

PROJECT DESCRIPTION:

CONSTRUCTION OF TELECOMMUNICATIONS AND PUBLIC UTILITY FACILITY, CONSISTING OF A 150' MONOPINE WITH (12) 8' 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
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



US-CA-7286 NORTH LAKEPORT
5017 TERRACE AVE
LAKEPORT, CA 95453
150' MONOPINE
TENANT SITE ID: BA50004C

APPROVAL BLOCK			
		APPROVED AS NOTED	DISAPPROVED REVISE
VERTICAL BRIDGE	DATE	<input type="checkbox"/>	<input type="checkbox"/>
SITE ACQUISITION	DATE	<input type="checkbox"/>	<input type="checkbox"/>
CONSTRUCTION MANAGER	DATE	<input type="checkbox"/>	<input type="checkbox"/>
PERMITTING	DATE	<input type="checkbox"/>	<input type="checkbox"/>
RF ENGINEERING	DATE	<input type="checkbox"/>	<input type="checkbox"/>

CLIENT

750 PARK OF COMMERCE DR.
SUITE 200 | BOCA RATON, FL | 33487
904.948.0387

SITE ACQUISITION

1488 HUNTINGTON DR. | SUITE 905
SOUTH PASADENA, CA | 91030
626.765.8079



VICINITY MAP
N.T.S

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



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 #:	029-031-190
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' (NAVDB86)
LATITUDE (NAD 83):	39.103442° (39° 06' 12.39" N)
LONGITUDE (NAD 83):	-122.008231° (122° 54' 22.43" W)

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 1488 HUNTINGTON DR. #305 SOUTH PASADENA, CA 91030 CONTACT: BILL LEWIS PHONE: 626.765.8079
POWER COMPANY:	PG&E
TELCO COMPANY:	AT&T

EMERGENCY:
CALL 911

UNDERGROUND SERVICE ALERT
888.888.8888
WWW.CALIFORNIA811.COM
CALL 811 TO REQUEST UNIVERSAL UTILITY NOTIFICATION PRIOR TO CONSTRUCTION

NO.	DESCRIPTION	DATE
2	PLANNING COMMENTS	JR 09/18/24
1	STRUCTURAL CHANGES	BL 09/18/24
0	ISSUED FOR BIDDING	JR 10/24/23
1	ISSUED FOR REVIEW	JR 10/26/23
0	SUBMITTAL REVISIONS	BY 04/24

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:	ZD
DATE:	10/20/24
UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF APPLICABLE STATE AND/OR LOCAL LAWS	
DRAWING NUMBER:	T1

LEGEND

- CENTER LINE
- PROPERTY LINE
- OPEN END FENCE
- FENCE
- GAS LINE
- ELECTRICAL LINE
- SEWER LINE
- CUP HOLE
- BACK OF WALK
- CATCH BASIN
- CURB FACE
- CURB
- DOUBLE CONTROL VALVE
- DISTINGUISH
- EDGE OF PAVEMENT
- FIRE HYDRANT
- FRESH SURFACE
- GAS METER
- HOLE
- JUNCTION
- JUNCTION BOX
- LIGHT POLE
- METER
- MANHOLE
- MEDICAL
- POWER POLE
- STORM DRAIN MANHOLE
- SANITARY MANHOLE
- SANITARY CLEAN-OUT
- SIGN
- TOP OF CURB
- TRANSFER
- WATER METER
- WATER VALVE
- WELT
- EXISTING STREET LIGHT
- EXISTING BURIED SIGNAL
- EXISTING SIGN
- EXISTING MARKER
- GUY WIRE
- POWER POLE
- HOLE / NO MARK
- PALE
- CONCRETE
- PLASTIC CONCRETE

MONUMENTS

MONUMENT NO.

COORDINATES

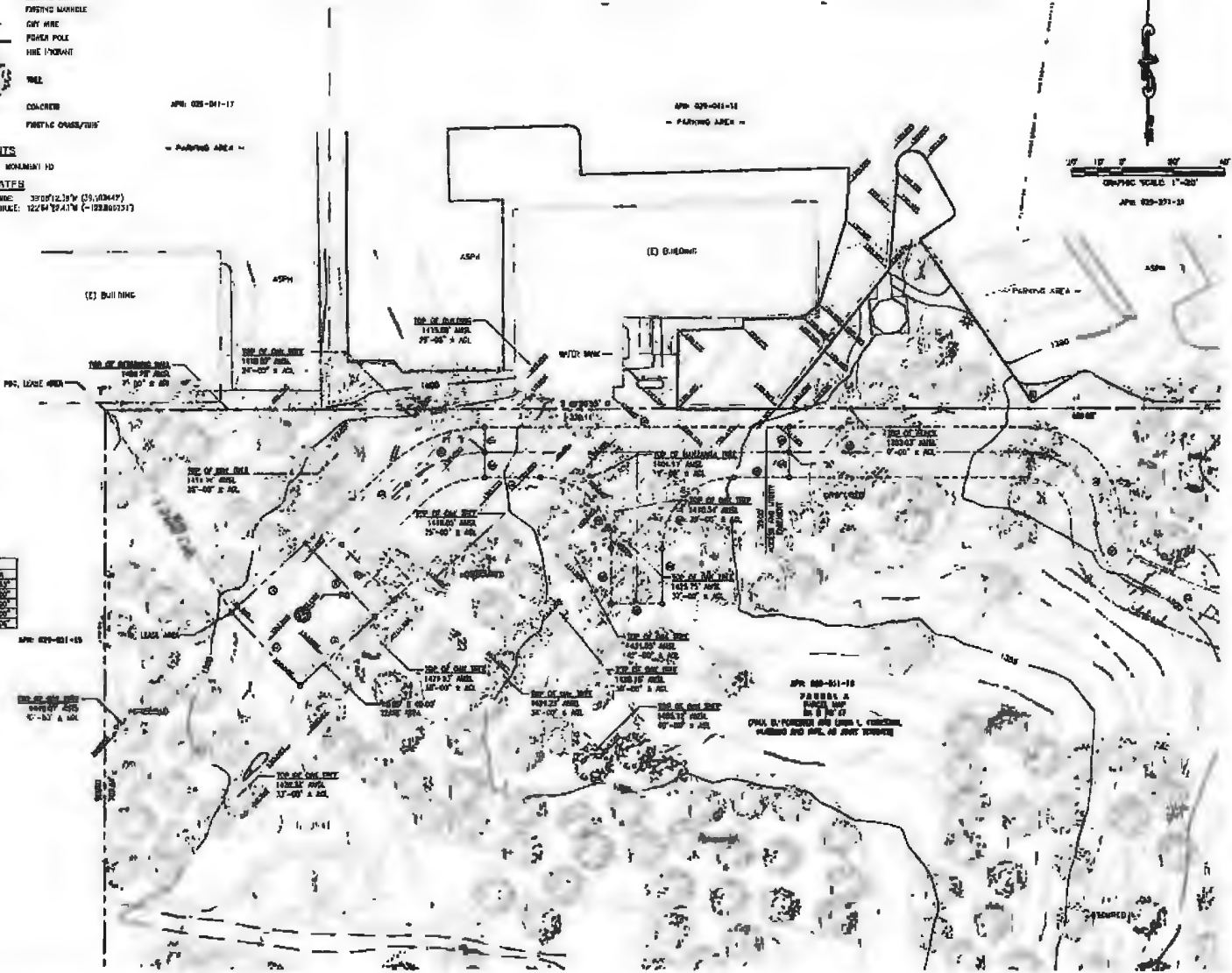
LATITUDE: 33°05'12.19"N (33.08647)

LONGITUDE: 122°54'37.11"W (-122.90917)

- NOTES**
- THIS IS NOT A BOUNDARY SURVEY. THIS IS A UNCALIBRATED TOPOGRAPHIC MAP. THE PROPERTY LINES AND DIMENSIONS SHOWN HEREBY ARE FROM RECORD INFORMATION AS SHOWN HEREON, AND THE SURVEYOR HAS NOT RECONSTRUCTED THE INFORMATION TO PROVIDE INFORMATION OF US NO FOUND MONUMENTS BEING FOUND.
 - THE HEIGHTS AND ELEVATIONS FOR THE TREE, BUSHES AND OTHER LIVING PLANTS SHOWN HEREBY, SHOULD BE CONSIDERED APPROXIMATE (+/-) AND ONLY FOR THE MAP 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.
 - ACCURACY AND UTILITY ESTIMATES BASED UPON A CONFIRMED HEIGHT OF 860'.
 - NO VISIBLE ENCROACHMENTS WERE NOTICED ON THE LEASE OR EASEMENT AREAS AT THE TIME OF THE SURVEY.
 - THE LEASE AND EASEMENT AREA ARE ENTIRELY WITHIN THE PARENT OR ACCESS PARCEL.

LINE NO.	BEARING	DISTANCE
L10	N 82°15'30" W	30.24
L11	S 89°57' W	36.47
L12	S 89°57' W	36.47
L13	S 89°57' W	36.47
L14	S 89°57' W	36.47
L15	S 89°57' W	36.47
L16	S 89°57' W	36.47
L17	S 89°57' W	36.47
L18	S 89°57' W	36.47
L19	S 89°57' W	36.47
L20	S 89°57' W	36.47
L21	S 89°57' W	36.47
L22	S 89°57' W	36.47
L23	S 89°57' W	36.47
L24	S 89°57' W	36.47
L25	S 89°57' W	36.47
L26	S 89°57' W	36.47
L27	S 89°57' W	36.47
L28	S 89°57' W	36.47
L29	S 89°57' W	36.47
L30	S 89°57' W	36.47
L31	S 89°57' W	36.47
L32	S 89°57' W	36.47
L33	S 89°57' W	36.47
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L99	S 89°57' W	36.47
L100	S 89°57' W	36.47

NO.	BEARING	DISTANCE	BEARING	DISTANCE	
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12	S 89°57' W	36.47	12	S 89°57' W	36.47
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92	S 89°57' W	36.47	92	S 89°57' W	36.47
93	S 89°57' W	36.47	93	S 89°57' W	36.47
94	S 89°57' W	36.47	94	S 89°57' W	36.47
95	S 89°57' W	36.47	95	S 89°57' W	36.47
96	S 89°57' W	36.47	96	S 89°57' W	36.47
97	S 89°57' W	36.47	97	S 89°57' W	36.47
98	S 89°57' W	36.47	98	S 89°57' W	36.47
99	S 89°57' W	36.47	99	S 89°57' W	36.47
100	S 89°57' W	36.47	100	S 89°57' W	36.47



SURVEY PREPARED FOR

verticalbridge
VB B7S II, LLC

780 PARK OF COMMERCE DR
SUITE 200, BOCA RATON, FL 33487
954 986 0387

SITE ACQUISITION

AD
ASSURANCE
DEVELOPMENT

1400 HUNTINGTON DR | SUITE 305
SOUTH PARADISE, CA | 94033
925 768 8375

ENGINEER

AK
24 REDWOOD
SUITE 200, BOCA RATON
FL 33487

NO.	DESCRIPTION	DATE	STATUS
1	Final Survey	03/18/03	AS BUILT
2	LEASE AREA SURVEYS	03/18/03	AS BUILT
3	REVISIONS	03/18/03	AS BUILT
4	SUBSTITUTED REVISION	07/18/03	AS BUILT

PROJECT NUMBER: **US-CA-7286**
BA50004
NORTH LAKE PORT
5017 TERRACE AVE.,
LAKEPORT, CA 95453
LAKE COUNTY

ENGINEER AT LARGE

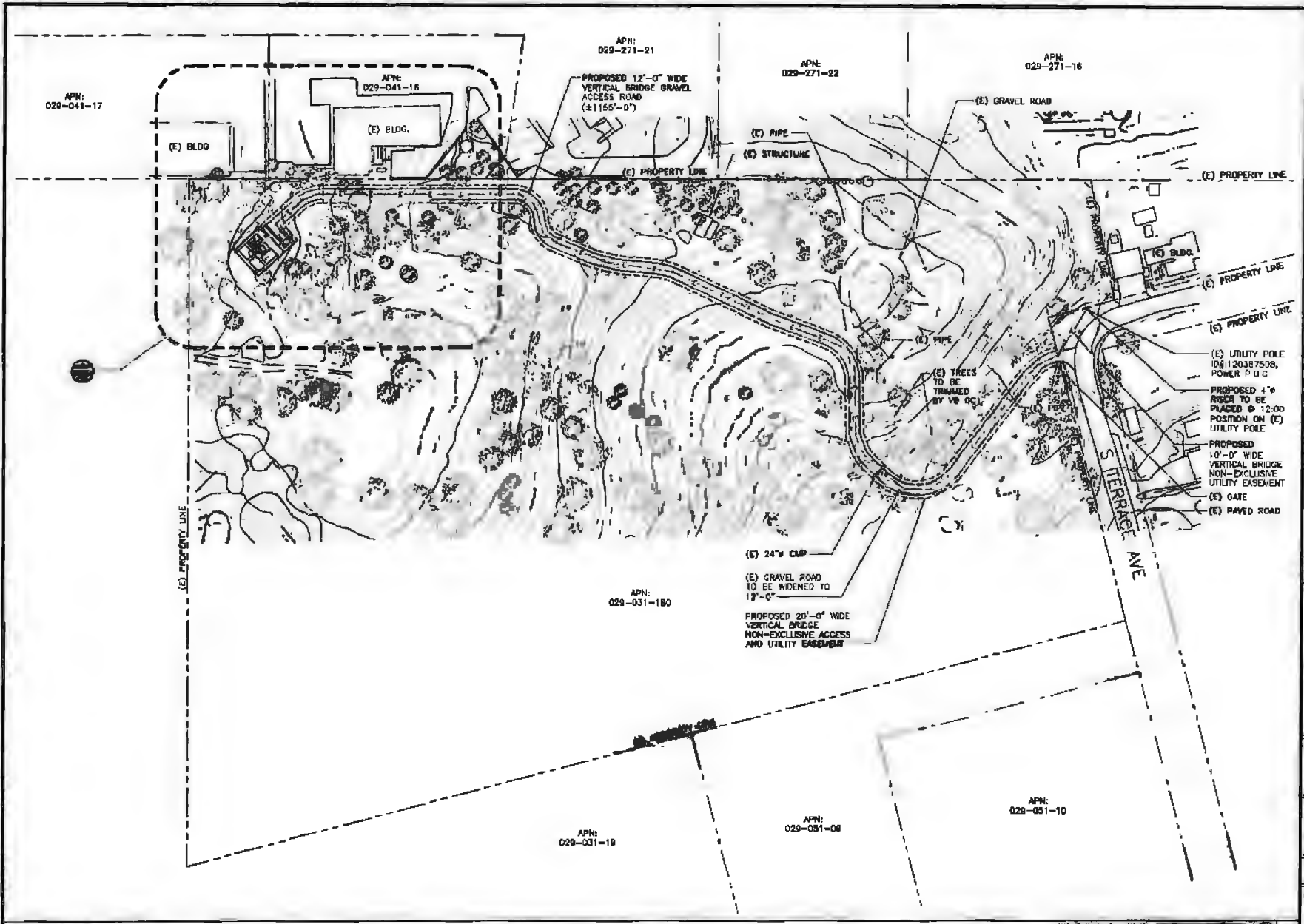
DRAWING TITLE:
TOPOGRAPHIC SURVEY

DRAWING SCALE:
AS SHOWN

DATE:
03/18/03

DRAWING NUMBER:
LS-2

DRAWING NUMBER:
LS-2



CLIENT

verticalbridge

100 PARK OF COMMERCE CT.
SUITE 200 | BOCA RATON, FL | 33487
561.916.8367

SITE ACQUISITION

AD

ASSURANCE DEVELOPMENT

1488 HUNTINGTON DR. | SUITE 300
SOUTH PASADENA, CA | 91130
928.786.8079

NO.	REVISION	DATE
1	ISSUED FOR PERMITS	04/18/2025
2	PLANNING COMMENTS	04/25/2025
3	STRUCTURE CHANGES	05/13/2025
4	ISSUED FOR PERMITS	05/13/2025
5	ISSUED FOR PERMITS	05/13/2025
6	ISSUED FOR PERMITS	05/13/2025
7	ISSUED FOR PERMITS	05/13/2025
8	ISSUED FOR PERMITS	05/13/2025
9	ISSUED FOR PERMITS	05/13/2025
10	ISSUED FOR PERMITS	05/13/2025

DRAWN: JH
RESPONSE: JH
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:

SITE PLAN

DRAWING SCALE:

AS SHOWN

ZD

DATE: 05/02/25

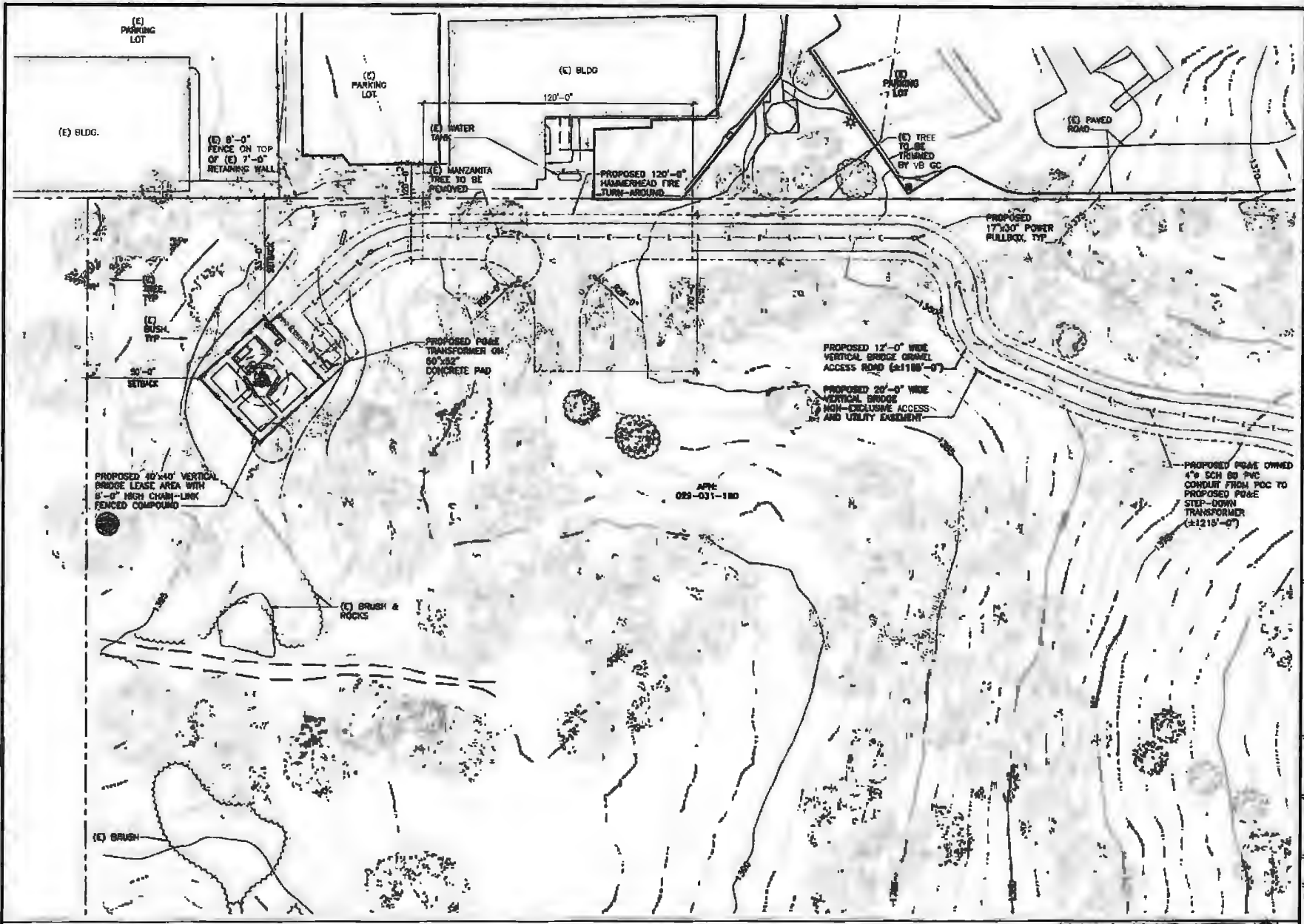
UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF APPLICABLE STATE AND / OR LOCAL LAWS.

