIG PINE, CA 93513

ENGINEER STAMP:

DRAWING TITLE:
ANCHOR TENANT #1 EQUIPMENT AND ANTENNA PLAN

DRAWING SCALE: AS NOTED

DATE: 01/13/25

ZD

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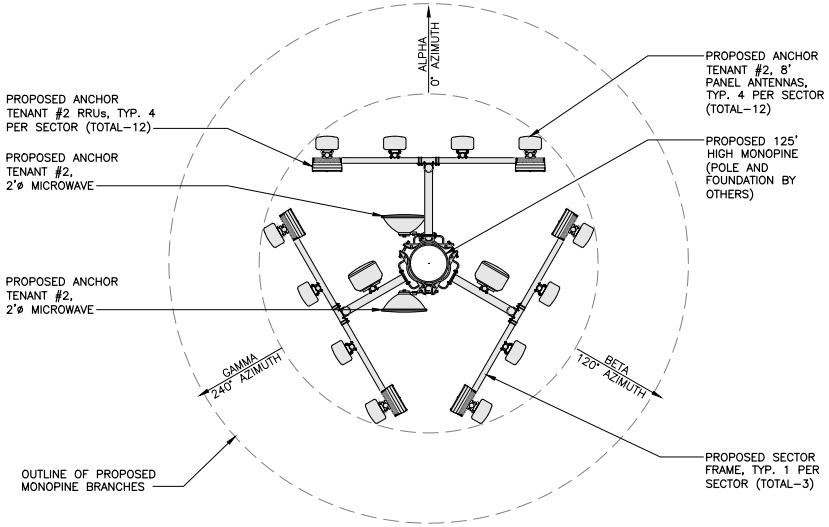
DRAWING NUMBER:

