



SITE NAME: FISH CREEK  
VERTICAL BRIDGE SITE NO. US-ID-5108  
34754 HWY 41  
OLDTOWN, ID 83822



PROJECT INFO:  
VERTICAL BRIDGE SITE NUMBER:  
**US-ID-5108**  
SITE NAME:  
**FISH CREEK**  
34754 HWY 41  
OLDTOWN, ID 83822  
BONNER COUNTY

PLANS PREPARED BY:

 **TIBBOT ENGINEERING**  
L.L.C.

12725 SE MILLIKAN WAY, STE 300  
BEAVERTON, OR 97005  
503-345-2921

STAMP:

PRELIMINARY  
NOT FOR  
CONSTRUCTION

PROJECT #:
23-0041

ISSUED FOR:
REVIEW

SUBMITTALS			
REV.	DATE	DESCRIPTION	BY
A	2/14/24	PRELIM ZDS	-
0	3/15/24	FINAL ZDS	-

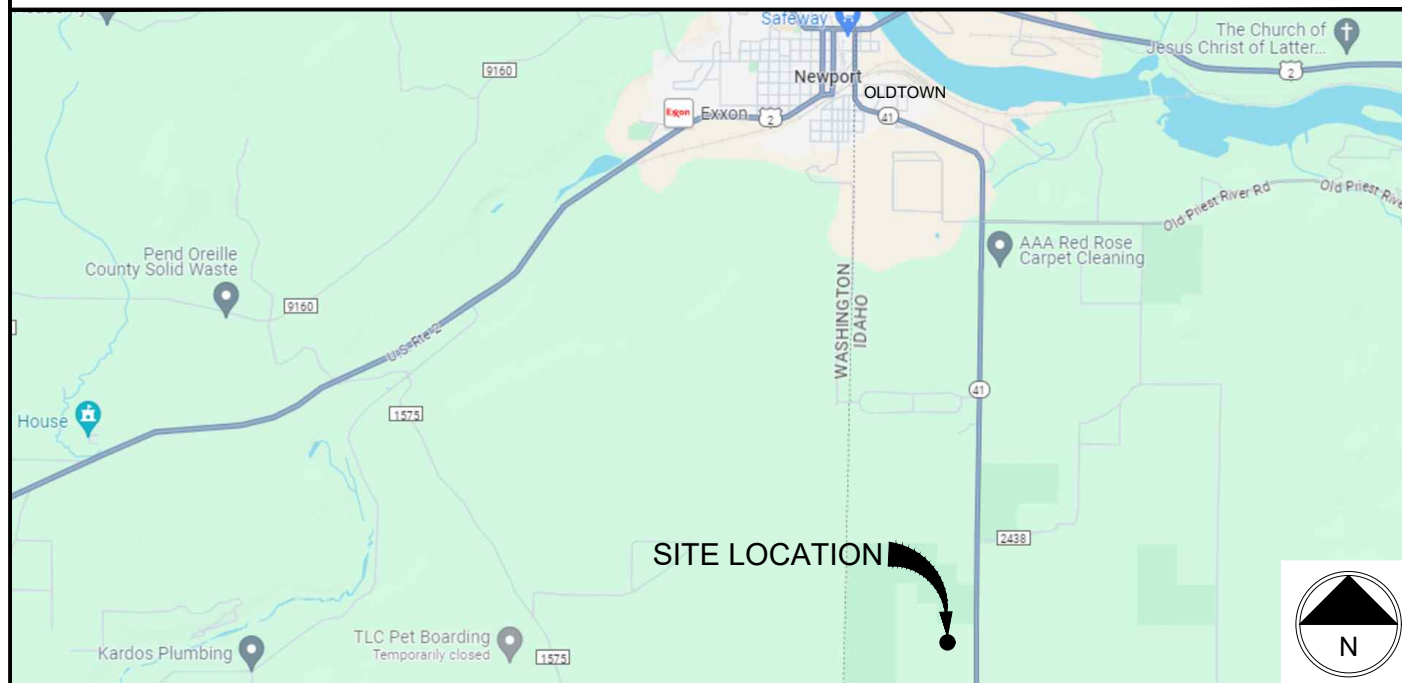
DRAWN BY:	-
CHECKED BY:	-

CURRENT ISSUE DATE:
3/15/24

THE INFORMATION CONTAINED  
IN THIS SET OF CONSTRUCTION  
DOCUMENTS IS PROPRIETARY  
BY NATURE. ANY USE OR  
DISCLOSURE WITHOUT OWNER  
PERMISSION IS STRICTLY  
PROHIBITED.

SHEET TITLE:	
TITLE SHEET	
SHEET NUMBER:	REV:
T-1	0

## LOCATION MAP



## DRIVING DIRECTIONS

FROM HWY ID-41 SOUTH IN OLDTOWN, ID, CONTINUE STRAIGHT FOR APPROX. 4.2 MI. TURN RIGHT ONTO SHARED DRIVEWAY. SITE IS BEHIND EXISTING HOUSE.