ENGINEER NUMBER:

A1

SITE PLAN

1/1" = 100'-0"
1/2" = 50'-0"



CLIENT
verticalbridge
 700 PARK OF COMMERCE CTR.
 SUITE 200 | BOCA RATON, FL | 33487
 561.946.0287

SITE ACQUISITION
AD
 ASSURANCE
 DEVELOPMENT
 1459 HUNTINGTON DR | SUITE 305
 SOUTH PASADENA, CA 91108
 626.786.8075

NO.	DESCRIPTION	DATE
1	PLANNING COMMENTS	JR 04/15/22
1	STRUCTURE CHANGED	JR 09/15/22
0	DESIGN FOR PERMITS	JR 09/20/22
0.1	DESIGN FOR REVIEW	JR 09/20/22
NO.	SUBMITTAL REVIEW/CHG	BY DATE

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:
**ENLARGED
 SITE PLAN**

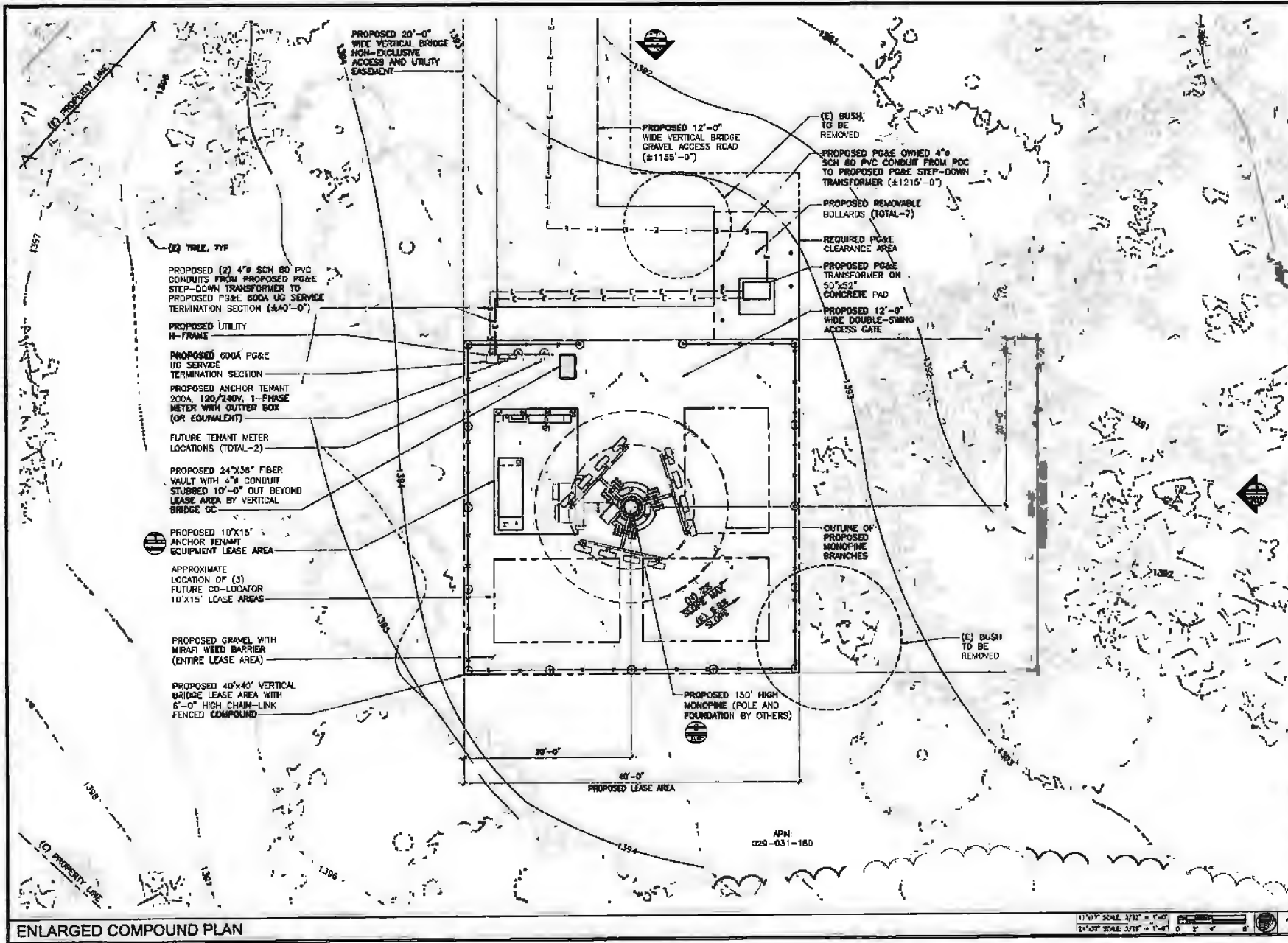
DRAWING SCALE:
 ENLARGED
ZD

DATE:
 10/20/24

DRAWING NUMBER:
A2

ENLARGED SITE PLAN

1/4" = 1'-0"
 1/8" = 1'-0"
 1" = 30'-0"



ENLARGED COMPOUND PLAN

CLIENT
verticalbridge

780 PARK OF COMMERCE DR.
 SUITE 200 | BOCA RATON, FL 33497
 561.948.5887

SITE ACQUISITION
AD
 ASSURANCE
 DEVELOPMENT
 1489 HUNTINGTON DR. | SUITE 905
 SOUTH PASADENA, CA | 91039
 626.708.5076

NO.	DESCRIPTION	DATE	BY
1	PLANNING COMMENTS	08/18/2021	JR
2	STRUCTURE CHANGES	09/15/2021	EL
3	ISSUE FOR PERMITS	10/20/2021	EL
4	ISSUE FOR PERMITS	10/20/2021	EL

DRAWN: JR
 CHECKED: EL
 PROJECT NUMBER: US-CA-7286

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

PROMOTER BRAND:

DRAWING TITLE:
**ENLARGED
 COMPOUND PLAN**

DRAWING SCALE:
 AS SHOWN
ZD

DATE:
 10/20/20

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

DRAWING NUMBER:
A3

NO.	DESCRIPTION	DATE
1	PLANNING CONCEPT	08/15/24
2	STRUCTURE CHANGES	09/10/24
3	ENGINEERING DRAWING	10/10/24
4	REVISED FOR PERMIT	10/22/24
NO.	SUBMITTAL / REVIEW	BY DATE

DRAWN: JR
 DESIGNED: JR
 CHECKED: BL
 PROJECT NUMBER: US-CA-7288

PROJECT TITLE:
**US-CA-7288
 BA50004C
 NORTH LAKEPORT**
 5017 TERRACE AVE
 LAKEPORT, CA 95453

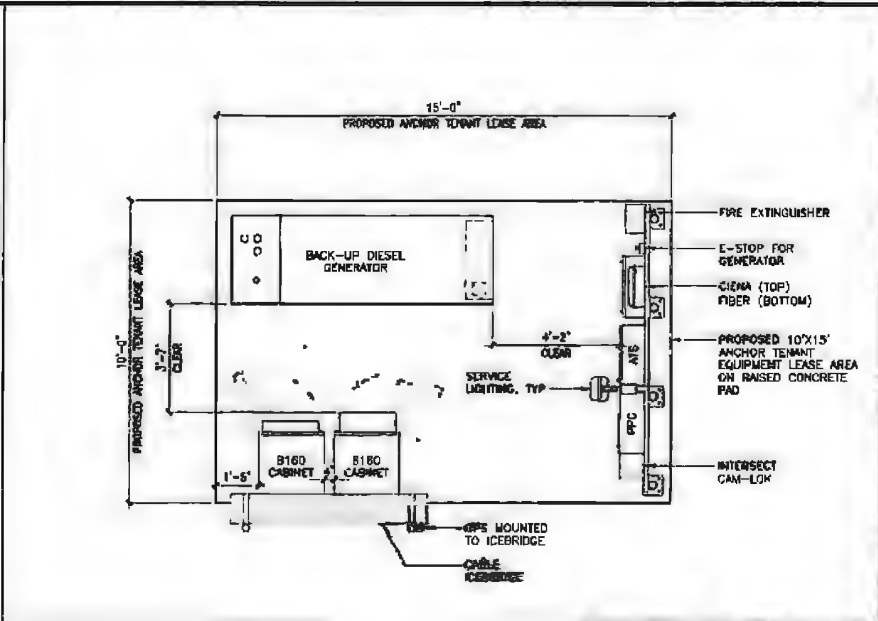
ISSUING TITLE:
**EQUIPMENT AND
 ANTENNA PLAN**

DRAWING SCALE:
 AS SHOWN
ZD
 DATE: 10/22/24

UNLESS INDICATED OTHERWISE, ALL DIMENSIONS AND NOTATIONS TO THIS DOCUMENT SHALL COMPLY WITH APPLICABLE STATE AND/OR LOCAL LAWS.

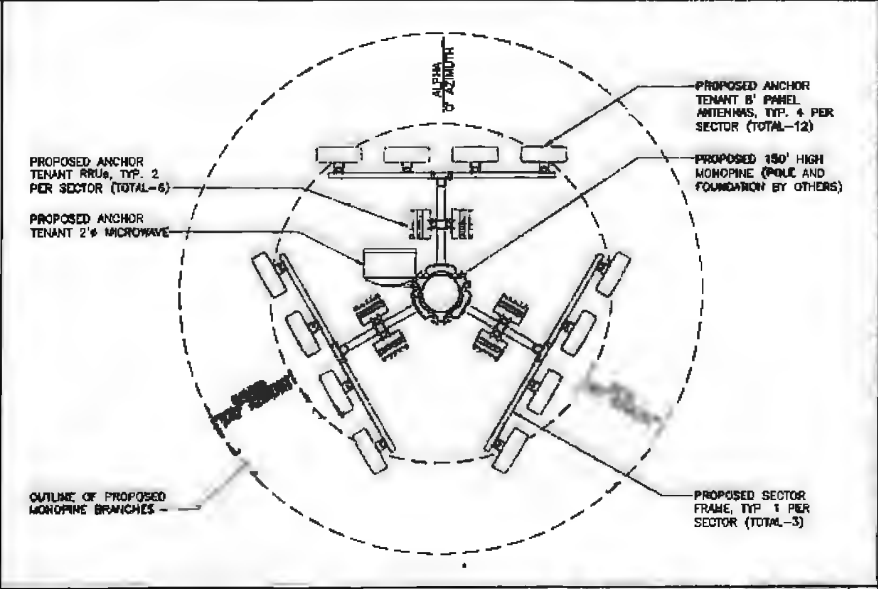
DRAWING NUMBER:
A4

NOT USED

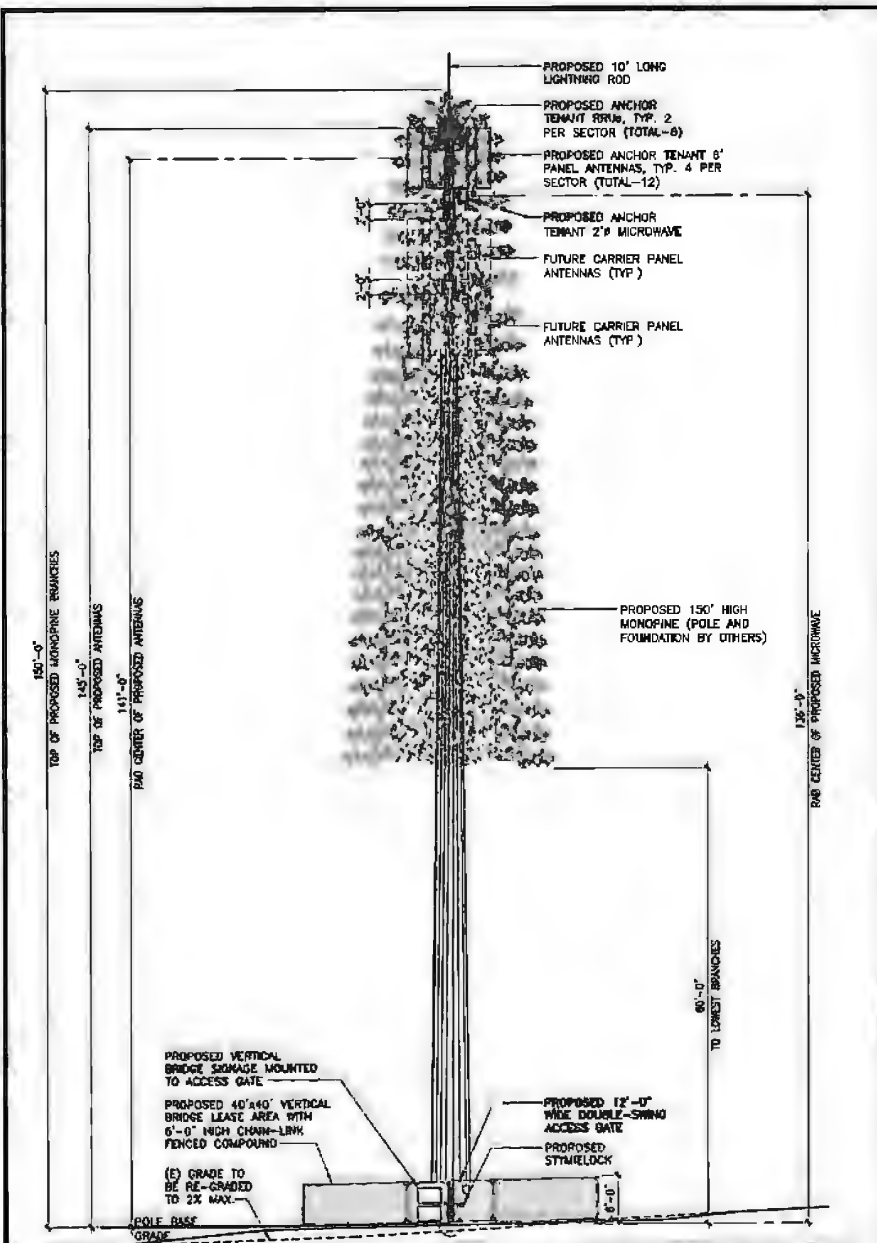


SCALE: 3/8" = 1'-0" 3 EQUIPMENT PLAN

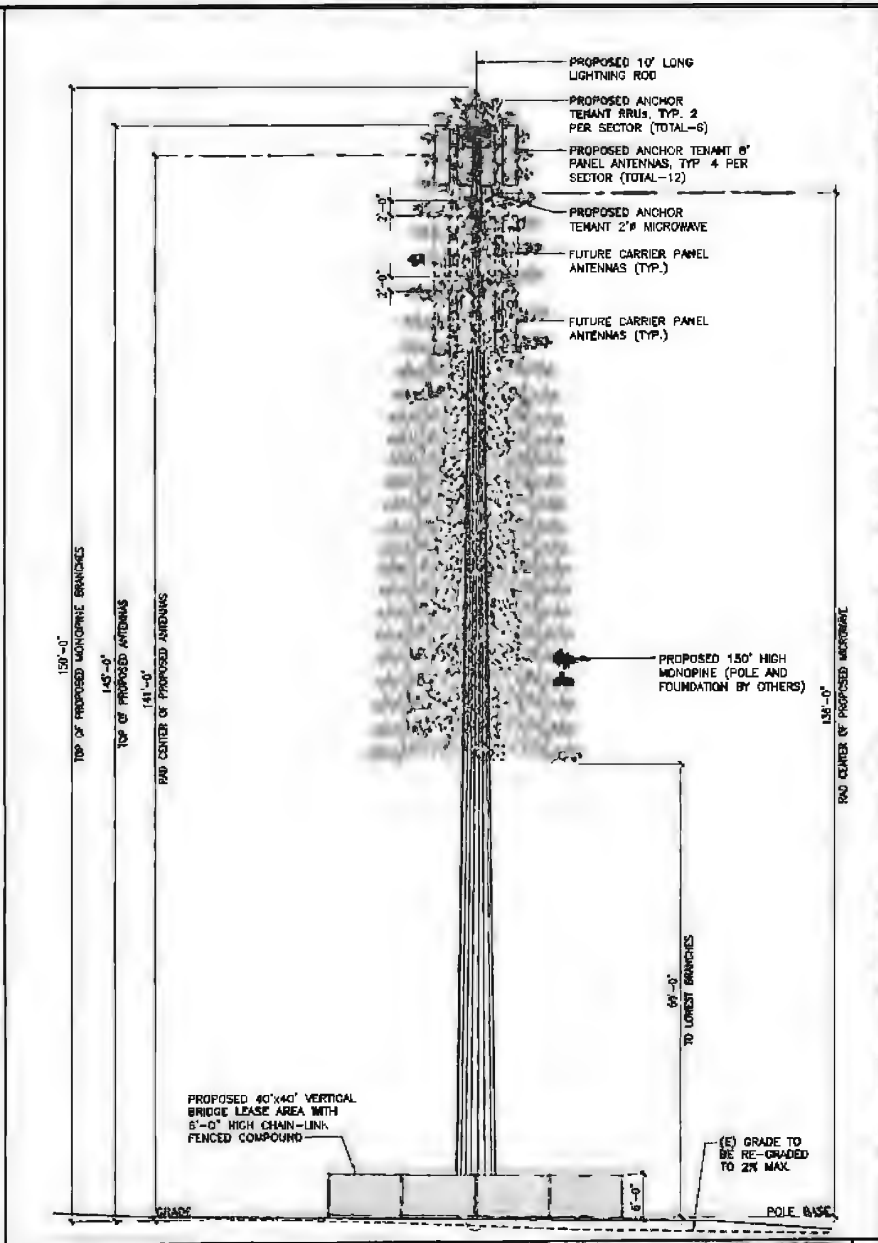
NOT USED



SCALE: 3/8" = 1'-0" 4 ANTENNA PLAN



EAST ELEVATION 1/8" = 1'-0" 2



SOUTH ELEVATION 1/8" = 1'-0" 1

CLIENT

verticalbridge

780 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 91108
626.788.8078

1	PLANNING CONSENT	JR	05/14/20		
2	STRUCTURE CHANGES	JD	10/12/20		
3	CONTRACT SIGNATURE	JR	11/17/20		
4	ISSUE FOR PERMIT	JR	12/22/20		
5	PERMIT REVIEW	BY	DATE		

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:
ELEVATIONS

DRAWING SCALE:
AS SHOWN

DATE: 11/20/20

(AUTHORIZED ALTERATION OR ADDITION 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.

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



US-CA-7286 NORTH LAKEPORT
5017 TERRACE AVE
LAKEPORT, CA 95453
150' MONOPINE
TENANT SITE ID: BA50004C

APPROVAL BLOCK				
		APPROVED	APPROVED AS NOTED	DISAPPROVED REVISIONS
VERTICAL BRIDGE	DATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SITE ACQUISITION	DATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CONSTRUCTION MANAGER	DATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PERMITTING	DATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RF ENGINEERING	DATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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



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)
NO. OF STORIES:	1 (ENCLOSURE ONLY)
SPRINKLER:	NONE
STRUCTURE TYPE:	MONOPINE
STRUCTURE HEIGHT:	150'
CONSTRUCTION AREA:	1,600 SQ. FT.
GROUND ELEVATION:	1393.12' (NAVD88)
LATITUDE (NAD 83):	39.103442° (39° 06' 12.39" N)
LONGITUDE (NAD 83):	-122.906231° (122° 54' 22.43" W)

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

EMERGENCY:
CALL 911



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

- 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)
- 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)
- 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)
- 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)
- 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)
- 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. 2003001660.