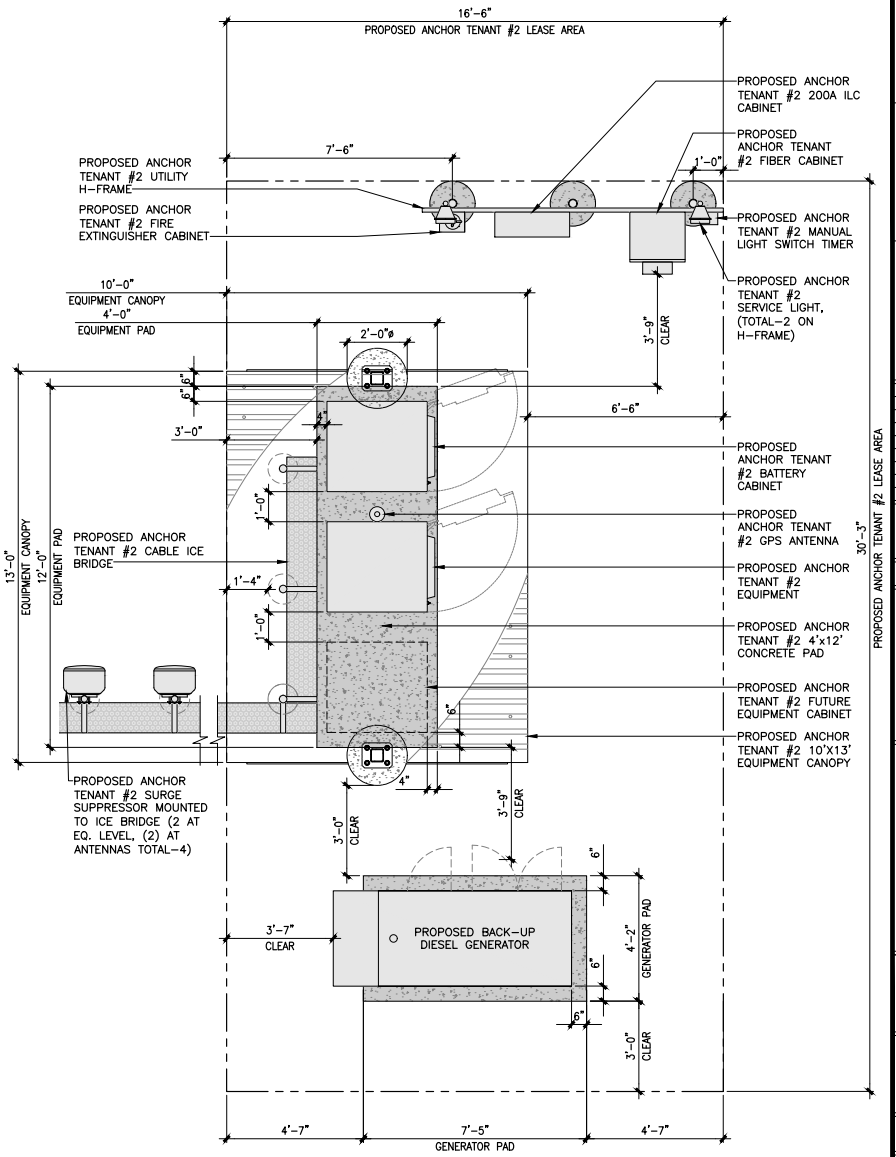
A4



ANTENNA PLAN

11"x17" SCALE: 3/16" = 1'–0"
24"x36" SCALE: 3/8" = 1'–0"
0 1' 2' 4'

2



NOT USED

SCALE
N.T.S.

3

EQUIPMENT PLAN

11"x17" SCALE: 1/4" = 1'–0"
24"x36" SCALE: 1/2" = 1'–0"
0 1' 2' 4'

1

CLIENT

verticalbridge

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

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A	ISSUED FOR REVIEW	JR	12/04/24

DRAWN: JR
DESIGNED: JR
CHECKED: BL

PROJECT NUMBER: US-CA-5368

PROJECT TITLE:

US-CA-5368
SV14254E
BIG PINE

1001 COUNTY RD
BIG PINE, CA 93513

ENGINEER STAMP:

DRAWING TITLE:
ANCHOR TENANT #2 EQUIPMENT AND ANTENNA PLAN

DRAWING SCALE: AS NOTED

DATE: 01/13/25

ZD

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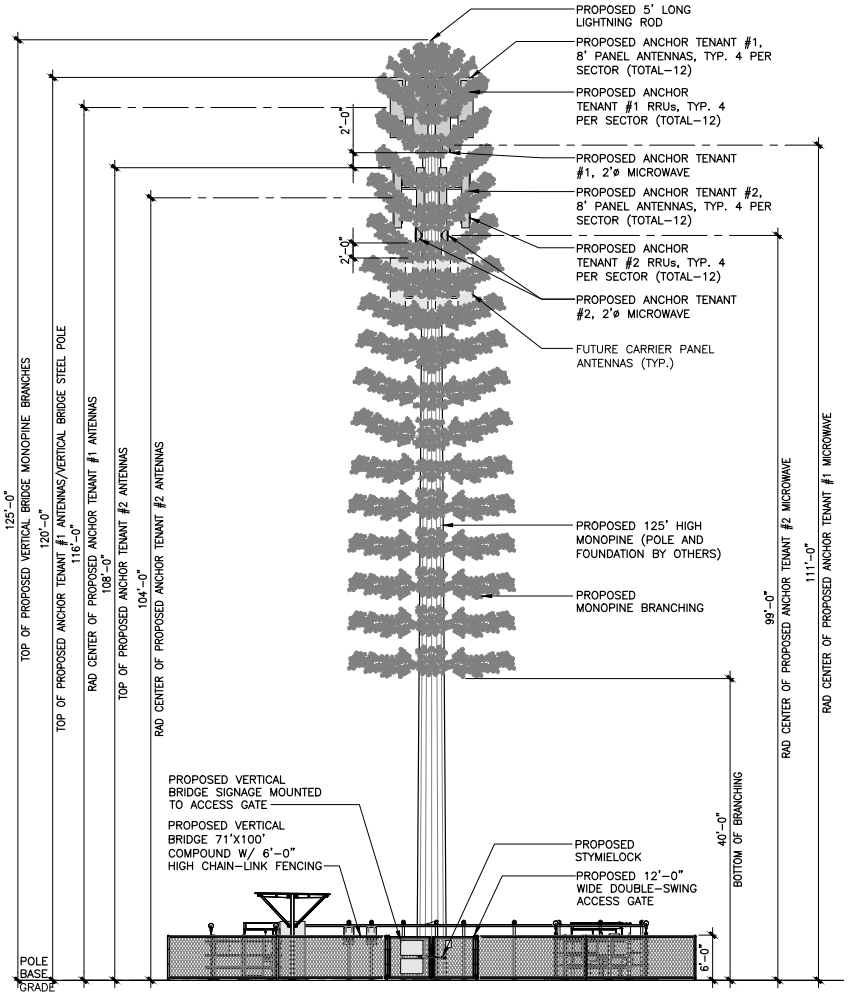
DRAWING NUMBER:

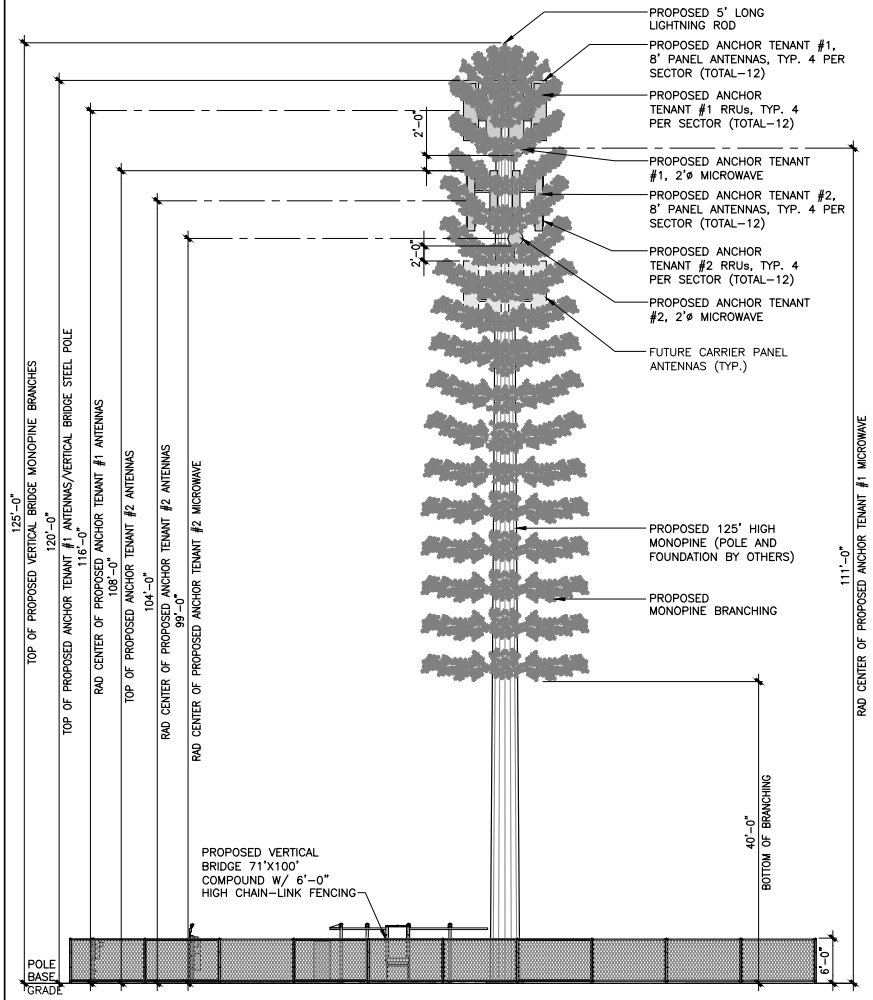
A5



EAST ELEVATION

11"x17" SCALE: 1/16" = 1'–0"
24"x36" SCALE: 1/8" = 1'–0"
0 2' 4' 8' 16'

2



NORTH ELEVATION

11"x17" SCALE: 1/16" = 1'–0"
24"x36" 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

ASSURANCE DEVELOPMENT

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DESIGNED: JR
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PROJECT NUMBER: US-CA-5368

PROJECT TITLE:

US-CA-5368
SV14254E
BIG PINE

1001 COUNTY RD
BIG PINE, CA 93513

ENGINEER STAMP:

DRAWING TITLE:

ELEVATIONS

DRAWING SCALE: AS NOTED

DATE: 01/13/25

ZD

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DRAWING NUMBER:

A6