## PROJECT DESCRIPTION

APPLICANT PROPOSES THE FOLLOWING: A PROPOSED UNSTAFFED RADIO TELECOMMUNICATIONS FACILITY CONSISTING OF A NEW ANTENNA ARRAY ON A NEW 125' MONOPOLE TOWER, WITH A NEW EQUIPMENT PAD, INSIDE A NEW 50'x50' FENCED COMPOUND. A NEW ACCESS AND UTILITY EASEMENT CONTAINING A NEW 12' WIDE DRIVEWAY, AND POWER AND FIBER RUNS, ARE ALSO PROPOSED.

## APPROVALS

 4/2/2024

PROPERTY OWNER SIGNATURE DATE

## SHEET INDEX

[illegible]

## CODE REFERENCES

**CODE INFORMATION:**  
ZONING CLASSIFICATION: RURAL 5 (R-5)  
BUILDING CODE: IBC 2021  
CONSTRUCTION TYPE: IIB  
OCCUPANCY: U  
JURISDICTION: BONNER COUNTY

## SITE INFORMATION

**SITE LOCATION:**

PIN: RP55N06W127280A  
LATITUDE\*: N 48° 07' 43.76" (48.128822)  
LONGITUDE\*: W 117° 01' 38.48" (-117.027356)  
TOP OF STRUCTURE AGL: 135'-0"  
BASE OF STRUCTURE AMSL\*: 2354.6'± (NAD88)  
\*BASED ON 1A CERTIFICATION BY SURVEYOR (AMBIT, 02/26/2024)

**PROJECT AREA:**  
 APPROXIMATE LEASE AREA (VERTICAL BRIDGE): 2,500.00 SQ. FT.  
 APPROXIMATE LEASE AREA (VERIZON): 500.00 SQ. FT.

## PROJECT TEAM

<u>PROPERTY OWNER:</u> ROBERT C CUSTER 34754 HWY 41 OLDTOWN, ID 83822	<u>TOWER OWNER:</u> VERTICAL BRIDGE 750 PARK OF COMMERCE DR., STE 200 BOCA RATON, FL 33487 PAUL DANNEBERG PAUL.DANNEBERG@VERTICALBRIDGE.COM (206) 375-3798
--	--

**APPLICANT:**  
SMARTLINK GROUP  
10 CHURCH CIRCLE  
ANNAPOLIS, MD 21401  
ANDY HAMBRIGHT  
ANDY.HAMBRIGHT@SMARTLINKGROUP.COM  
(253) 347-7234

**SURVEYOR:**  
**AMBIT CONSULTING**  
**1229 CORNWALL AVE., STE. 301**  
**BELLINGHAM, WA 98225**  
**(480) 659-4072**

**TOWER OWNER:**  
VERTICAL BRIDGE  
750 PARK OF COMMERCE DR., STE 200  
BOCA RATON, FL 33487  
PAUL DANNEBERG  
PAUL.DANNEBERG@VERTICALBRIDGE.COM  
(206) 375-3798


**PROJECT ENGINEER:**  
TIBBOT ENGINEERING, LLC  
12725 SW MILLIKAN WAY, STE. 300  
BEAVERTON, OR 97005  
PAUL TIBBOT P.E.  
PAUL@TIBBOTENG.COM  
(503) 345-2921

**CONSTRUCTION MANAGER:**  
PACIFIC NORTHWEST ENGINEERING  
GREG BAKER  
(417) 824-1076

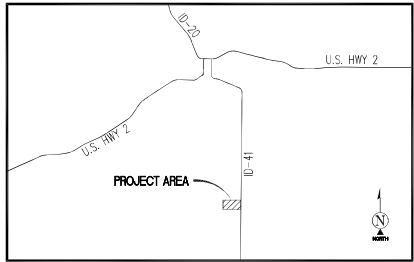


CALL IDAHO ONE CALL  
(800) 342-1585  
CALL 3 WORKING DAYS  
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 4/2/2024

PROPERTY OWNER SIGNATURE DATE



VICINITY MAP  
N.T.S.

SURVEY DATE  
2/6/2024

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED UPON THE IDAHO ZONE WEST STATE PLANE COORDINATE SYSTEM BASED ON THE NORTH AMERICAN DATUM OF 1983(2011). DETERMINED BY RAW STATIC GLOBAL POSITIONING SYSTEM EQUIPMENT ON THE NGS OPUS WEBSITE.

BENCHMARK

PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS 'GEOID 18' MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY RAW STATIC GPS DATA PROCESSED ON THE NGS OPUS WEBSITE. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88.