ENCROACHMENT STATEMENT GUIDELINES

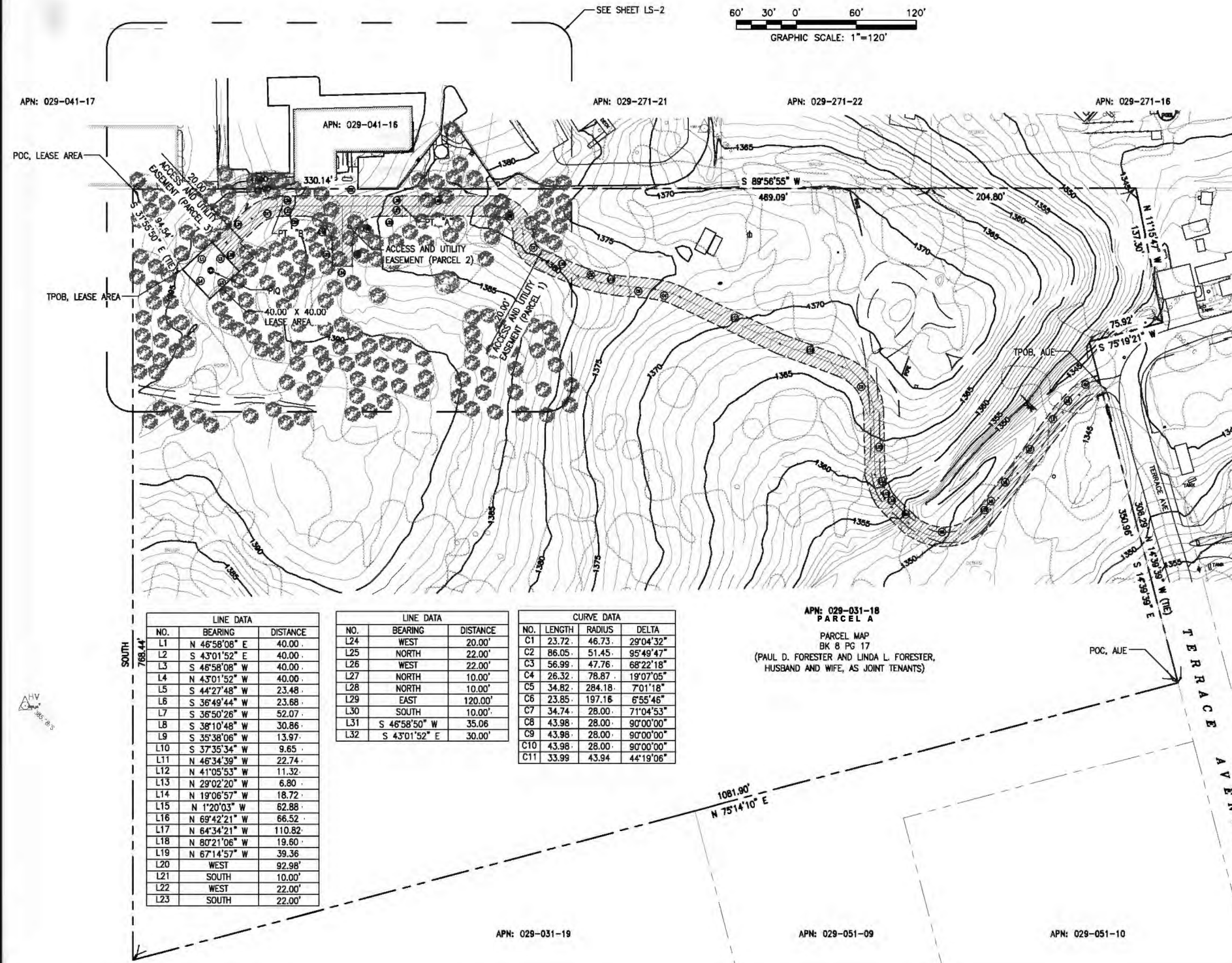
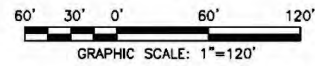
AT THE TIME OF THE SURVEY, NO VISIBLE ENCROACHMENTS WERE EVIDENT ONTO OR BEYOND THE LEASE AREA OR ANY VB EASEMENTS.

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

OCTOBER 11, 2023
DATE



NO.	BEARING	DISTANCE
L1	N 46°58'08\"	40.00
L2	S 43°01'52\"	40.00
L3	S 46°58'08\"	40.00
L4	N 43°01'52\"	40.00
L5	S 44°27'48\"	23.48
L6	S 36°49'44\"	23.68
L7	S 36°50'26\"	52.07
L8	S 38°10'48\"	30.86
L9	S 35°38'06\"	13.97
L10	S 37°35'34\"	9.65
L11	N 46°34'39\"	22.74
L12	N 41°05'53\"	11.32
L13	N 29°02'20\"	6.80
L14	N 19°06'57\"	18.72
L15	N 1°20'03\"	62.88
L16	N 69°42'21\"	66.52
L17	N 64°34'21\"	110.82
L18	N 80°21'06\"	19.60
L19	N 67°14'57\"	39.36
L20	WEST	92.98'
L21	SOUTH	10.00'
L22	WEST	22.00'
L23	SOUTH	22.00'

NO.	BEARING	DISTANCE
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\"	35.06
L32	S 43°01'52\"	30.00'

NO.	LENGTH	RADIUS	DELTA
C1	23.72	46.73	29°04'32\"
C2	86.05	51.45	95°49'47\"
C3	56.99	47.76	68°22'18\"
C4	26.32	78.87	19°07'05\"
C5	34.82	284.18	7°01'18\"
C6	23.85	197.18	6°55'46\"
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: 029-031-18
PARCEL A
PARCEL MAP
BK 8 PG 17
(PAUL D. FORESTER AND LINDA L. FORESTER,
HUSBAND AND WIFE, AS JOINT TENANTS)

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\"

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:

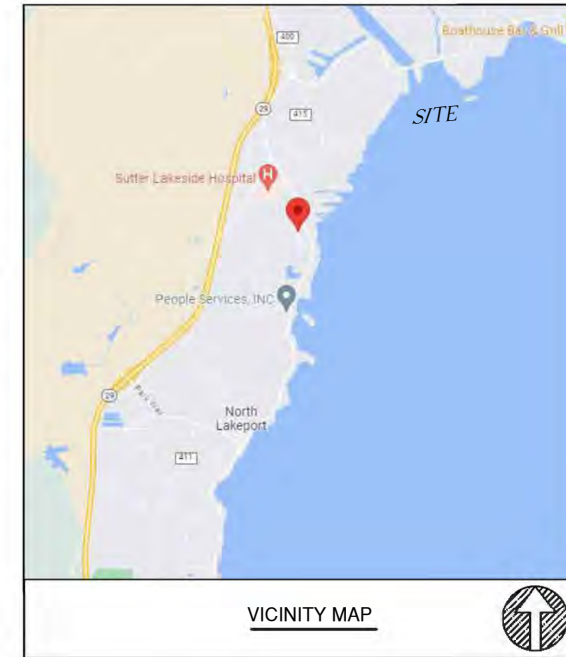
PARCEL 1
A STRIP OF LAND TWENTY (20) FEET WIDE, LYING 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL A, THENCE NORTH 14°39'39\"

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 SOUTHWEST, HAVING A RADIUS OF 28.00 FEET; THENCE SOUTHWESTERLY 43.98 FEET ALONG THE SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00\"

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 SOUTHWEST, A RADIAL LINE FROM SAID POINT BEARS SOUTH 44°19'06\"



APN

029-031-180 LAKE COUNTY, CALIFORNIA
RECORD OWNER

PAUL D. FORESTER AND LINDA L. FORESTER, HUSBAND AND WIFE, AS JOINT TENANTS
TITLE REPORT

PRELIMINARY TITLE REPORT WAS PREPARED BY IRON CREST NATIONAL TITLE COMPANY WITH FILE NO. VTB-160089-C WITH EFFECTIVE DATE JULY 28, 2023.
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 "X" AS PER F.I.R.M. MAP NO. 06033C0482D
EFFECTIVE DATE 09/30/2005

SURVEY PREPARED FOR:



VB BTS II, LLC
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

ENGINEER



NO.	DATE	BY	DATE
3	10/30/23	LJ	10/30/23
2	10/24/23	LJ	10/24/23
1	10/11/23	LJ	10/11/23

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

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

DRAWING NUMBER:

LS-1

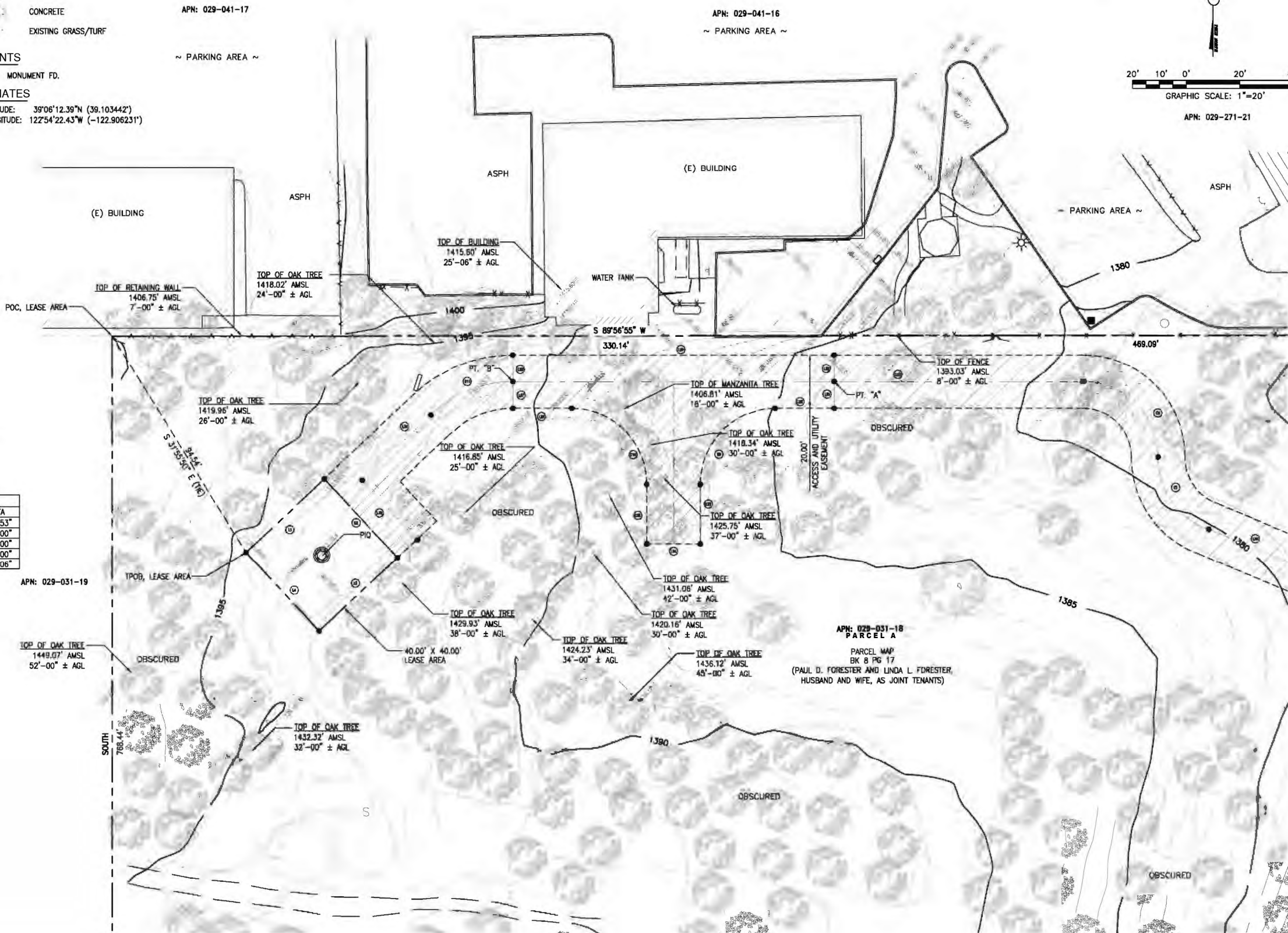
LEGEND

- CENTER LINE
 - - - PROPERTY LINE
 - x-x- CHAIN LINK FENCE
 - - - FENCE
 - - - GAS LINE
 - E-E-E- ELECTRICAL LINE
 - S-S-S- SEWER LINE
 - CMU WALL
 - BW BACK OF WALK
 - CB CATCH BASIN
 - CF CURB FACE
 - CT CABINET
 - DCVA DOUBLE CONTROL VALVE
 - EC EXISTING GRADE
 - EP EDGE OF PAVEMENT
 - FH FIRE HYDRANT
 - FS FINISH SURFACE
 - GM GAS METER
 - HB HOSE BIB
 - HH HANDHOLE
 - JB JUNCTION BOX
 - LT LIGHT POLE
 - M METER
 - MH MANHOLE
 - PD PEDESTAL
 - PP POWER POLE
 - SDMH STORM DRAIN MANHOLE
 - SSMH SANITARY MANHOLE
 - SSCO SANITARY CLEAN-OUT
 - SG SIGN
 - TC TOP OF CURB
 - TR TRANSFORMER
 - WM WATER METER
- WV WATER VALVE
 - 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.
- COORDINATES**
- LATITUDE: 39°06'12.39"N (39.103442°)
 LONGITUDE: 122°54'22.43"W (-122.906231°)

- 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"



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.	DESCRIPTION	BY	DATE
3	DATE UPDATED	LJ	10/30/23
2	LEASE AREA, AVE ADDED	LJ	10/24/23
1	FINAL SURVEY	LJ	10/11/23

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

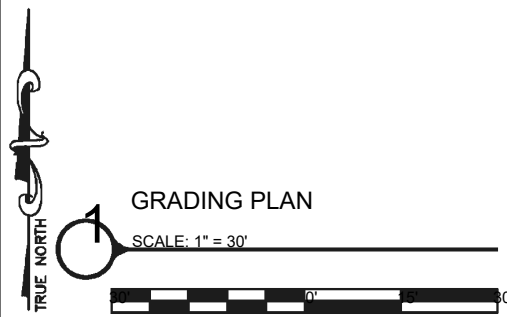
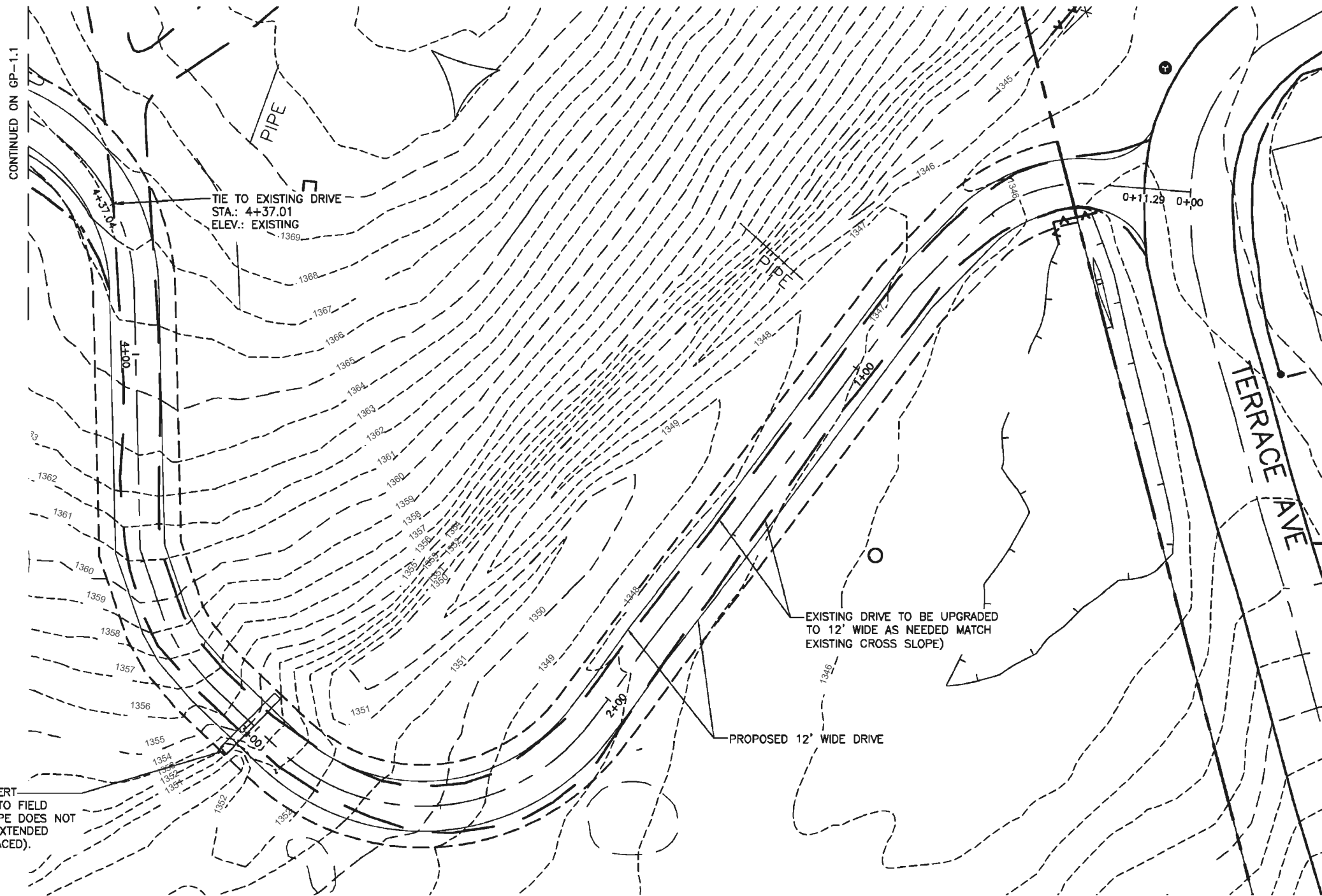
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DRAWING NUMBER:
LS-2

- 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 #08033C0482D, 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.