GRID-TO-GROUND SCALE FACTOR NOTE  
ALL BEARINGS AND DISTANCES ARE BASED ON THE IDAHO WEST STATE PLANE COORDINATE ZONE GRID. TO DERIVE GROUND DISTANCES DIVIDE BY 0.99993456

FLOOD\_ZONE

THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD\_ZONE "X". ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP(S), MAP ID #16017C0850E, DATED 11/18/2009

UTILITY NOTES

SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT 811 AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

IDAHO NOTE

LEASE AREA, ACCESS AND UTILITY EASEMENTS WERE NOT FIELD LOCATED PER THIS SURVEY AND ARE CONSIDERED PRELIMINARY IN NATURE. UPON FIELD LOCATING OR COMPLETING AN AS-BUILT OF THE LEASE AREA, ACCESS AND UTILITY EASEMENTS, A RECORD OF SURVEY WILL BE REQUIRED.

SURVEYOR'S NOTES

CONTOURS DERIVED FROM DIRECT FIELD OBSERVATIONS AND FOLLOW THE CURRENT NATIONAL MAP STANDARDS FOR VERTICAL ACCURACY.

THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

NO WETLANDS HAVE BEEN INVESTIGATED BY THIS SURVEY.

THE LEASED PREMISES IS CONTIGUOUS ALONG ITS COMMON BOUNDARIES TO THE ACCESS AND UTILITY EASEMENT, WHICH IN TURN IS CONTIGUOUS ALONG ITS COMMON BOUNDARIES TO THE STATE HIGHWAY 41 RIGHT OF WAY, AND THERE ARE NO GAPS, GORES, SPACES OR OVERLAPS BETWEEN OR AMONG ANY OF SAID PARCELS OF LAND.

SURVEY WAS PREPARED FOR THE TOWERS, LLC

AT THE TIME OF THE SURVEY PROPOSED UTILITY EASEMENT ENCROACHES ONTO ABUTTING PROPERTY AS SHOWN AND IS LABELED AS AN ENCROACHMENT. TITLE COMMITMENT/REPORT FOR EACH ABUTTER'S PROPERTY IS REQUIRED TO INCLUDE AS-SURVEYED LEGAL DESCRIPTION(S) FOR PORTION OF UTILITY EASEMENT OVER EACH PROPERTY.

THE LEASE AREA AND ACCESS EASEMENT ARE ENTIRELY WITHIN THE PARENT PARCEL. THE UTILITY EASEMENT IS NOT ENTIRELY WITHIN THE PARENT PARCEL

THE ACCESS AND UTILITY EASEMENT GOES TO A DEDICATED PUBLIC RIGHT OF WAY.

SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED

LEGEND

NG	NATURAL GRADE		UTILITY POLE
P.O.C.	POINT OF COMMENCEMENT		POSITION OF GEODETIC COORDINATES
P.O.B.	POINT OF BEGINNING		SPOT ELEVATION
P.O.T.	POINT OF TERMINUS		PINE TREES
	"HOG-WIRE" FENCE		TREE LINE
	OVERHEAD LINES		STREET CENTERLINES
	SUBJECT PROPERTY LINE		ADJACENT PROPERTY LINE
	LEASE AREA LIMITS		MAJOR CONTOUR INTERVAL
	MINOR CONTOUR INTERVAL		

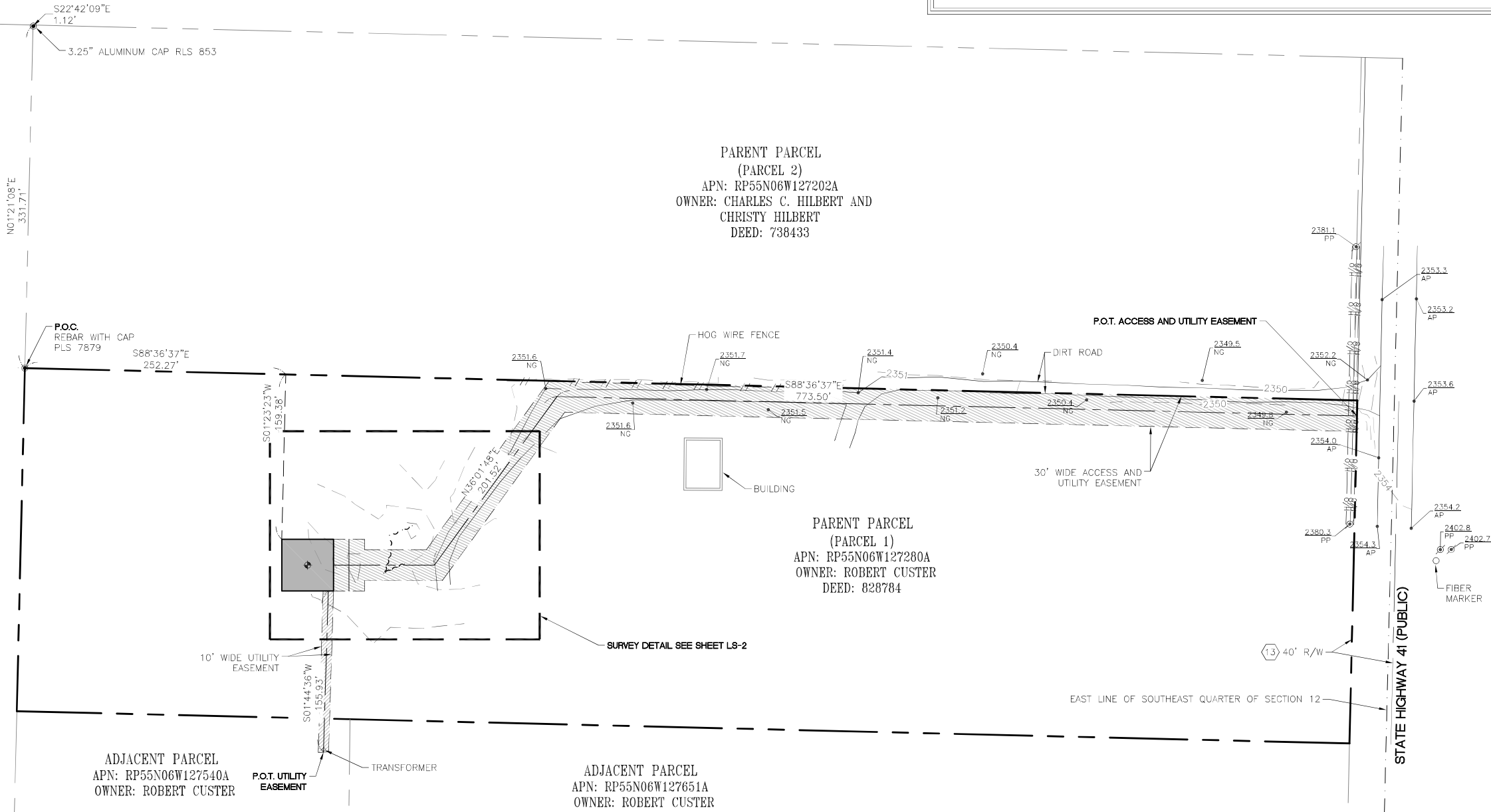
SITE NAME/NO.: \_\_\_\_\_

THE INFORMATION CONTAINED ON THIS REVISED SURVEY IS AGREED TO AND APPROVED BY THE LANDLORD ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023. THIS DOCUMENT SHALL BE DEEMED AN AMENDMENT TO THE LEASE AGREEMENT BY AND BETWEEN THE PARTIES.

LANDLORD NAME, TITLE \_\_\_\_\_

PARENT PARCEL  
(PARCEL 2)  
APN: RP55N06W127202A  
OWNER: CHARLES C. HILBERT AND  
CHRISTY HILBERT  
DEED: 738433

PARENT PARCEL  
(PARCEL 1)  
APN: RP55N06W127280A  
OWNER: ROBERT CUSTER  
DEED: 828784



750 Park of Commerce Drive, Suite 200  
Boca Raton, Florida 33487

PROJECT INFORMATION:

SITE NAME:  
**FISH CREEK**  
SITE ID:  
**US-ID-5108**

SITE ADDRESS:  
34754 HIGHWAY 41  
OLDTOWN, ID 83822  
BONNER COUNTY

Rev:	Date:	Description:	By:
A	02/07/2024	PRELIMINARY	CK
0	02/15/2024	TITLE (C)	CK
1	02/23/2024	LEGALS (C)	CK
2	03/13/2024	COMMNETS (C)	CK

LAND SURVEY PREPARED BY:



4645 S. LAKESHORE DR. #14  
TEMPE, ARIZONA 85282  
PH: (480) 659-4072  
www.ambitconsulting.us

ambit consulting

LICENSURE NO:



*Sarah A. Burgi*  
STAMPED: 03/13/2024

ALL SCALES ARE SET FOR 22"x34" SHEET

DRAWN BY: CK BY: MF APV BY: SB

Sheet Title:

**SITE SURVEY**

Sheet Number:

**LS-1**



750 Park of Commerce Drive, Suite 200  
Boca Raton, Florida 33487

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2	03/13/2024	COMMNETS (C)	CK