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

verticalbridge
 22 W ATLANTIC AVE. #310
 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

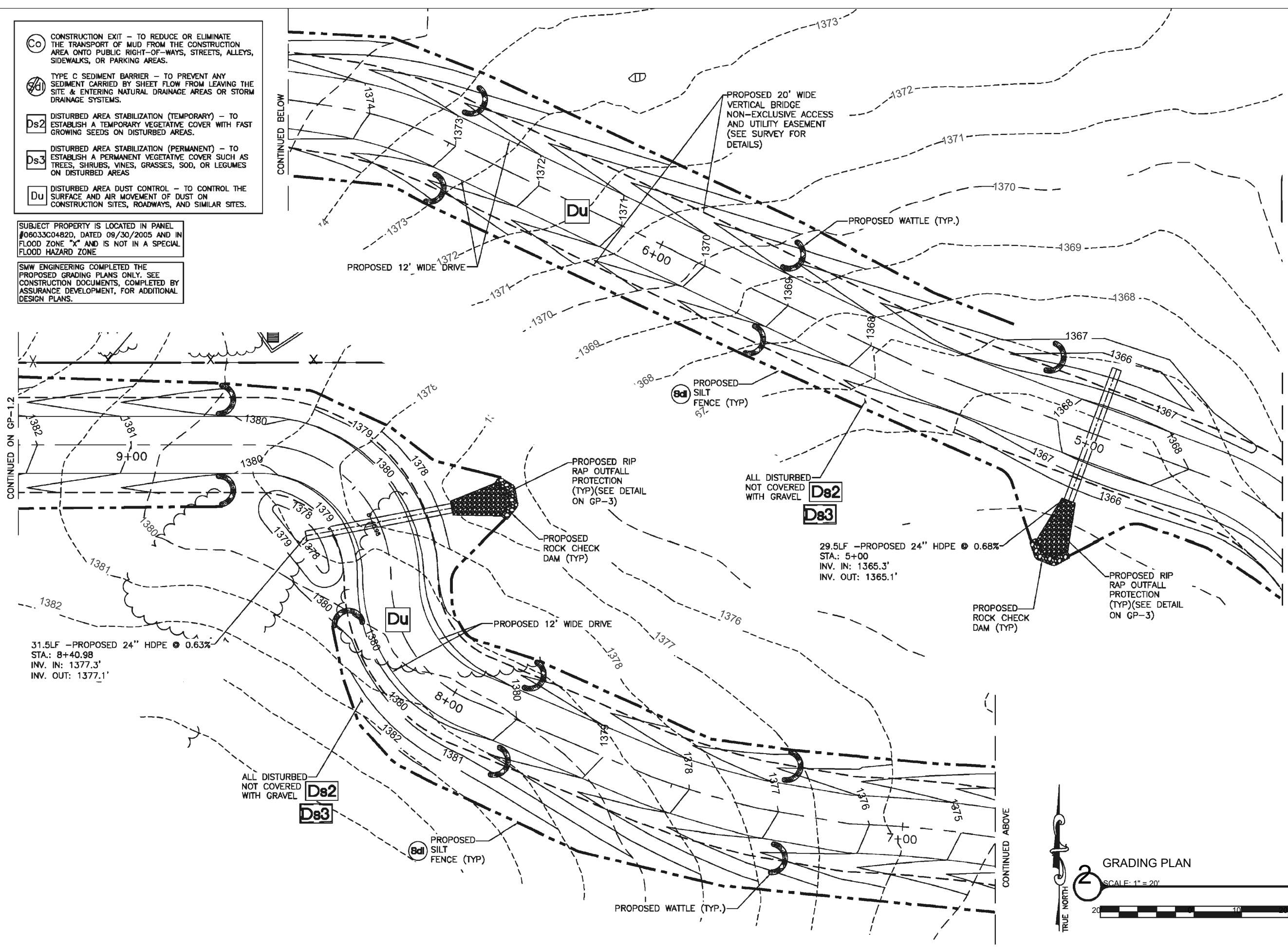
SHEET TITLE
GRADING PLAN

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 #08033C04B2D, DATED 09/30/2005 AND IN FLOOD ZONE "X" AND IS NOT IN A SPECIAL FLOOD HAZARD ZONE

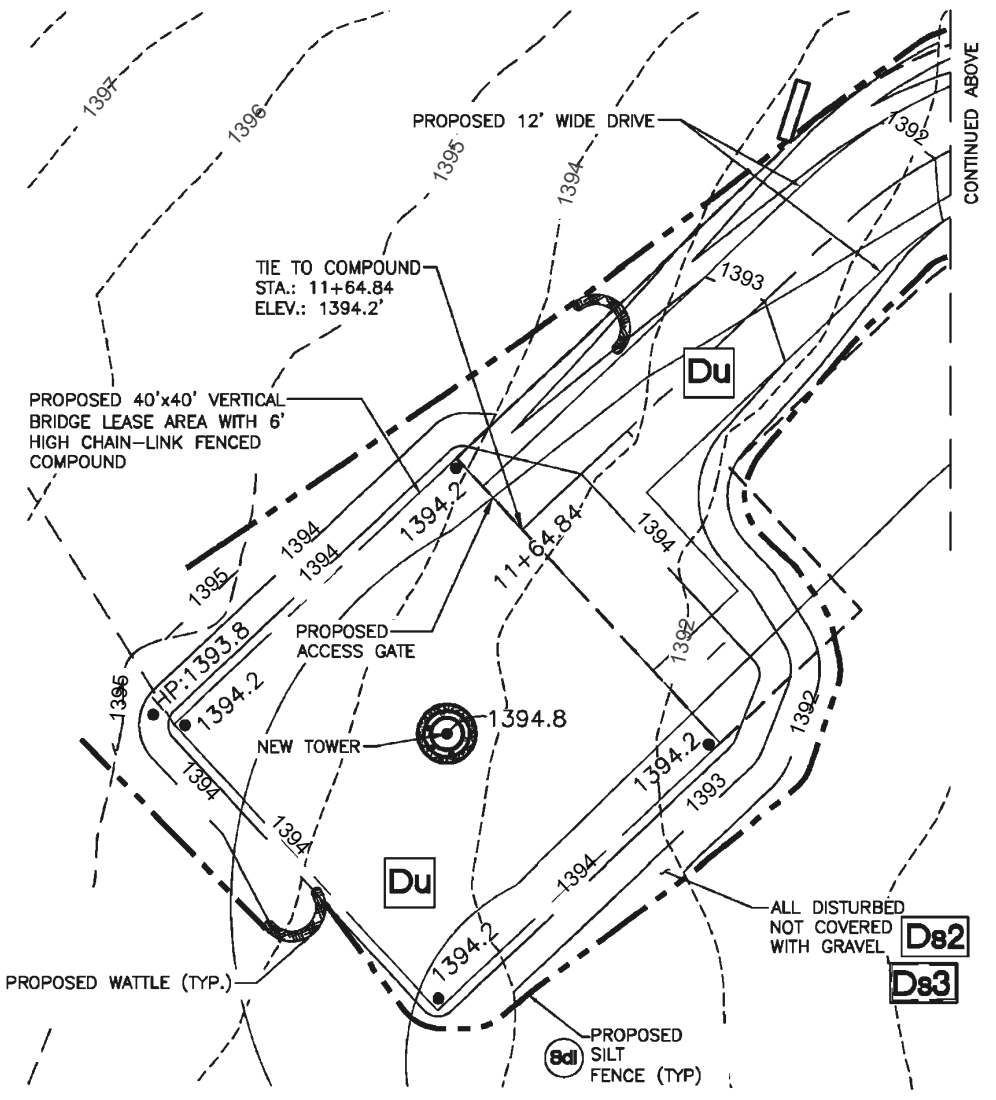
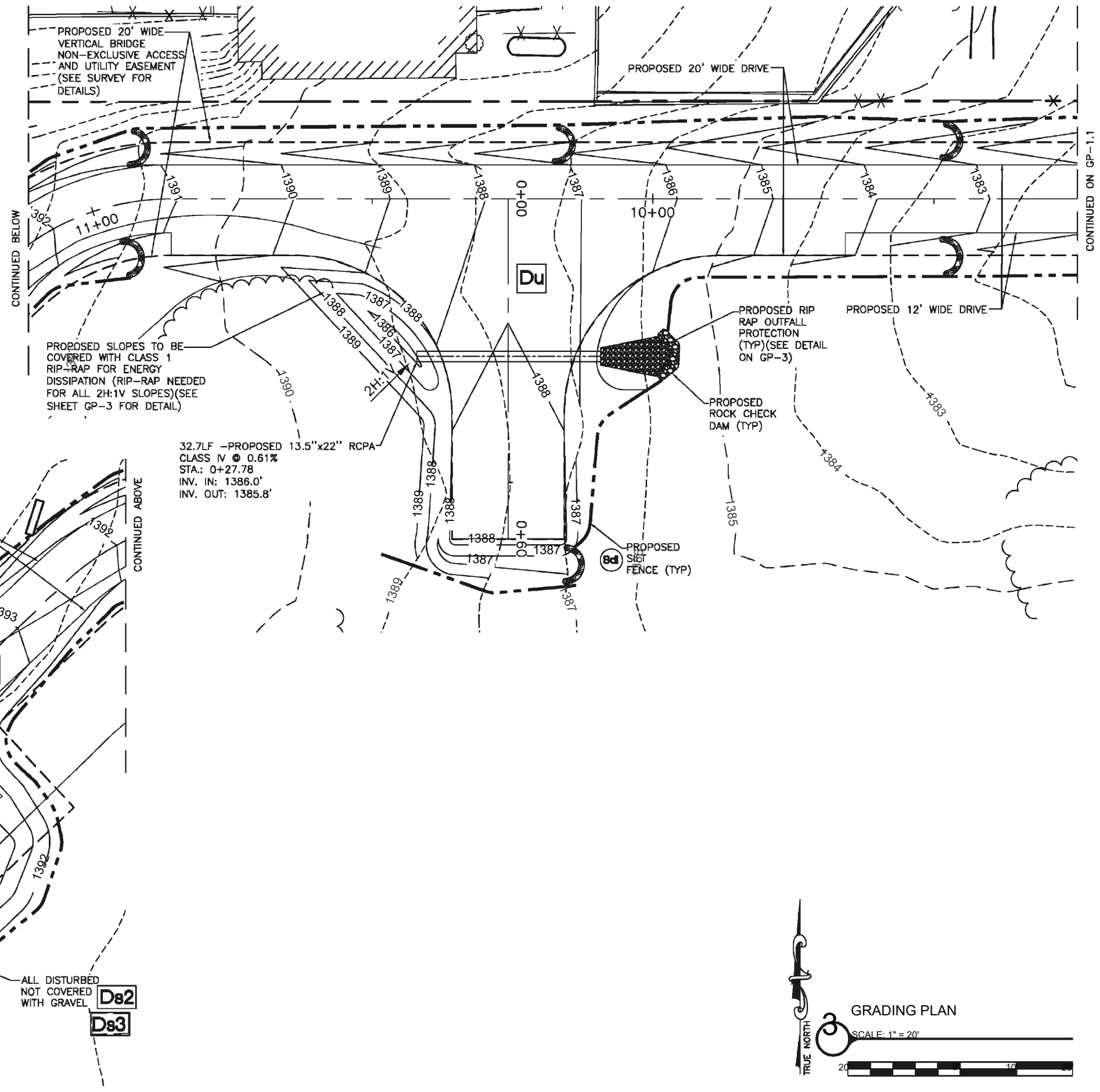
SMW ENGINEERING COMPLETED THE PROPOSED GRADING PLANS ONLY. SEE CONSTRUCTION DOCUMENTS, COMPLETED BY ASSURANCE DEVELOPMENT, FOR ADDITIONAL DESIGN PLANS.



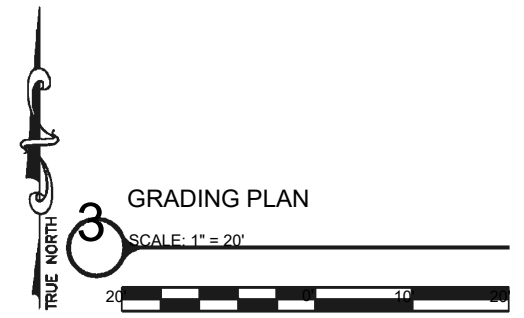
- Co** CONSTRUCTION EXIT - TO REDUCE OR ELIMINATE THE TRANSPORT OF MUD FROM THE CONSTRUCTION AREA ONTO PUBLIC RIGHT-OF-WAYS, STREETS, ALLEYS, SIDEWALKS, OR PARKING AREAS.
- Sd1** TYPE C SEDIMENT BARRIER - TO PREVENT ANY SEDIMENT CARRIED BY SHEET FLOW FROM LEAVING THE SITE & ENTERING NATURAL DRAINAGE 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

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



AD
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561.406.4073

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SMW #: 25-10702

DRAWN BY: ELS
CHECKED BY: VGD

REV	DATE	DESCRIPTION
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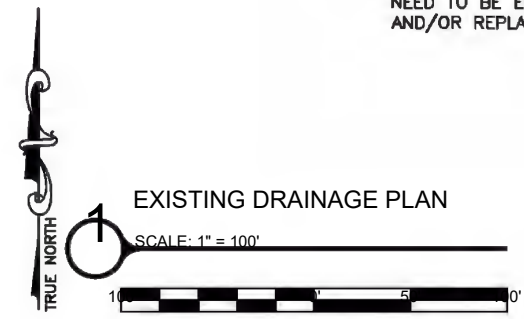
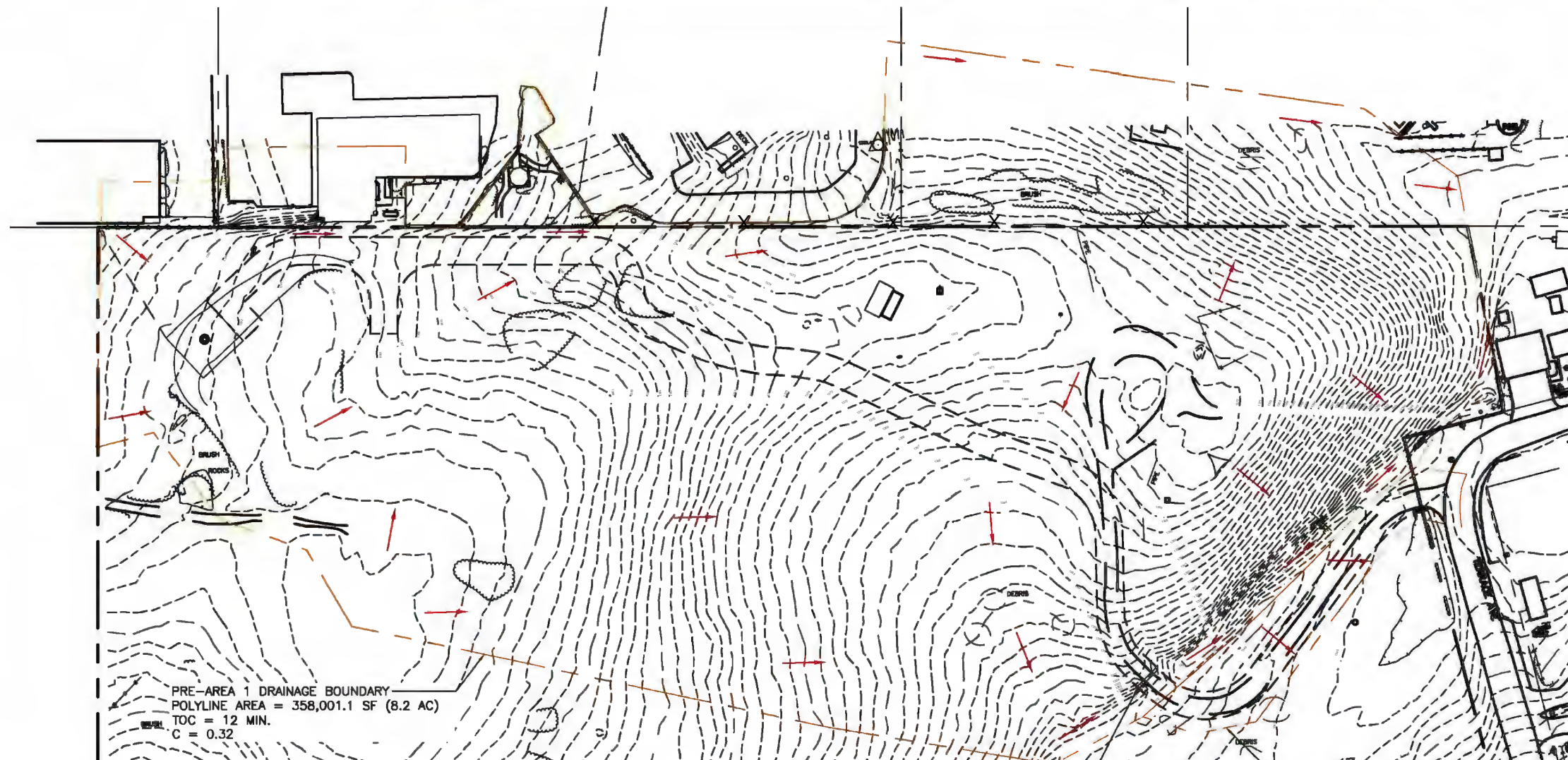
01/07/2026

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

SHEET TITLE
GRADING PLAN

SHEET NUMBER
GP-1.2

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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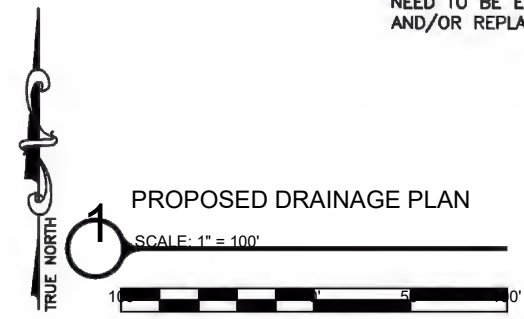
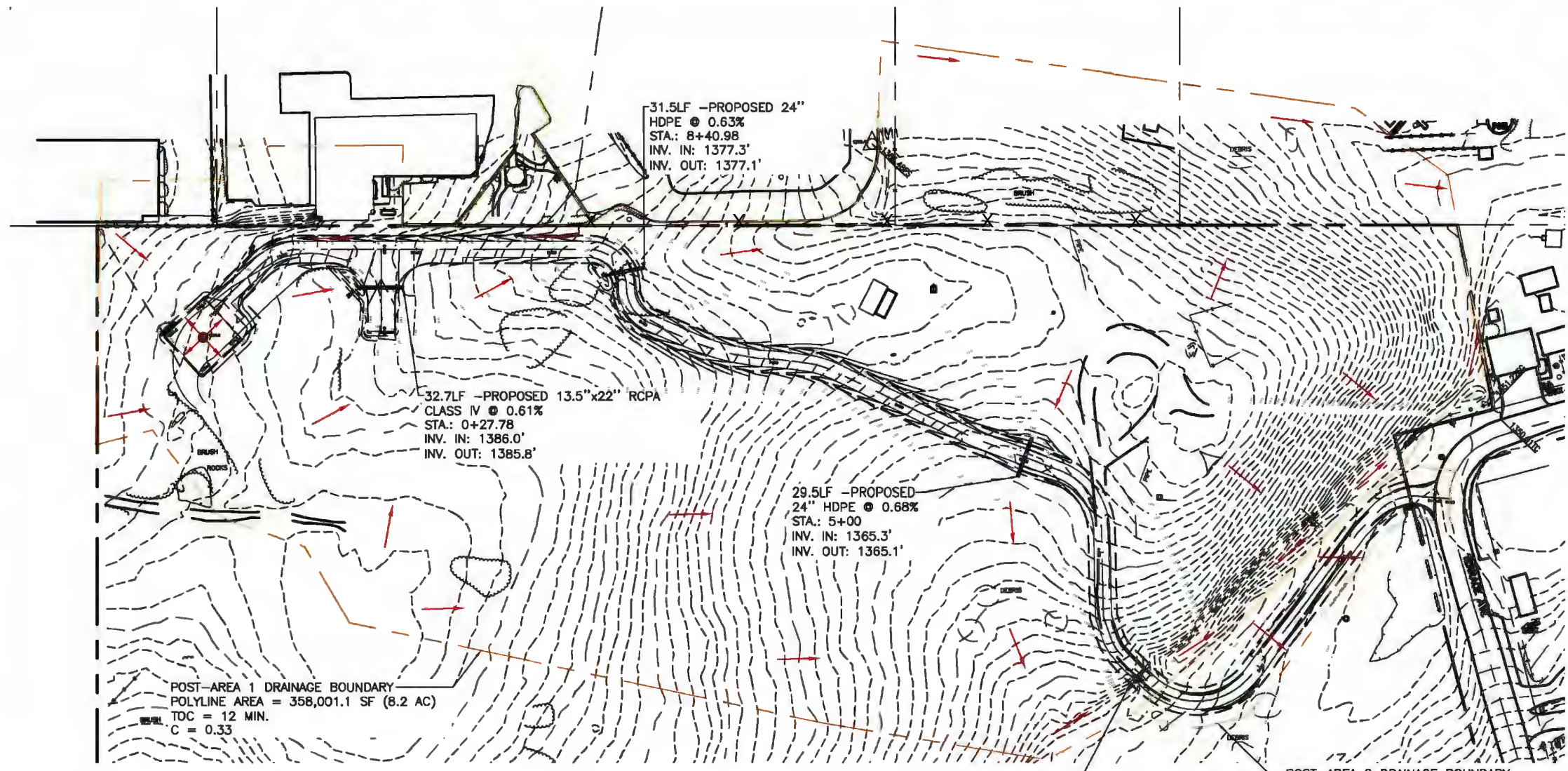
01/07/2026

SITE NAME:
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SITE ADDRESS:
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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
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 #: 25-10702

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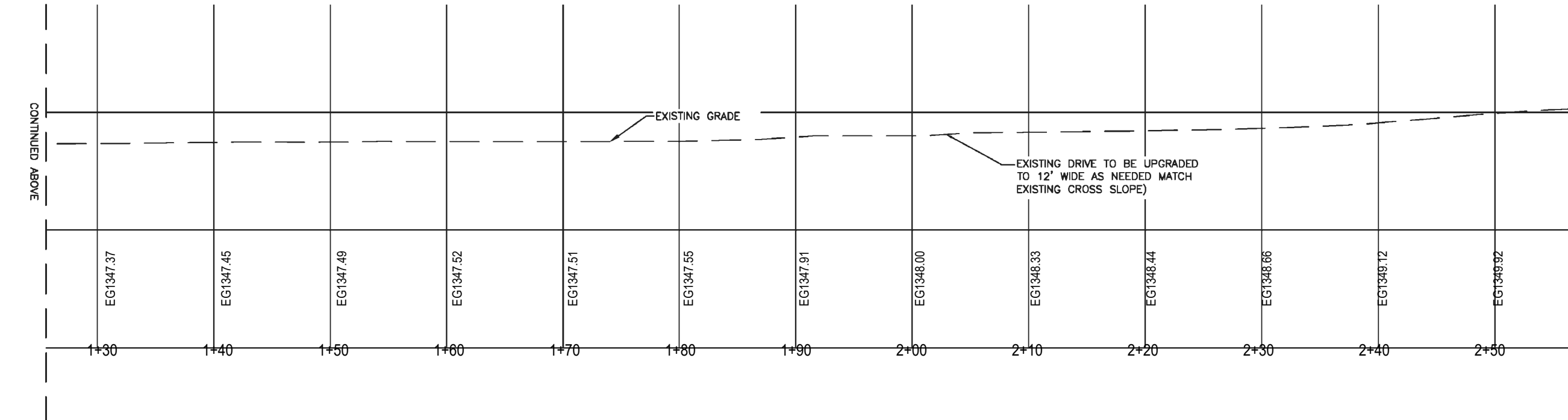
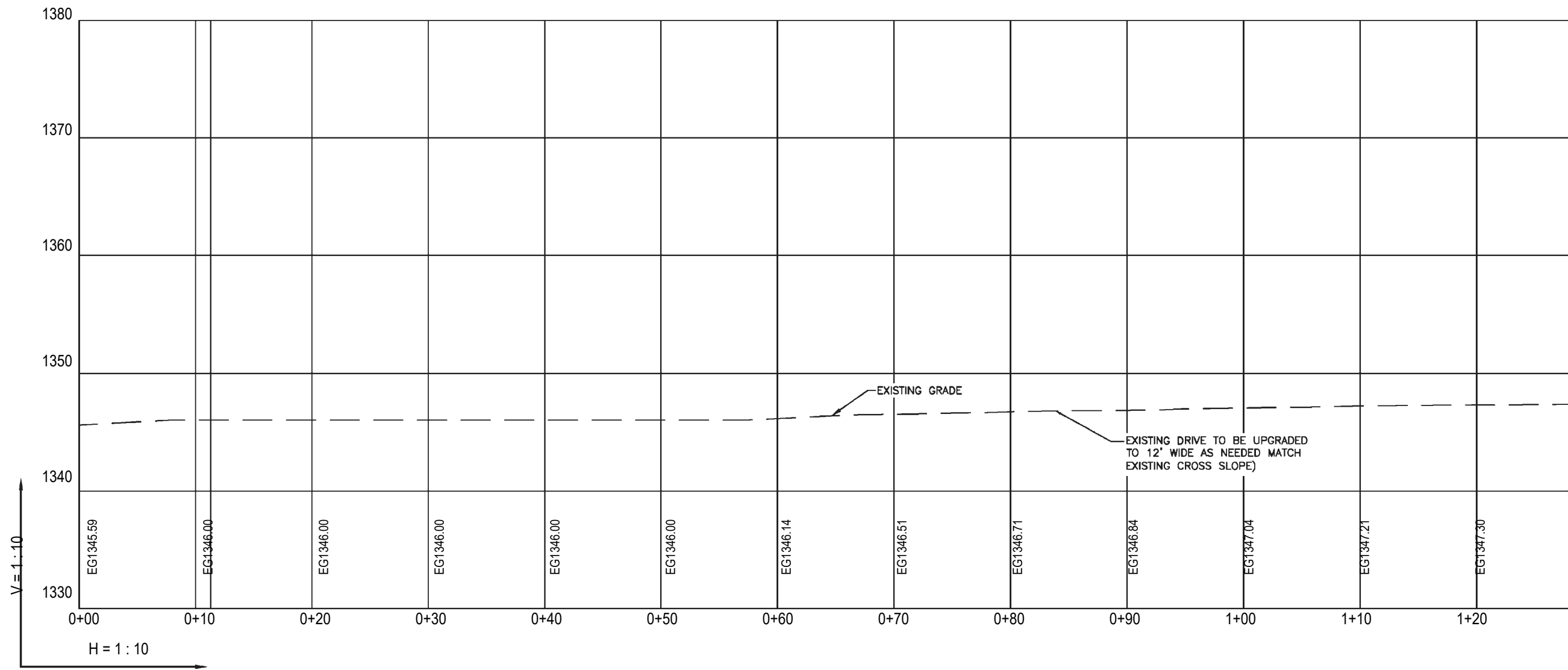
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SHEET TITLE
 DRAINAGE MAPS

SHEET NUMBER
DR-2



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SMW # 25-10702

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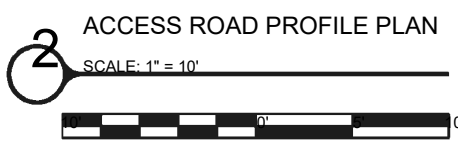
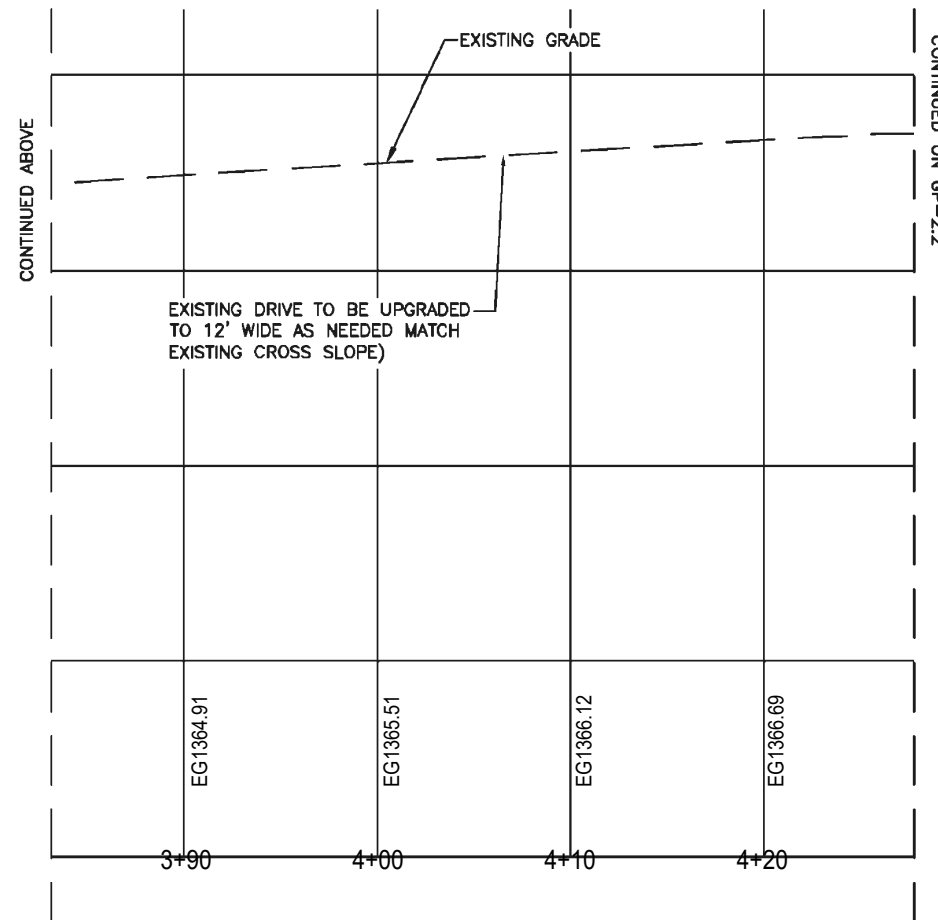
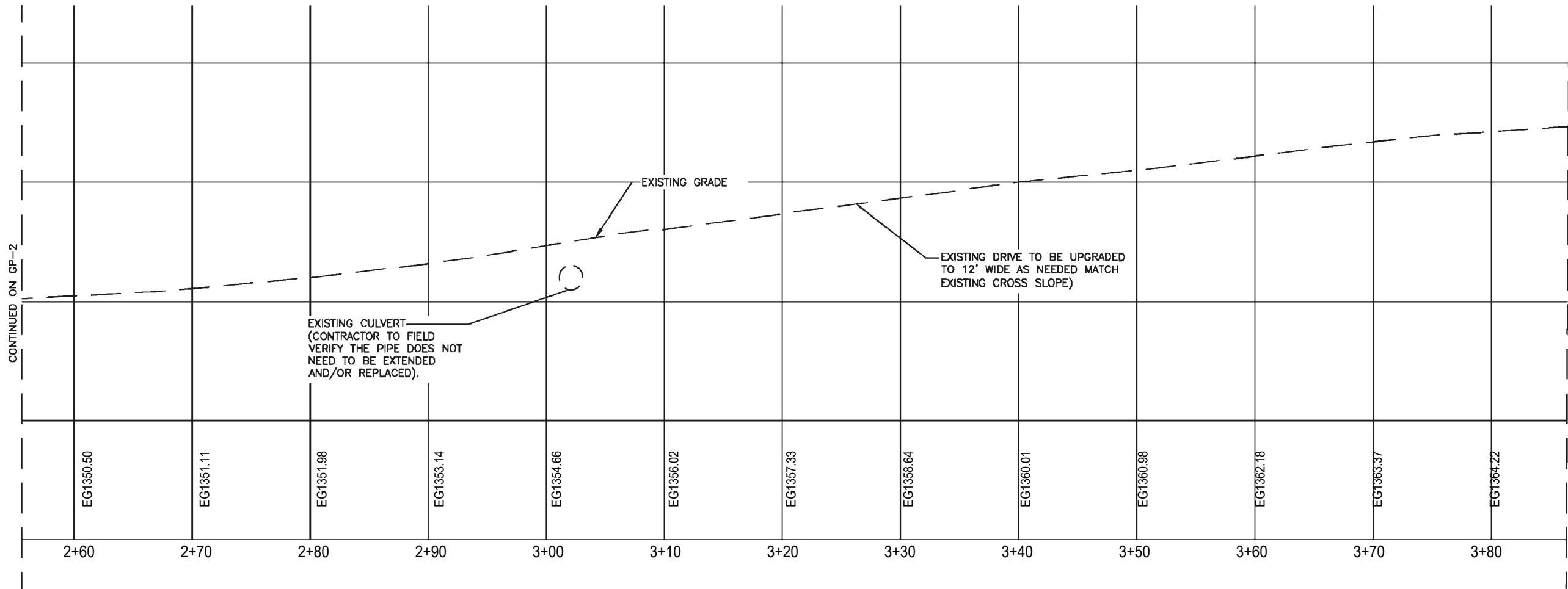
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 LAKE COUNTY

**ACCESS ROAD
 PROFILE PLAN**

GP-2



AD
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SMW #: 25-10702

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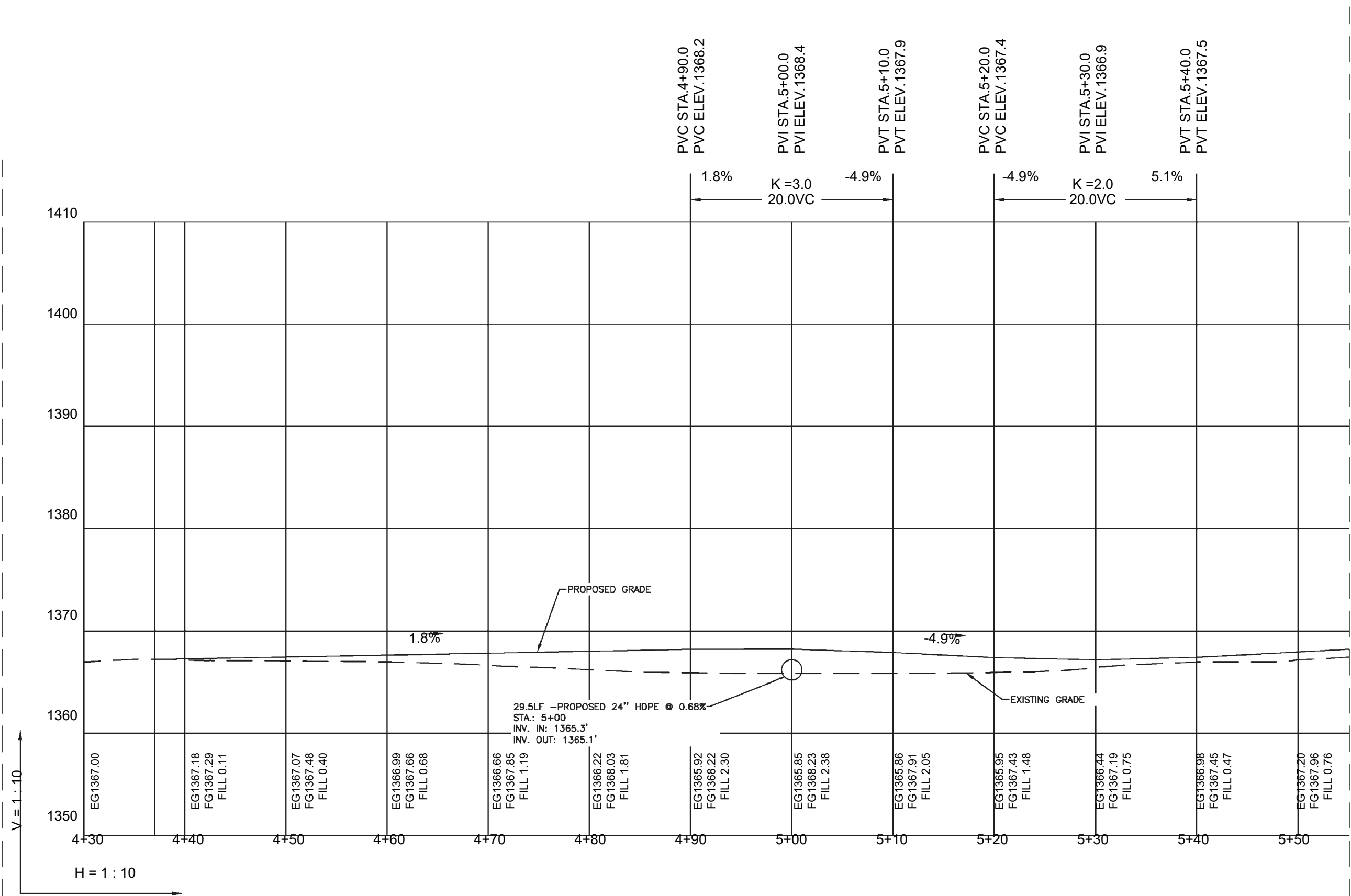
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LAKE COUNTY

ACCESS ROAD
PROFILE PLAN

SHEET NUMBER
GP-2.1

CONTINUED ON GP-2.1



CONTINUED ON GP-2.3

AD
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 DEVELOPMENT
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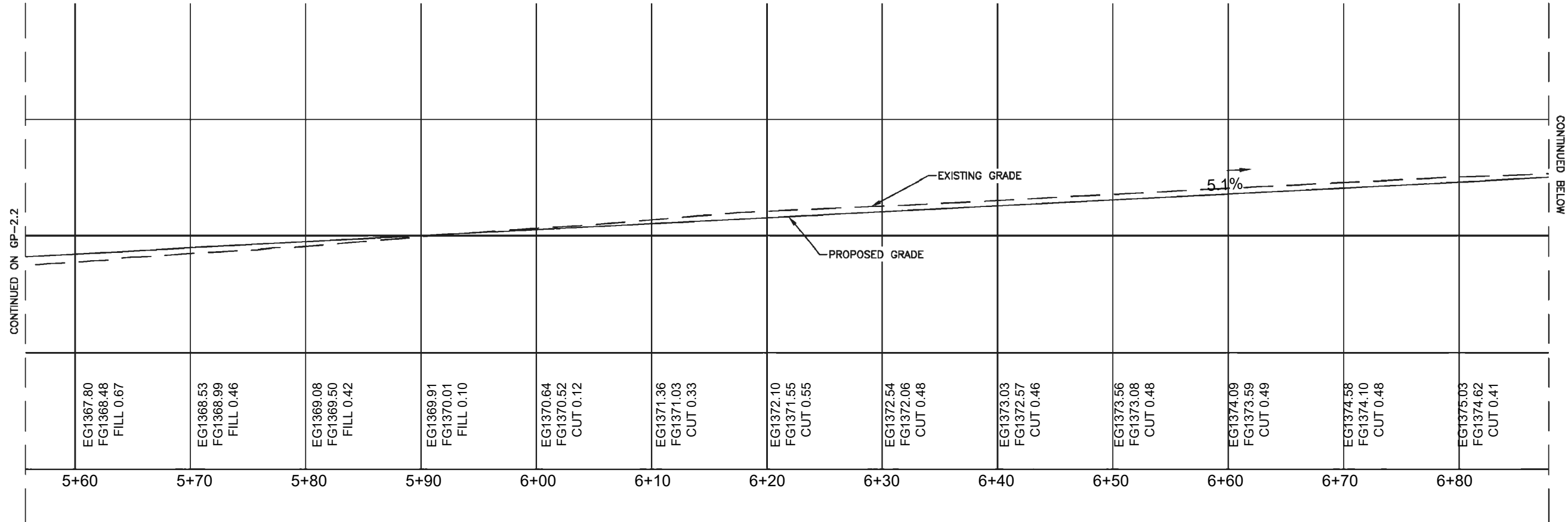
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 NORTH LAKEPORT
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 LAKEPORT, CA 95453
 LAKE COUNTY

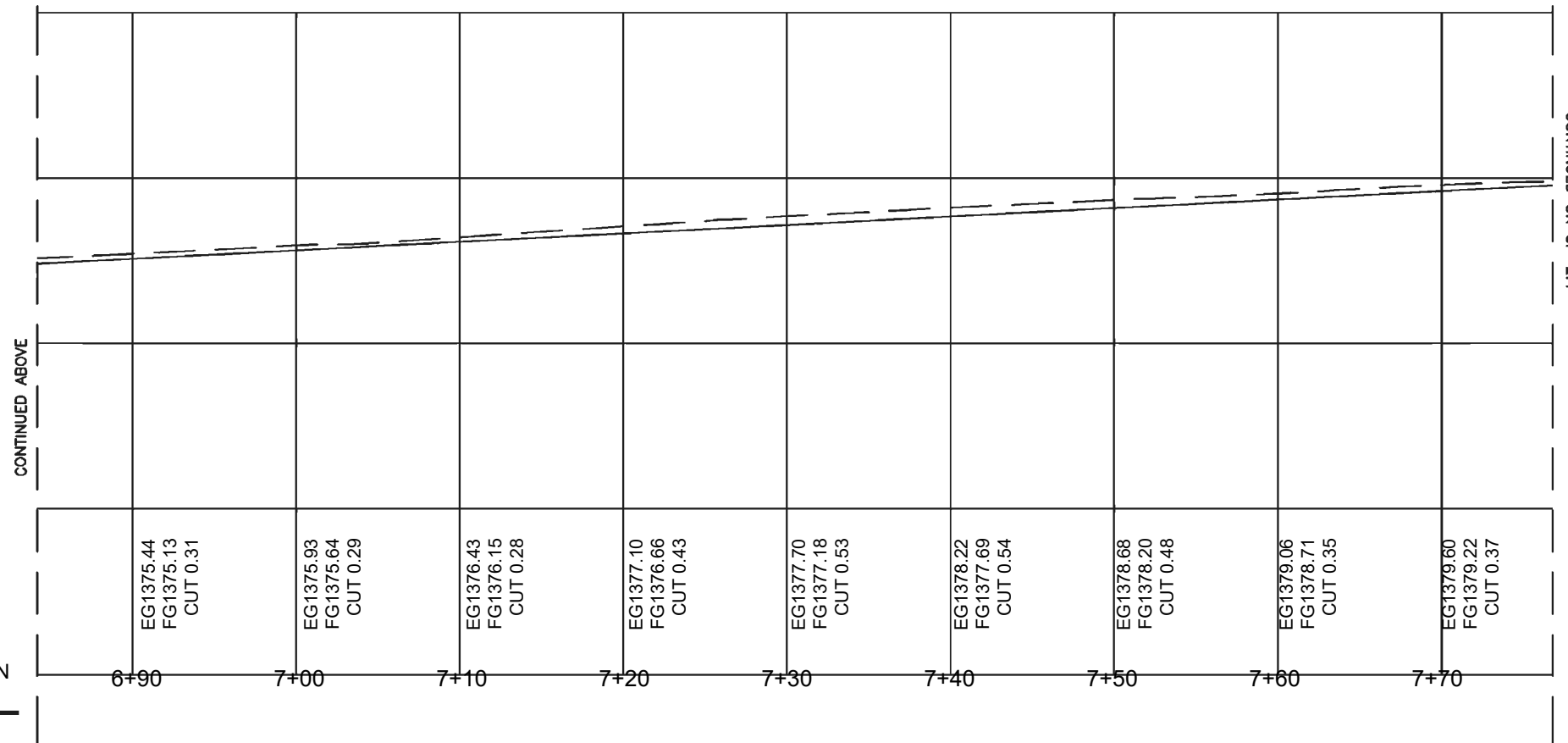
ACCESS ROAD
PROFILE PLAN

SHEET NUMBER
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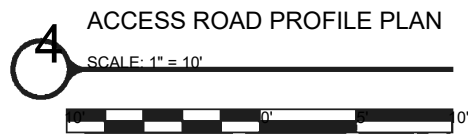
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CONTINUED BELOW