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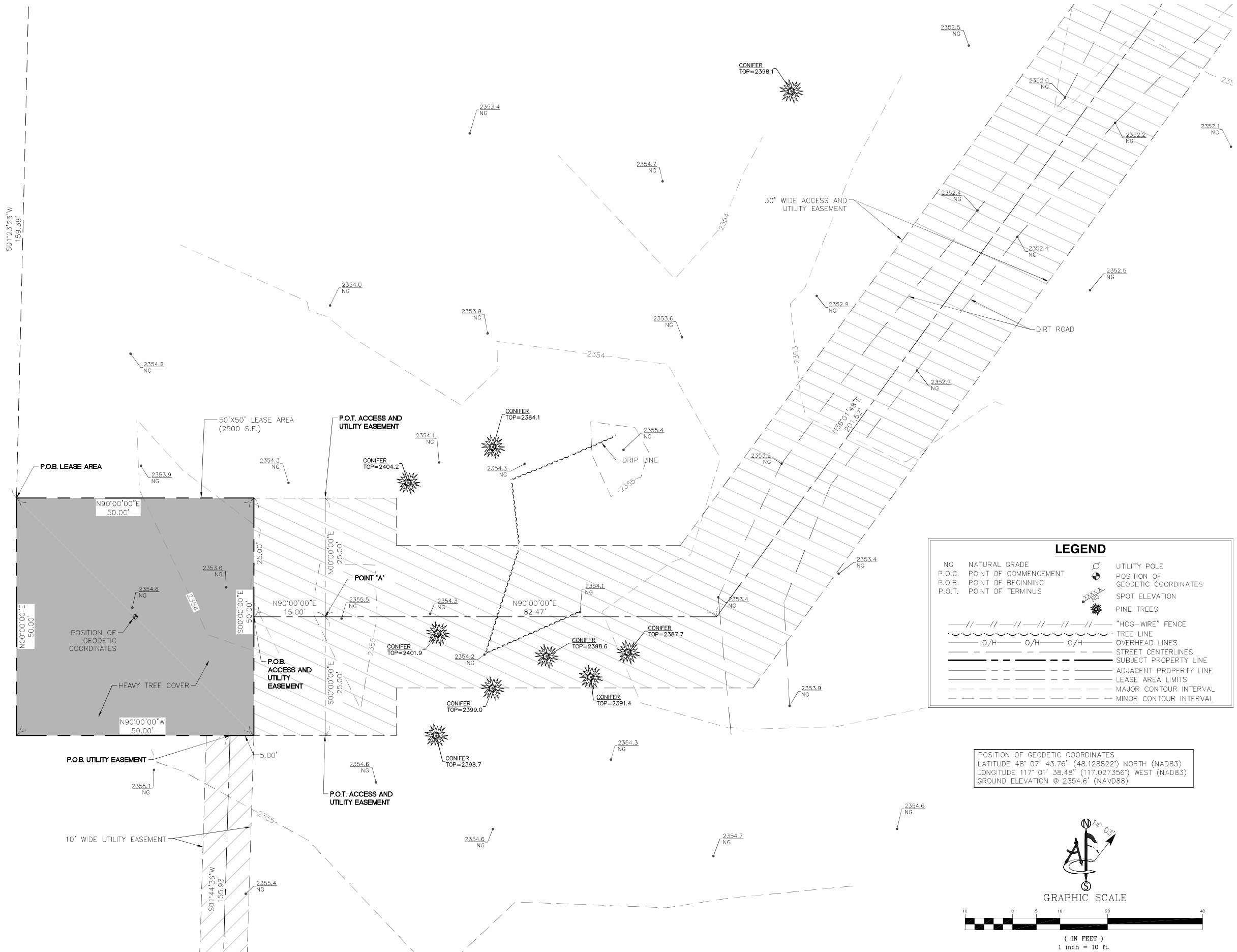
DRAWN BY: CK    CHK BY: MF    APV BY: SB

Sheet Title:

**SITE SURVEY**

Sheet Number:

**LS-2**





SCHEDULE "B" NOTE

REFERENCE IS MADE TO THE TITLE REPORT ORDER #VTB-161238-C, ISSUED BY FUTURA TITLE & ESCROW, DATED OCTOBER 4, 2023. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

ITEMIZED NOTES:

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. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. (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 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)

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

5. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND 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 EASEMENTS APPURTENANT TO WATER RIGHTS, 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. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS, PROCEEDINGS BY A PUBLIC AGENCY WHICH 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)

8. TAXES, INCLUDING ANY ASSESSMENTS COLLECTED THERewith, FOR THE YEAR 2023 WHICH ARE A LIEN NOT YET DUE AND PAYABLE. (THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

9. LIEN FOR ANY TAXES DEFERRED BY VIRTUE OF THE DESIGNATION OF THE INSURED LAND OR ANY PORTION THEREOF AS FOREST LANDS AS PROVIDED IN SECTION 63- 1701 ET SEQ. IDAHO CODE. (THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

10. TAXES WHICH MAY BE ASSESSED AND EXTENDED ON ANY SUBSEQUENT ROLL FOR THE TAX YEAR 2023, WITH RESPECT TO THE STRUCTURE(S) AS DEFINED IN 63-201 I.C. AS BILLBOARDS AND/OR CELL TOWERS LOCATED UPON SAID PROPERTY, WHICH MAY NOT BE INCLUDED ON THE REGULAR ASSESSMENT ROLL AND WHICH ARE A LIEN NOT YET DUE AND PAYABLE. (THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