CONTINUED ABOVE

CONTINUED ON GP-2.4



AD
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SMW #: 25-10702

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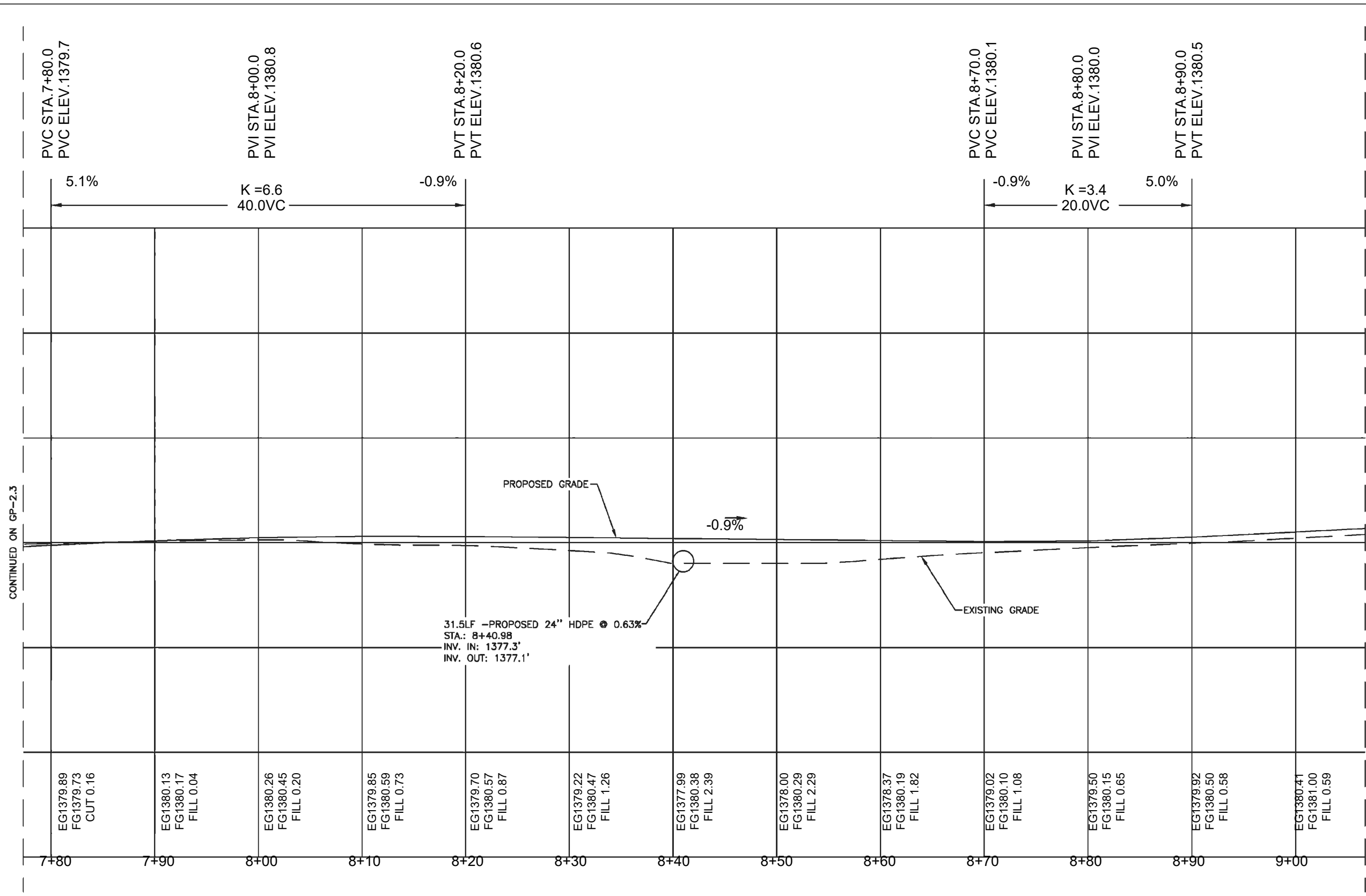
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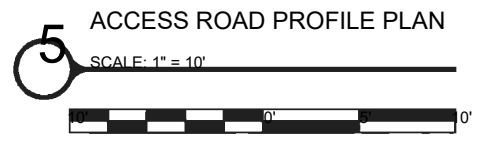
ACCESS ROAD
PROFILE PLAN

SHEET NUMBER
GP-2.3



CONTINUED ON GP-2.3

CONTINUED ON GP-2.5



ACCESS ROAD PROFILE PLAN

SCALE: 1" = 10'



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DEVELOPMENT
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SMW #: 25-10702

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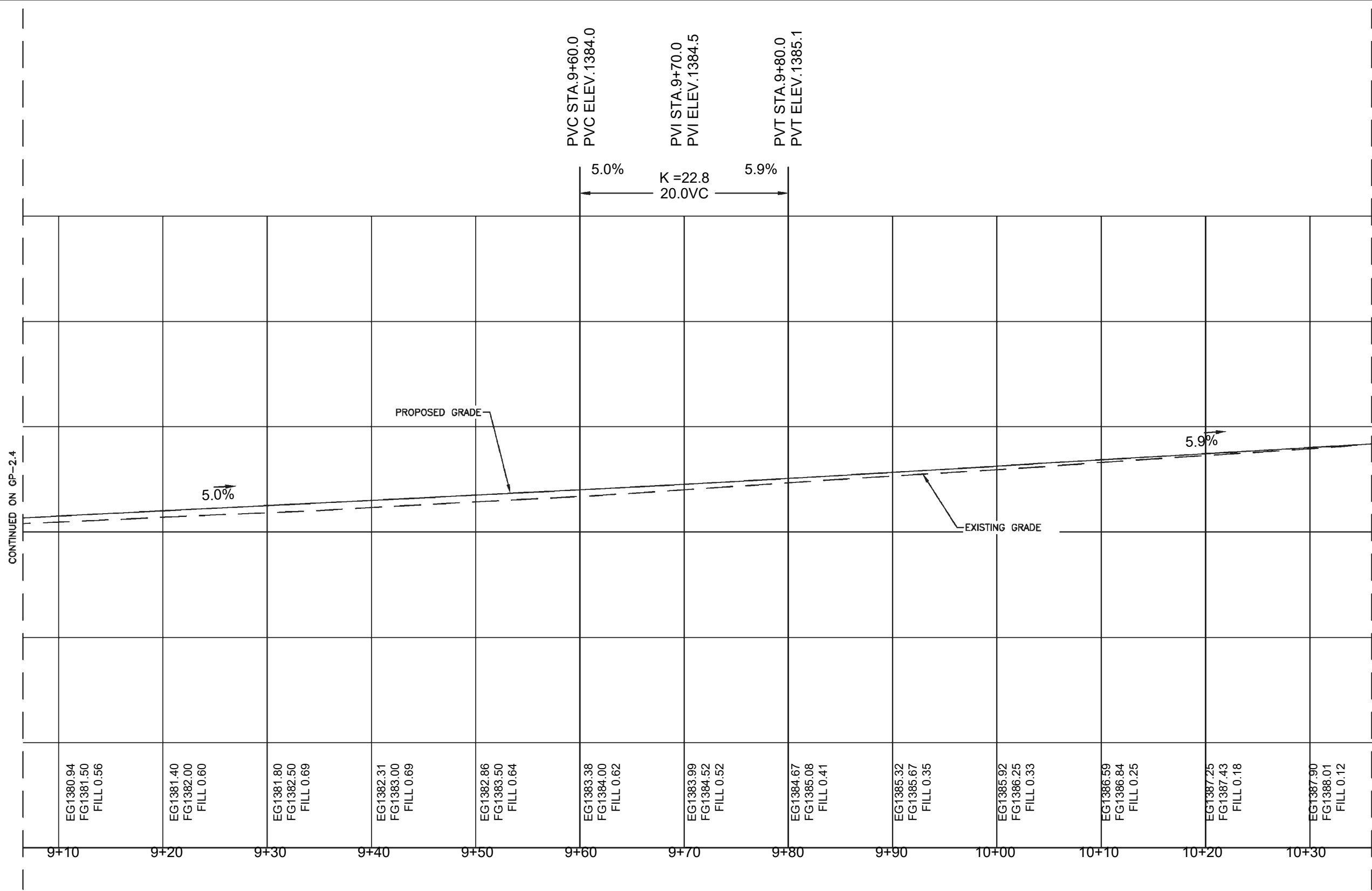
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5017 TERRACE AVE
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LAKE COUNTY

ACCESS ROAD
PROFILE PLAN

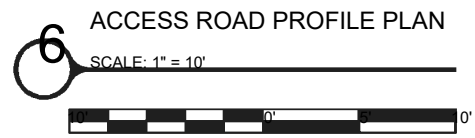
SHEET NUMBER
GP-2.4



CONTINUED ON GP-2.4

CONTINUED ON GP-2.6

9+10	EG1380.94 FG1381.50 FILL 0.56
9+20	EG1381.40 FG1382.00 FILL 0.60
9+30	EG1381.80 FG1382.50 FILL 0.69
9+40	EG1382.31 FG1383.00 FILL 0.69
9+50	EG1382.86 FG1383.50 FILL 0.64
9+60	EG1383.38 FG1384.00 FILL 0.62
9+70	EG1383.99 FG1384.52 FILL 0.52
9+80	EG1384.67 FG1385.08 FILL 0.41
9+90	EG1385.32 FG1385.67 FILL 0.35
10+00	EG1385.92 FG1386.25 FILL 0.33
10+10	EG1386.59 FG1386.84 FILL 0.25
10+20	EG1387.25 FG1387.43 FILL 0.18
10+30	EG1387.90 FG1388.01 FILL 0.12



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SMW
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SMW #: 25-10702

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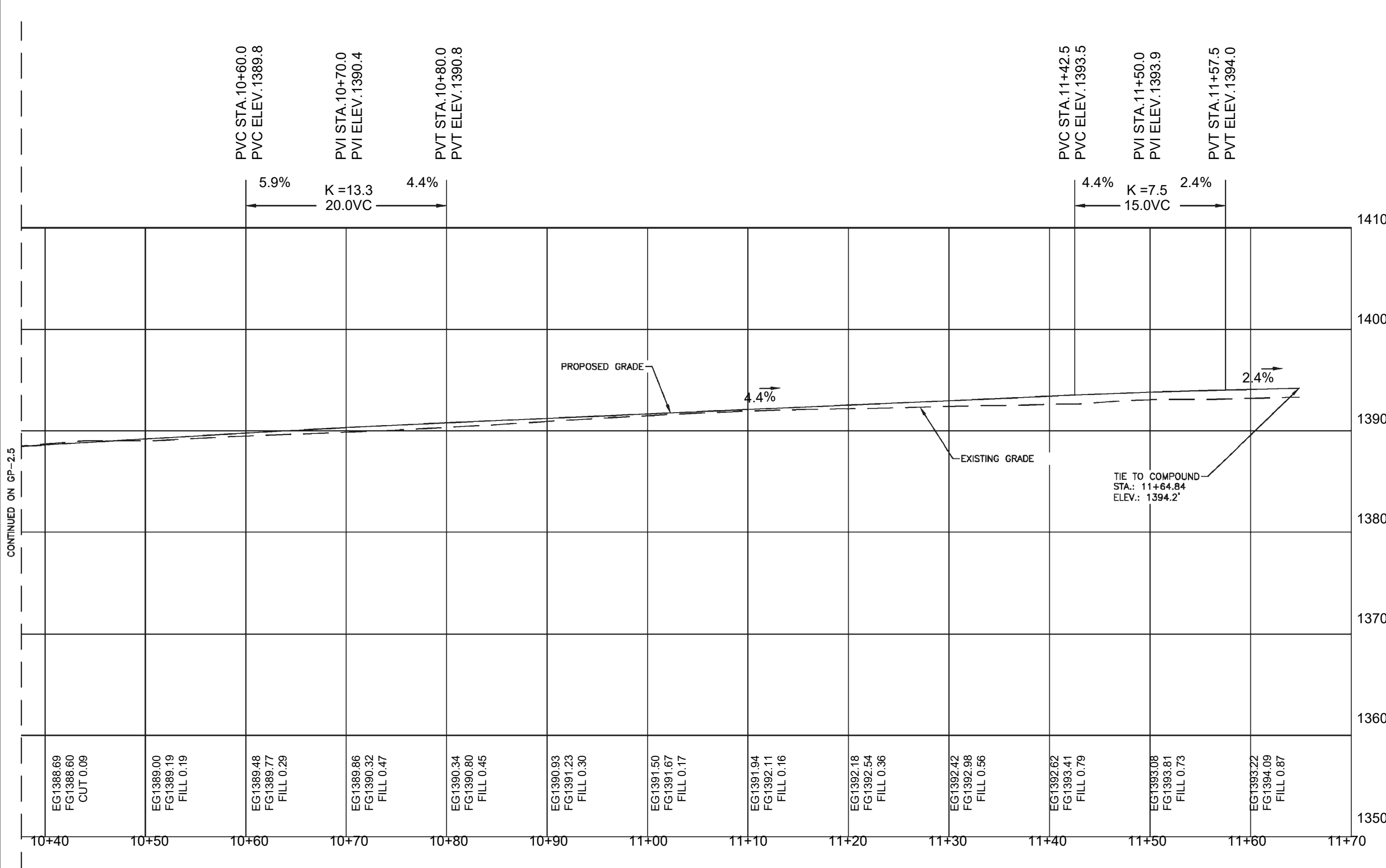
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NORTH LAKEPORT
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ACCESS ROAD
PROFILE PLAN

SHEET NUMBER
GP-2.5



CONTINUED ON GP-2.5



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SMW # 25-10702

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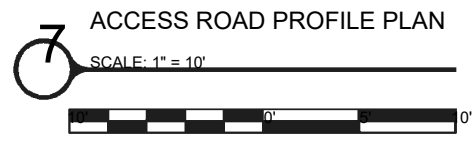
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LAKE COUNTY

ACCESS ROAD
PROFILE PLAN

SHEET NUMBER
GP-2.6





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TOGETHER PLANNING A BETTER TOMORROW

SMW #: 25-10702

DRAWN BY: ELS

CHECKED BY: VGD

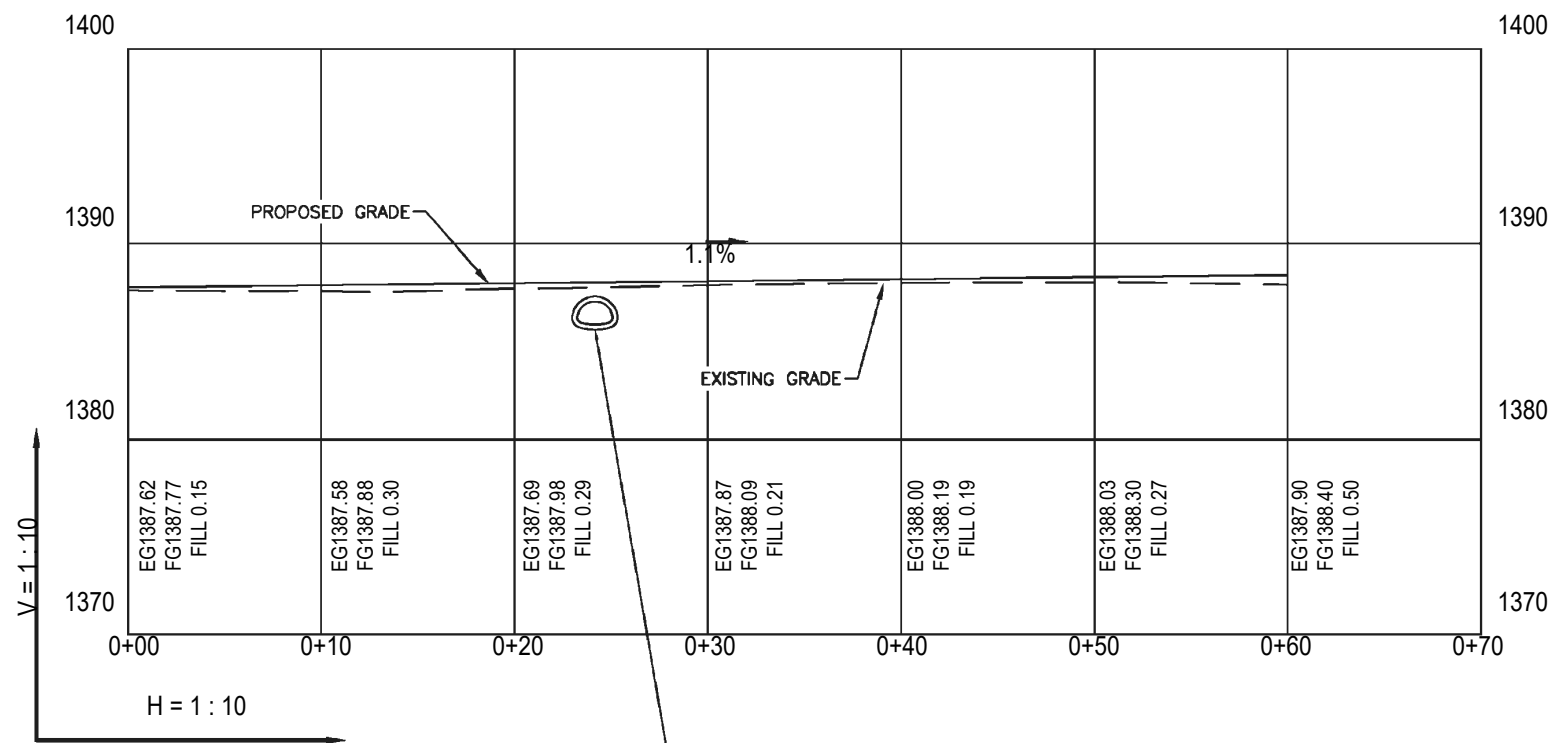
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ACCESS ROAD
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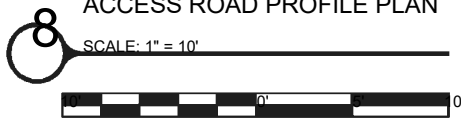
SHEET NUMBER
GP-2.7



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

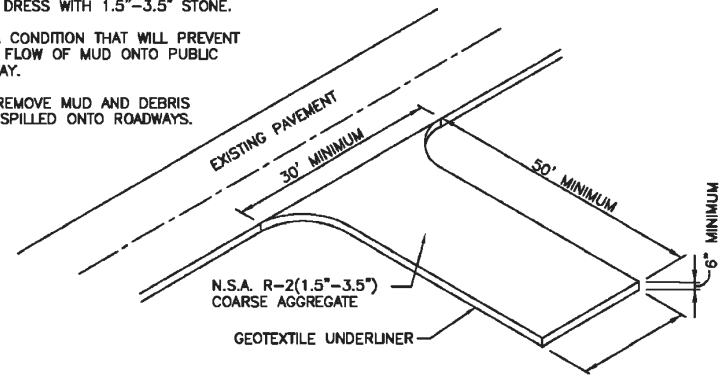
ACCESS ROAD PROFILE PLAN

SCALE: 1" = 10'

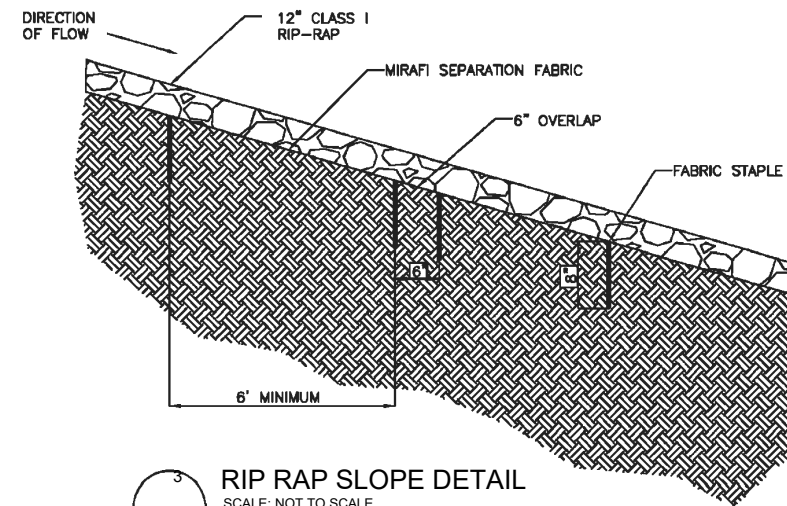


- MAINTENANCE:**
1. PERIODICALLY DRESS WITH 1.5"-3.5" STONE.
 2. MAINTAIN IN A CONDITION THAT WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY.
 3. IMMEDIATELY REMOVE MUD AND DEBRIS TRACKED OR SPILLED ONTO ROADWAYS.