11. DITCH, ROAD AND PUBLIC UTILITY EASEMENTS AS THE SAME MAY EXIST OVER SAID LAND. (THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

12. RIGHT, TITLE AND INTEREST OF THE PUBLIC IN AND TO THOSE PORTIONS OF THE LAND LYING WITHIN ROADS OR HIGHWAYS. (THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

13. NEGATIVE EASEMENTS, CONDITIONS, RESTRICTIONS, AND ACCESS RIGHTS CONTAINED IN THE DEED TO THE STATE OF IDAHO. RECORDED: APRIL 16, 1941 BOOK: 64 OF DEEDS, PAGE: 16 (THE EXCEPTION AFFECTS THE PARENT PARCEL, BUT DOES NOT AFFECT THE LEASE AREA OR ANY VERTICAL BRIDGE EASEMENTS)

14. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN DOCUMENT: GRANTED TO: INLAND POWER & LIGHT CO. PURPOSE: PUBLIC UTILITIES RECORDED: JUNE 9, 2008 INSTRUMENT NO.: 752833 AFFECTS: PARCEL 1 (BLANKET IN NATURE)

SCHEDULE "B" NOTE

15. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW.

AMOUNT: \$194,679.00

TRUSTOR/GRANTOR: CHARLES C. HILBERT AND CHRISTY HILBERT

TRUSTEE: SANDPOINT TITLE INSURANCE, INC. BENEFICIARY: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS), SOLELY AS NOMINEE FOR LAND HOME FINANCIAL SERVICES INC., ITS SUCCESSORS AND/OR ASSIGNS DATED: OCTOBER 2, 2007 RECORDED: OCTOBER 4, 2007 INSTRUMENT NO.: 738434 AFFECTS: PARCEL 1

THE BENEFICIAL INTEREST UNDER SAID DEED OF TRUST WAS ASSIGNED BY SUCCESSIVE ASSIGNMENTS OF RECORD TO CARRINGTON MORTGAGE SERVICES, LLC, BY ASSIGNMENT RECORDED AS INSTRUMENT NO.: 954806 AN APPOINTMENT OF SUCCESSOR TRUSTEE UNDER SAID DEED OF TRUST WHICH NAMES AS SUBSTITUTED SUCCESSOR TRUSTEE THE FOLLOWING: TRUSTEE: PIONEER TITLE COMPANY OF ADA COUNTY DBA PIONEER LENDER TRUSTEE SERVICES RECORDED: MARCH 7, 2011 INSTRUMENT NO.: 806769 AN AGREEMENT TO MODIFY THE TERMS AND PROVISIONS OF SAID DEED OF TRUST AS THEREIN PROVIDED: RECORDED: JULY 19, 2011 INSTRUMENT NO.: 812647 (THE EXCEPTION IS BLANKET IN NATURE AND IT NOT PLOTTABLE)

16. NOTICE TO TITLE REGARDING VIOLATIONS: AMOUNT: NOT DISCLOSED CLAIMANT: BONNER COUNTY RECORDED: NOVEMBER 9, 2021 INSTRUMENT NO.: 995327 AFFECTS: PARCEL 1 (THE EXCEPTION IS BLANKET IN NATURE AND IS NOT PLOTTABLE)

17. THE LAND DESCRIBED IN THIS COMMITMENT/POLICY SHALL NOT BE DEEMED TO INCLUDE ANY HOUSE TRAILER OR MOBILE HOME STANDING ON THE LAND. AFFECTS: PARCEL 2 (THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

18. UNRECORDED LEASEHOLDS, IF ANY, AND THE RIGHTS OF VENDORS AND HOLDERS OF SECURITY INTEREST IN PERSONAL PROPERTY OF TENANTS TO REMOVE SAID PERSONAL PROPERTY AT THE EXPIRATION OF THE TERM. (THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

19. NOTWITHSTANDING PARAGRAPH 4 OF THE COVERED RISKS OF THIS POLICY, THIS POLICY DOES NOT INSURE AGAINST LOSS ARISING BY REASON OF ANY LACK OF A RIGHT OF ACCESS TO AND FROM THE LAND BY CURRENT MEANS OF ACCESS PURSUANT TO THE AERIAL MAP DRIVEWAY IS ON PARCEL 1 AND NO EASEMENT OR AGREEMENT WAS FOUND OF PUBLIC RECORD TO ALLOW FOR A SHARED DRIVEWAY. AFFECTS: PARCEL 2 (THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

LESSOR'S LEGAL DESCRIPTION (PER TITLE)

PARCEL 1: THE NORTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 55 NORTH, RANGE 6 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO. EXCEPTING THEREFROM RIGHT OF WAY OF STATE HIGHWAY NO. 41.