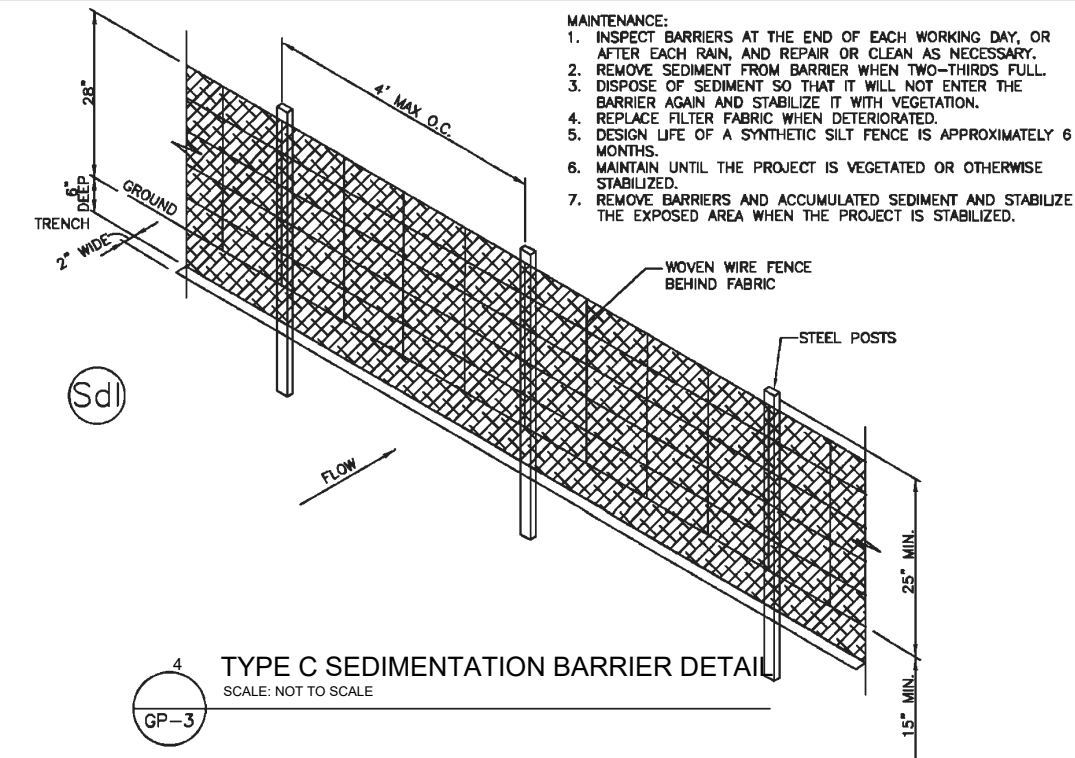
Co



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

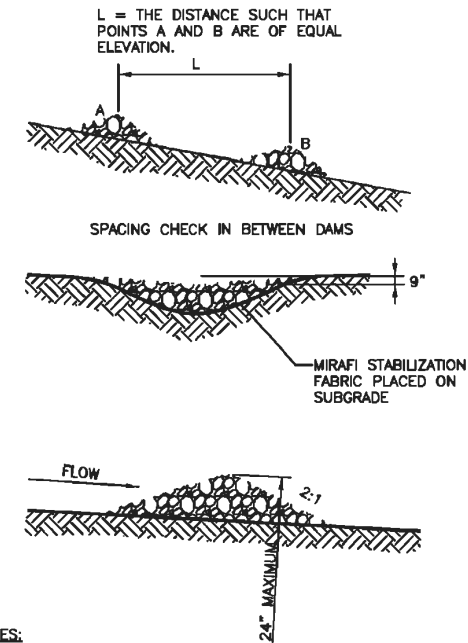


3 RIP RAP SLOPE DETAIL
GP-3 SCALE: NOT TO SCALE



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

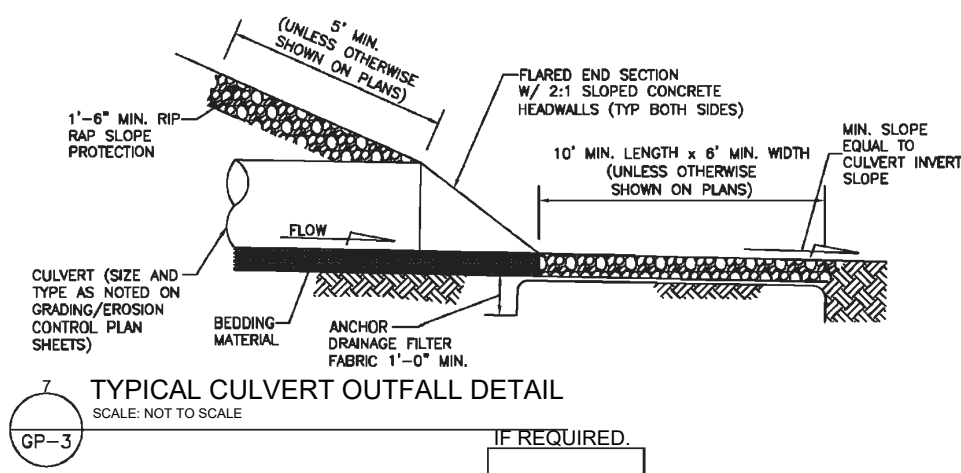
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NOTES:

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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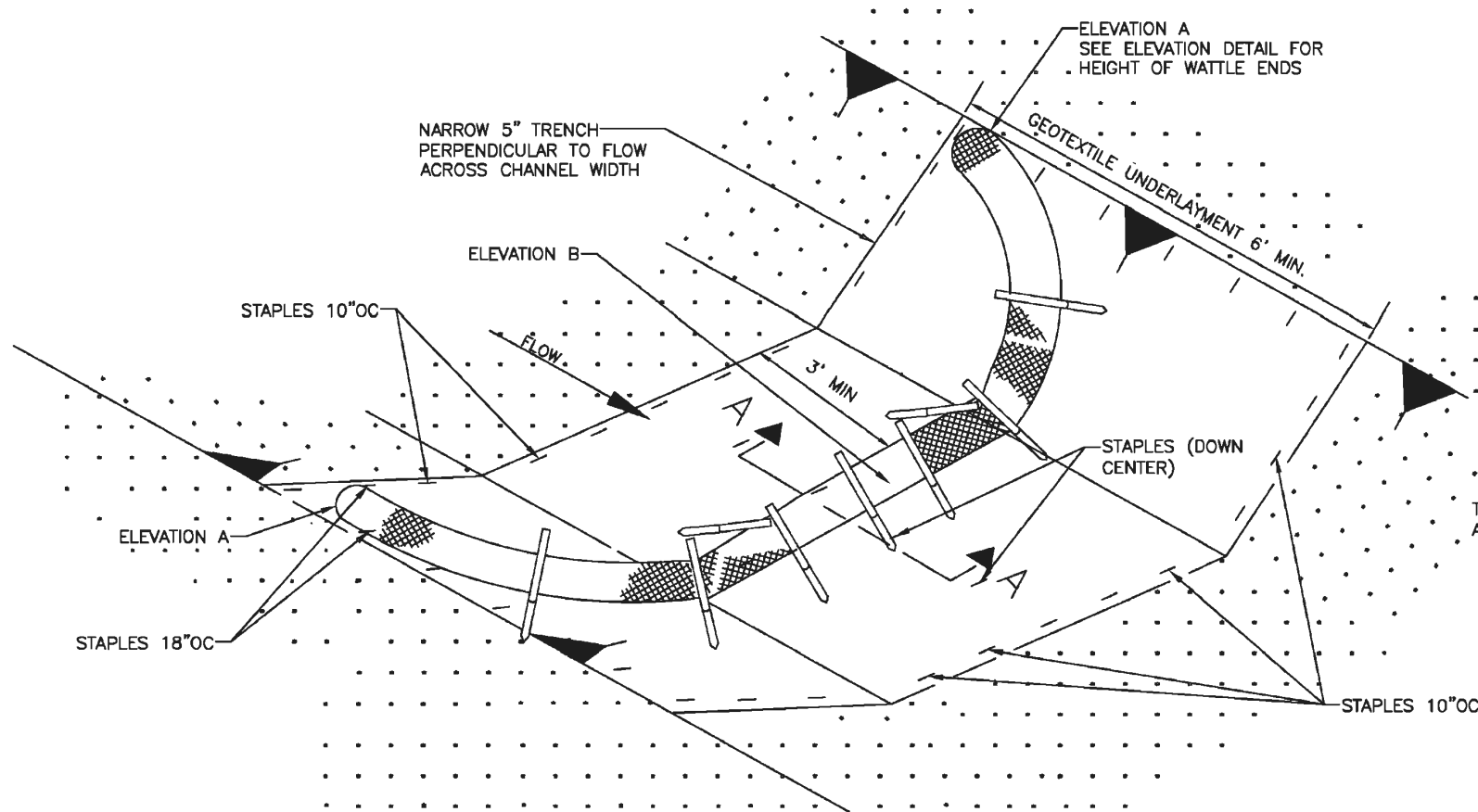
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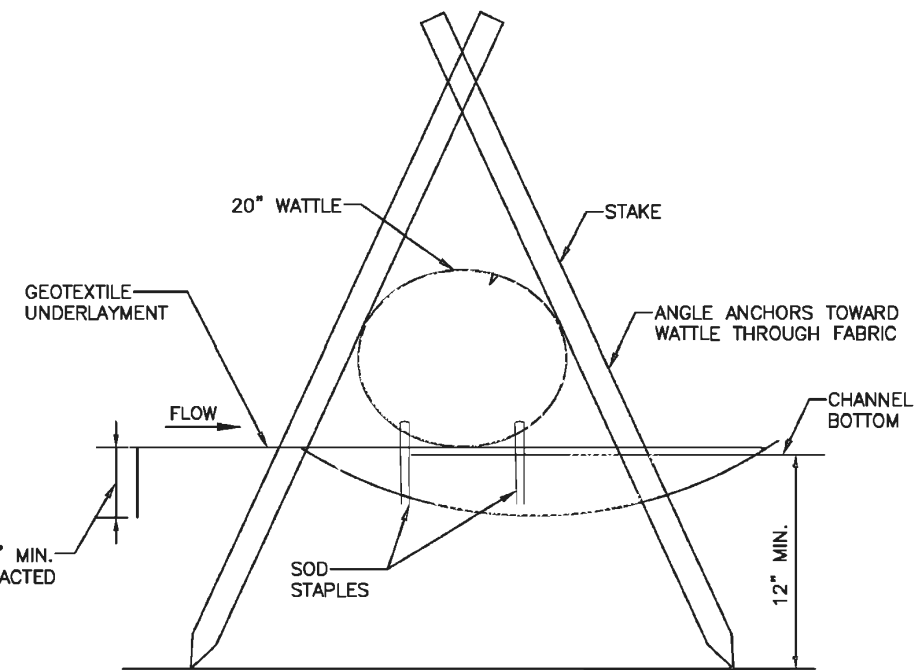
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LAKE COUNTY

GRADING & EROSION
CONTROL DETAILS

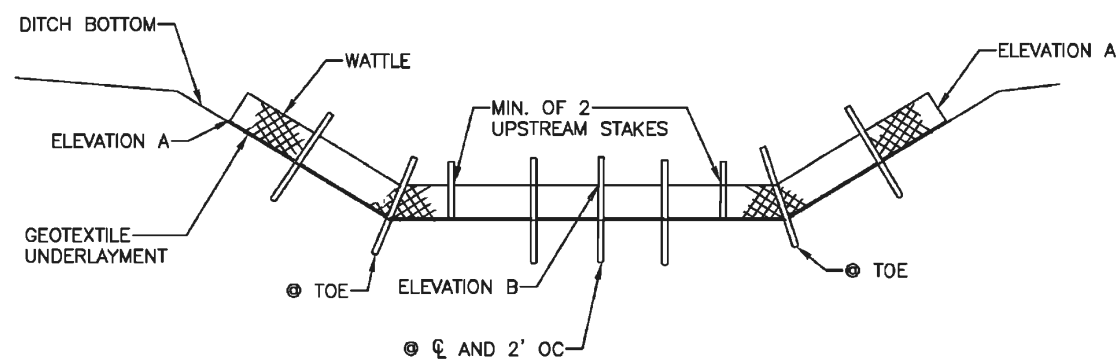
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GP-3



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.



TYPICAL WATTLE SECTION
SCALE: N.T.S.



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TOGETHER PLANNING A BETTER TOMORROW

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GRADING & EROSION
CONTROL DETAILS

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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 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 VEGETATIVE 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 ARE AS FOLLOWS.

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

SEED SPECIES	APPLICATION RATE/ACRE	PLANTING DATES
AGRICULTURAL LIMESTONE #75 FERTILIZER, 05-10-15 MULCH (STRAW OR HAY OR WOOD CELLULOSE FIBER MULCH	400 LBS/ ACRE 500 LBS/ ACRE 5000LBS/ACRE 1000LBS/ACRE	
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)

SEED SPECIES	APPLICATION RATE/ACRE	PLANTING DATES
AGRICULTURAL LIMESTONE #15 FERTILIZE, 5-10-15 MULCH (STRAY OR HAY)	4000 LBS/ACRE 1500 LBS/ACRE 5000 LBS/ACRE	
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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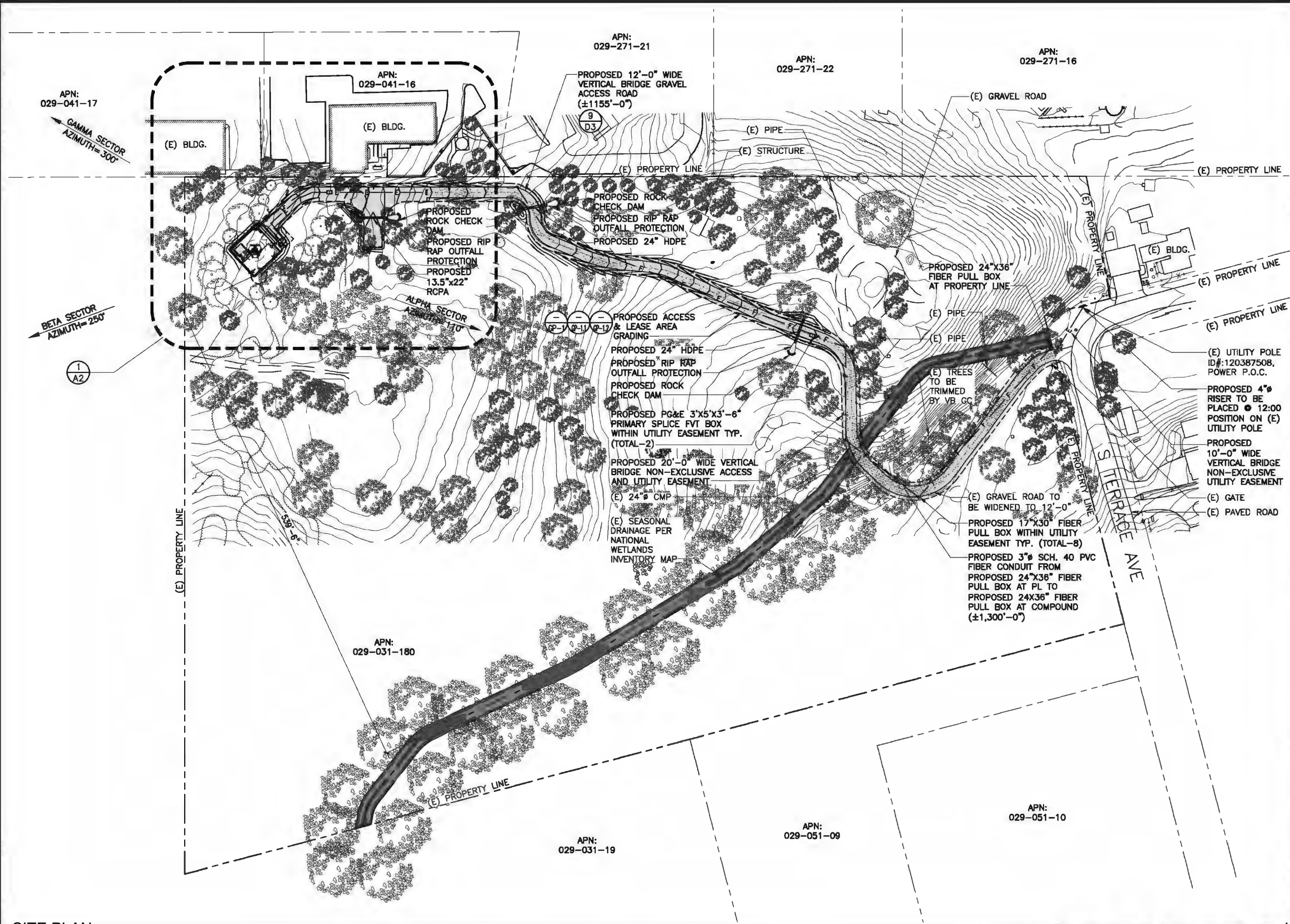
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GRADING, SEDIMENT &
EROSION CONTROL
VEGETATION SPECS