PARCEL 2: THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 55 NORTH, RANGE 6 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO. EXCEPTING THEREFROM RIGHT OF WAY OF STATE HIGHWAY NO. 41. ALSO EXCEPTING THEREFROM ANY MANUFACTURED OR MOBILE HOME LOCATED THEREON

LEASE AREA LEGAL DESCRIPTION

A PORTION OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 55 NORTH, RANGE 6 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A REBAR WITH PLASTIC CAP PLS 7879 AT THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12 AS SHOWN PER SURVEY FOR CHRISTY HILBERT, RECORDED AS INSTRUMENT NO. 828325, BONNER COUNTY RECORDS; FROM WHICH THE CALCULATED NORTHWEST CORNER OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, BEING THE NORTHWEST CORNER OF SAID SURVEY, BEARS NORTH 01°21'08" EAST, 331.71 FEET, AS SHOWN PER SAID SURVEY, A 3.25" ALUMINUM CAP RLS 853 BEARS SOUTH 22°42'09" EAST, 1.12 FEET FROM SAID NORTHWEST CORNER;

THENCE FROM SAID POINT OF COMMENCEMENT ALONG THE NORTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12 SOUTH 88°36'37" EAST, 252.27 FEET; THENCE DEPARTING SAID SECTION LINE SOUTH 01°23'23" WEST, 159.38 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 90°00'00" EAST, 50.00 FEET; THENCE SOUTH 00°00'00" EAST, 50.00 FEET; THENCE NORTH 90°00'00" WEST, 50.00 FEET; THENCE NORTH 00°00'00" EAST, 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2500 SQUARE FEET (0.057 ACRES) OF LAND, MORE OR LESS.

UTILITY EASEMENT LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER OF THE SOUTEAST QUARTER OF SECTION 12, TOWNSHIP 55 NORTH, RANGE 6 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING A STRIP OF LAND 10.00 FEET WIDE, LYING 5.00 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT A REBAR WITH PLASTIC CAP PLS 7879 AT THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12 AS SHOWN PER SURVEY FOR CHRISTY HILBERT, RECORDED AS INSTRUMENT NO. 828325, BONNER COUNTY RECORDS; FROM WHICH THE CALCULATED NORTHWEST CORNER OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, BEING THE NORTHWEST CORNER OF SAID SURVEY, BEARS NORTH 01°21'08" EAST, 331.71 FEET, AS SHOWN PER SAID SURVEY, A 3.25" ALUMINUM CAP RLS 853 BEARS SOUTH 22°42'09" EAST, 1.12 FEET FROM SAID NORTHWEST CORNER;

THENCE FROM SAID POINT OF COMMENCEMENT ALONG THE NORTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12 SOUTH 88°36'37" EAST, 252.27 FEET; THENCE DEPARTING SAID SECTION LINE SOUTH 01°23'23" WEST, 159.38 FEET; THENCE NORTH 90°00'00" EAST, 50.00 FEET; THENCE SOUTH 00°00'00" EAST, 50.00 FEET; THENCE NORTH 90°00'00" WEST, 5.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 01°44'36" WEST, 155.93 FEET TO THE POINT OF TERMINUS;

THE SIDELINES OF SAID STRIP OF LAND ARE TO INTERSECT AT ALL ANGLE POINTS TO PROVIDE THE SPECIFIED WIDTH THROUGHOUT SO AS TO NOT CAUSE ANY GAPS OR OVERLAPS IN SAID EASEMENT AND ARE TO BE LENGTHENED OR SHORTENED TO TERMINATE ON A LINE BEARING NORTH 90°00'00" WEST THROUGH SAID POINT OF BEGINNING.

CONTAINING 1559 SQUARE FEET (0.036 ACRES) OF LAND, MORE OR LESS.

ACCESS AND UTILITY EASEMENT LEGAL DESCRIPTION

A PORTION OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 55 NORTH, RANGE 6 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING A STRIP OF LAND 30.00 FEET WIDE, LYING 15.00 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT A REBAR WITH PLASTIC CAP PLS 7879 AT THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12 AS SHOWN PER SURVEY FOR CHRISTY HILBERT, RECORDED AS INSTRUMENT NO. 828325, BONNER COUNTY RECORDS; FROM WHICH THE CALCULATED NORTHWEST CORNER OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, BEING THE NORTHWEST CORNER OF SAID SURVEY, BEARS NORTH 01°21'08" EAST, 331.71 FEET, AS SHOWN PER SAID SURVEY, A 3.25" ALUMINUM CAP RLS 853 BEARS SOUTH 22°42'09" EAST, 1.12 FEET FROM SAID NORTHWEST CORNER;