SHEET NUMBER
GP-5



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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	01/31/23
0	ISSUED FOR ZONING	JR	01/24/23
A	ISSUED FOR REVIEW	JR	09/26/25
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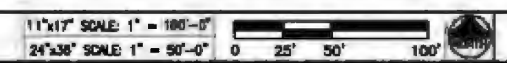
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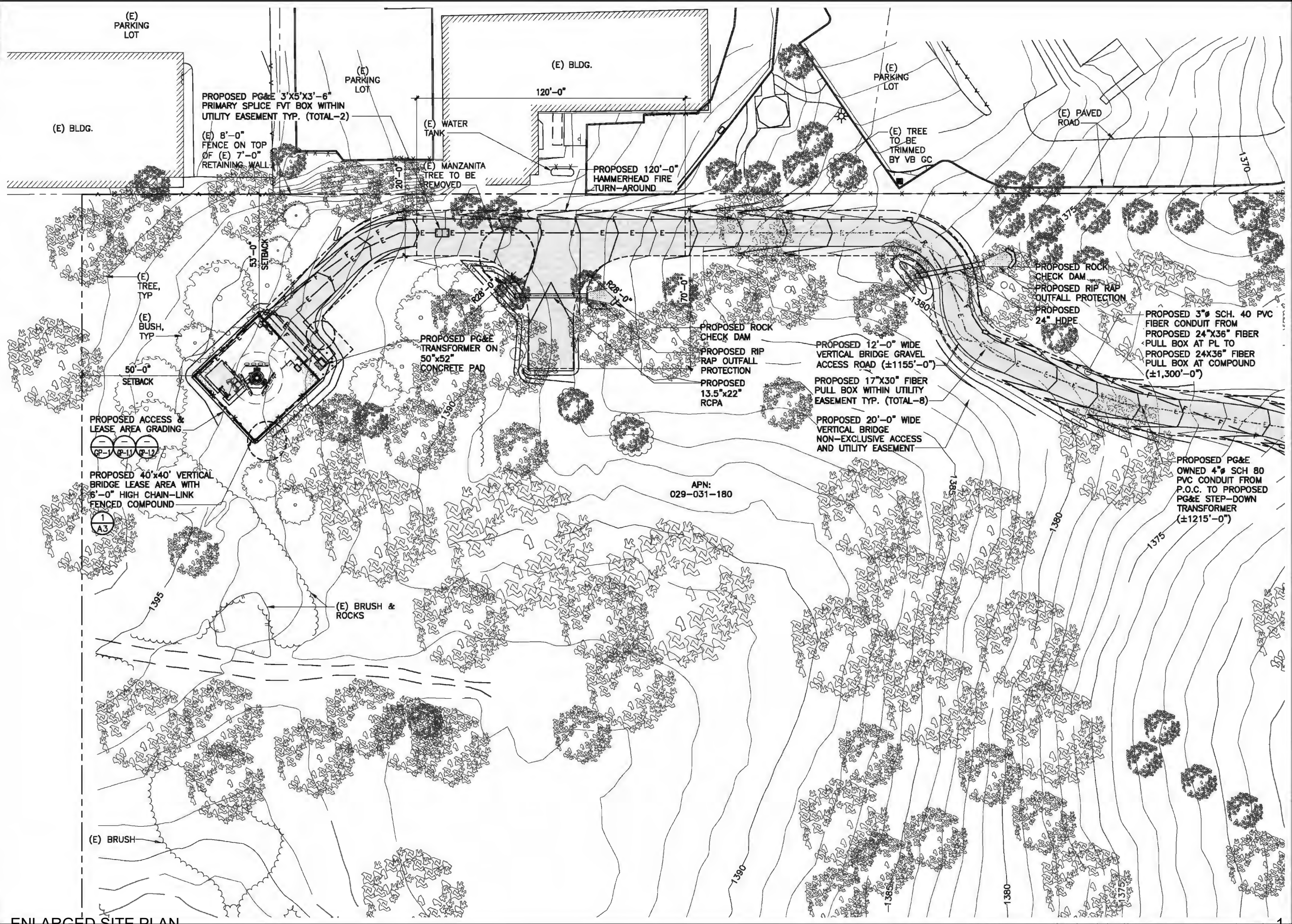
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SITE PLAN





ENLARGED SITE PLAN

11'x17" SCALE: 1" = 40'-0"
 24'x36" SCALE: 1" = 20'-0"
 0 10' 20' 40'

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SITE ACQUISITION

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4	GRADING UPDATE	JR	01/15/26
3	EQUIP & GEN CHANGE	FV	1/06/25
2	PLANNING COMMENTS	JR	05/16/24
1	STRUCTURE CHANGED	BD	0/31/23
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ENLARGED SITE PLAN

BRAWING SCALE:

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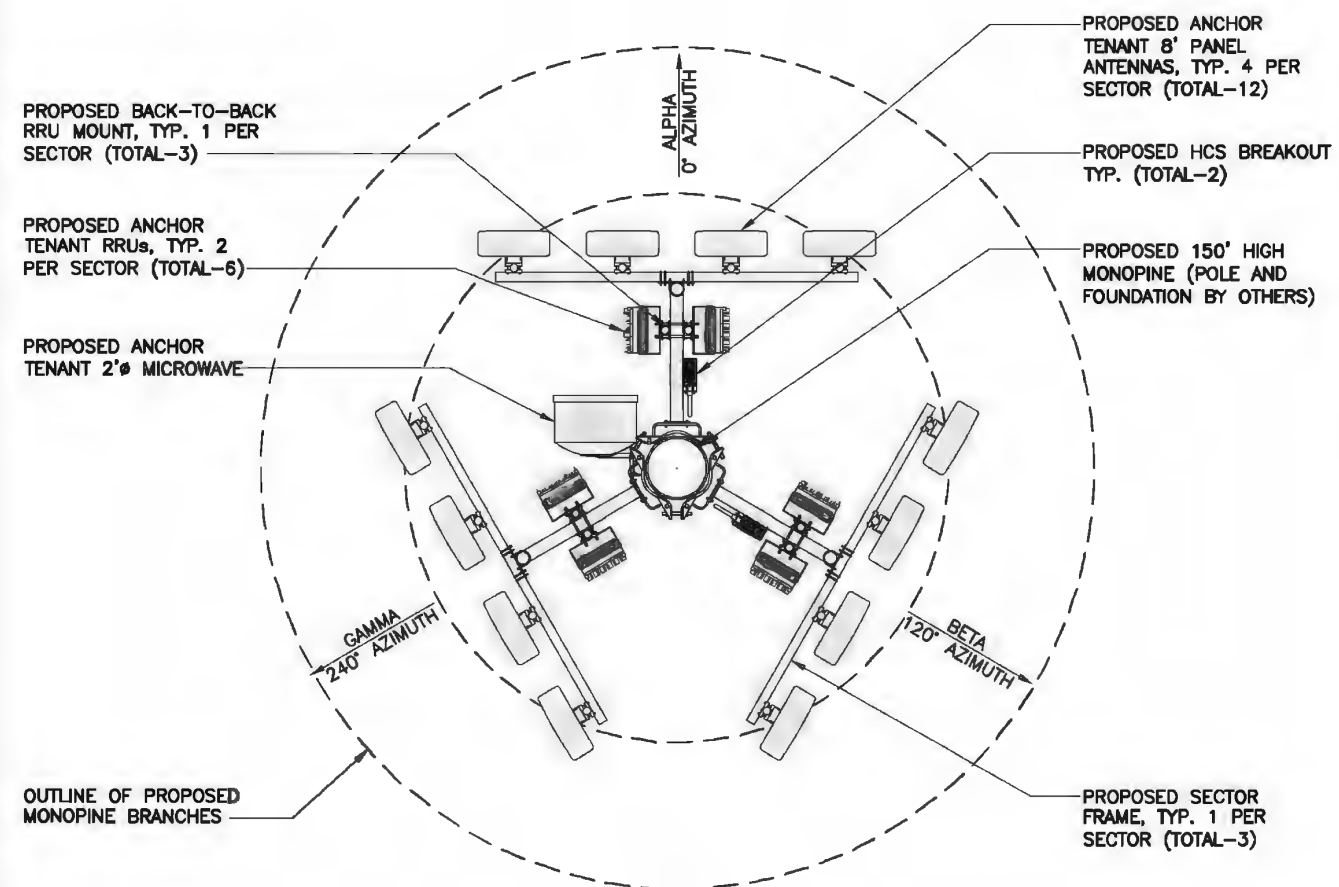
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NOTES:
 MATERIALS IN FRONT AND SIDE OF ANTENNAS MUST BE RF TRANSPARENT TO MINIMIZE PIM ISSUES. PLEASE MAKE SURE NO RUSTS ON COMPONENTS AND NO LOOSE CONNECTIONS.
 1. ENSURE THERE ARE NO PIM ISSUES DURING INSTALLATION.
 2. ANTENNAS CAN'T SHOOT INTO METAL, 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.



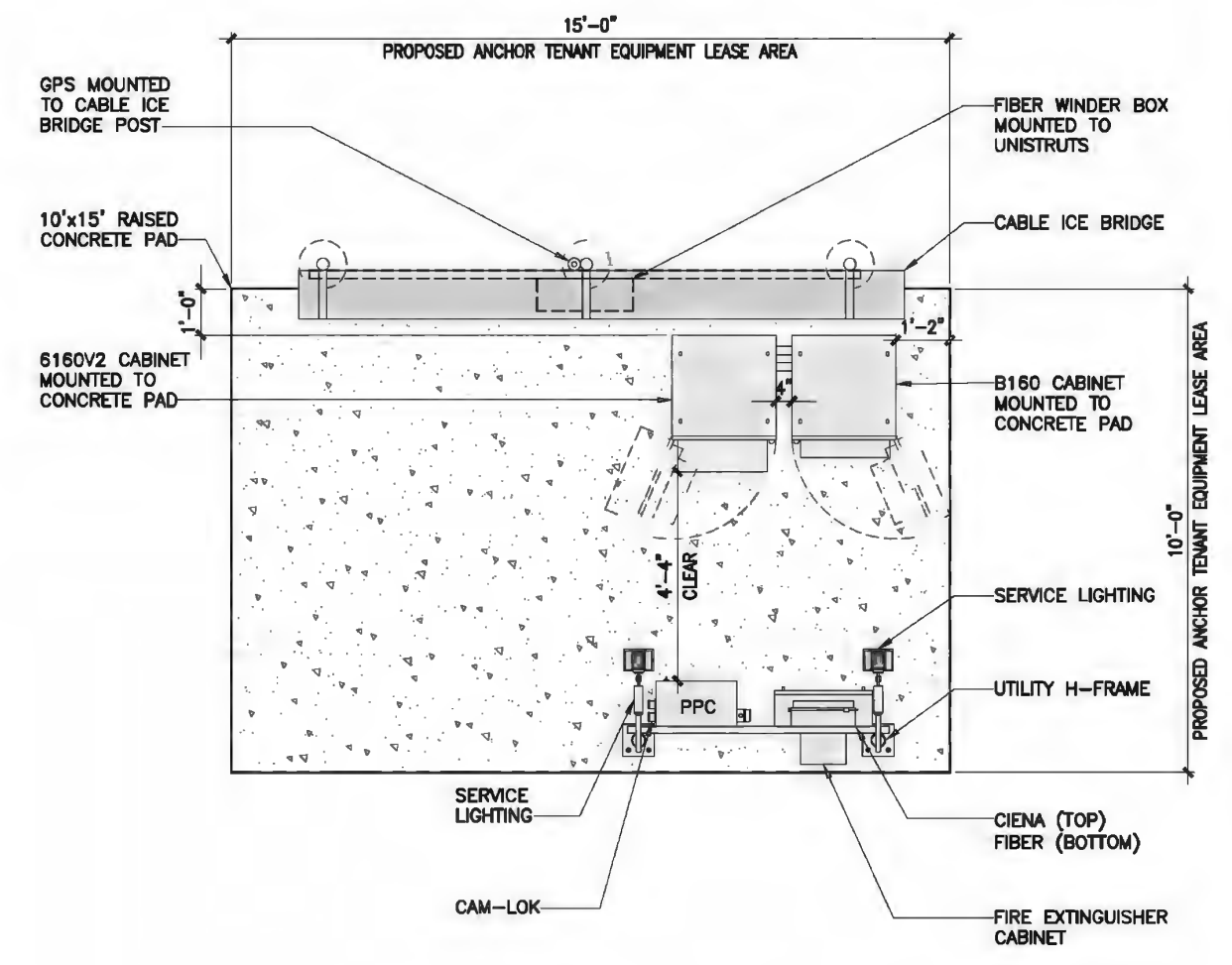
ANTENNA PLAN

11"x17" SCALE: 3/16" = 1'-0"
 24"x36" SCALE: 3/8" = 1'-0"

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

11"x17" SCALE: 1/4" = 1'-0"
 36"x36" SCALE: 1/8" = 1'-0"

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3	EQUIP & GEN CHANGE	FV	1/06/25
2	PLANNING COMMENTS	JR	05/16/24
1	STRUCTURE CHANGED	BD	03/12/23
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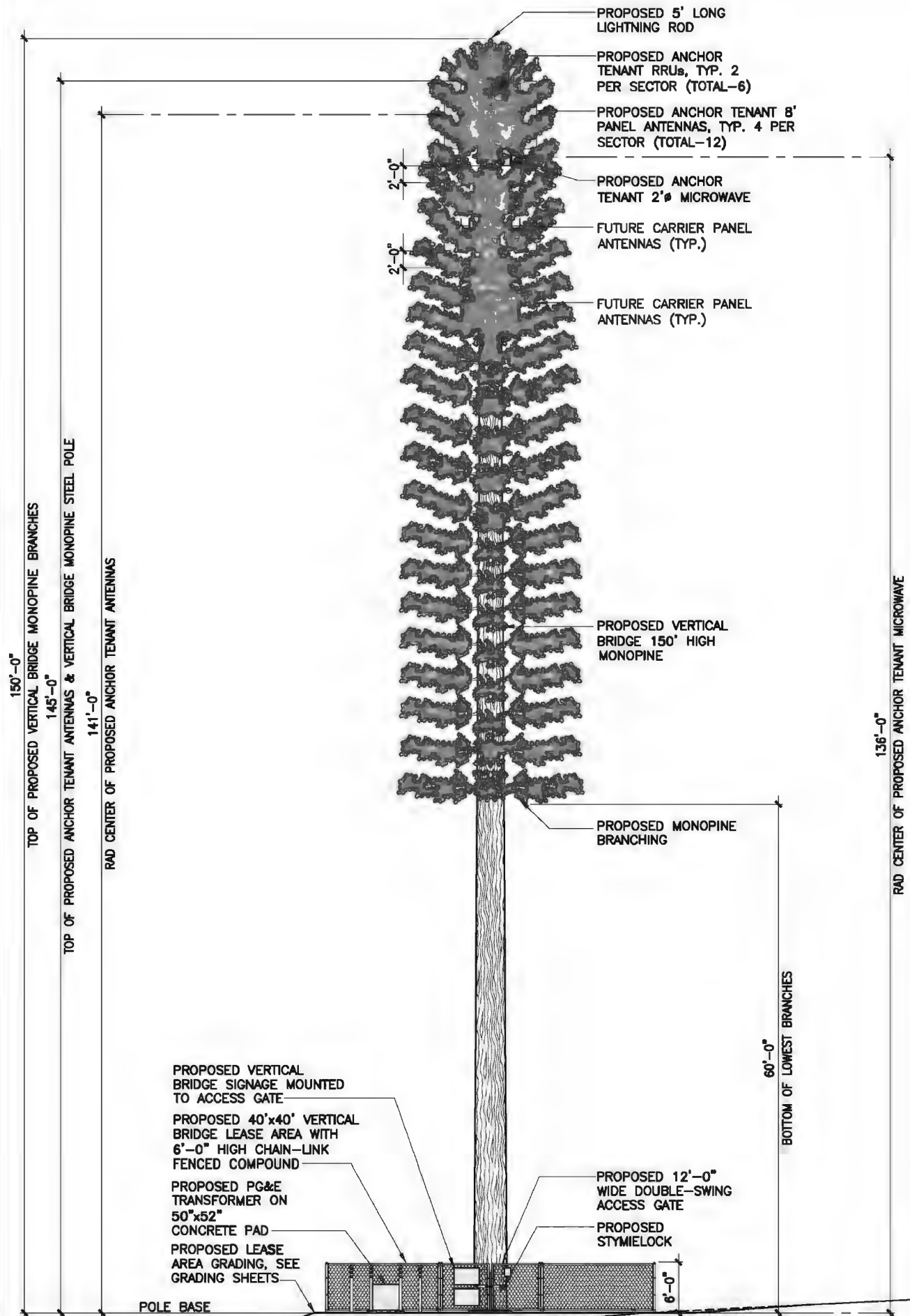
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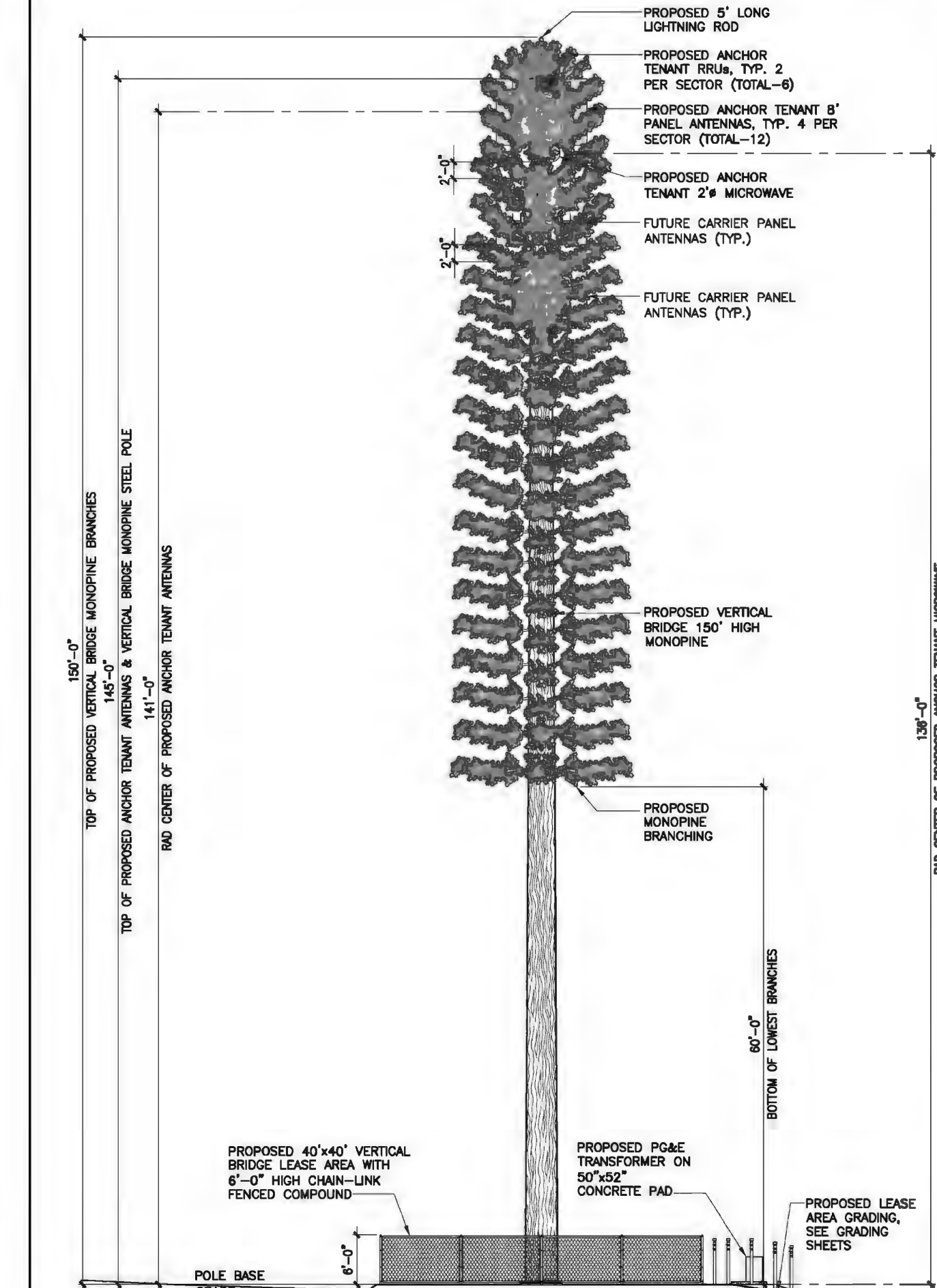
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EAST ELEVATION



SOUTH ELEVATION

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AERIAL MAP



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VIEW	SHEET
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