THENCE FROM SAID POINT OF COMMENCEMENT ALONG THE NORTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12 SOUTH 88°36'37" EAST, 252.27 FEET; THENCE DEPARTING SAID SECTION LINE SOUTH 01°23'23" WEST, 159.38 FEET; THENCE NORTH 90°00'00" EAST, 50.00 FEET; THENCE SOUTH 00°00'00" EAST, 25.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 90°00'00" EAST, 15.00 FEET TO A POINT HEREINAFTER KNOWN AS POINT "A"; THENCE CONTINUING NORTH 90°00'00" EAST, 82.47 FEET; THENCE NORTH 36°01'48" EAST, 201.52 FEET TO A POINT PARALLEL TO AND 15.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12; THENCE SOUTH 88°36'37" EAST ALONG SAID PARALLEL LINE, 773.50 FEET MORE OR LESS TO THE WESTERLY RIGHT OF WAY OF STATE HIGHWAY 41 AND A POINT OF TERMINUS;

TOGETHER WITH:

BEGINNING AT AFOREMENTIONED POINT "A", THENCE NORTH 00°00'00" EAST, 25.00 FEET TO A POINT OF TERMINUS;

TOGETHER WITH:

BEGINNING AT AFOREMENTIONED POINT "A", THENCE SOUTH 00°00'00" EAST, 25.00 FEET TO A POINT OF TERMINUS;

THE SIDELINES OF SAID STRIP OF LAND ARE TO INTERSECT AT ALL ANGLE POINTS TO PROVIDE THE SPECIFIED WIDTH THROUGHOUT SO AS TO NOT CAUSE ANY GAPS OR OVERLAPS IN SAID EASEMENT AND ARE TO BE LENGTHENED OR SHORTENED TO TERMINATE ON SAID WEST LINE OF STATE HIGHWAY 41.

CONTAINING 32776 SQUARE FEET (0.752 ACRES) OF LAND, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO:

VERTICAL BRIDGE REIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUBSIDIARIES, AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS; 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 FUTURA TITLE & ESCROW

THIS SURVEYOR HAS RECEIVED AND REVIEWED THAT CERTAIN TITLE COMMITMENT NO. VTB-161238-C, ISSUED BY FUTURA TITLE & ESCROW, DATED OCTOBER 4, 2023, WHICH PROPOSES TO INSURE THE LANDS DESCRIBED UNDER ITS SCHEDULE A.

THIS SURVEYOR KNOWS OF HIS OWN KNOWLEDGE THAT THE LANDS DESCRIBED UNDER SAID SCHEDULE A OF THE TITLE COMMITMENT CONTAIN OR INCLUDE THE LANDS DESCRIBED IN AND DEPICTED ON THIS SURVEY.

THIS SURVEYOR FURTHER KNOWS TO THE BEST OF HIS KNOWLEDGE THAT THE EASEMENTS OF RECORD AND IDENTIFIED UNDER SCHEDULE B OF SAID PRELIMINARY TITLE REPORT ENCUMBER THE LANDS DESCRIBED ON THIS SURVEY, BUT SAID EASEMENTS WILL NOT INTERFERE WITH THE LOCATION OF THE PROPOSED INSURED LANDS, INCLUDING THE EXCLUSIVE EASEMENT AREA AND ANY AND ALL ACCESS, UTILITY AND GUY WIRE EASEMENT PARCELS.

I FURTHER CERTIFY THAT AT THE TIME OF THE SURVEY THE UTILITY EASEMENT ENCROACHES ONTO THE ADJACENT PARCEL, THAT THE LEASE AND ACCESS EASEMENT ARE ENTIRELY WITHIN THE PARENT PARCEL, THAT THE UTILITY EASEMENT IS NOT ENTIRELY WITHIN THE PARENT PARCEL, THAT THE ACCESS EASEMENT CONNECTS TO A CURRENT PUBLIC RIGHT-OF-WAY, THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF IDAHO TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

*Sarah A. Burgi*  
SARAH A. BURGI PLS#20891

DATED: 03/13/2024



750 Park of Commerce Drive, Suite 200  
Boca Raton, Florida 33487

PROJECT INFORMATION:

SITE NAME:  
**FISH CREEK**  
SITE ID:  
**US-ID-5108**

SITE ADDRESS:

34754 HIGHWAY 41  
OLDTOWN, ID 83322  
BONNER COUNTY

Rev:	Date:	Description:	By:
A	02/07/2024	PRELIMINARY	CK
0	02/15/2024	TITLE (C)	CK
1	02/23/2024	LEGALS (C)	CK
2	03/13/2024	COMMNETS (C)	CK

LAND SURVEY PREPARED BY:



4645 S. LAKESHORE DR. #14  
TEMPE, ARIZONA 85282  
PH. (480) 659-4072  
www.ambitconsulting.us

ambit consulting

LICENSURE NO:



STAMPED: 03/13/2024

ALL SCALES ARE SET FOR 22"x34" SHEET

DRAWN BY:	CHK BY:	APV BY:
CK	MF	SB

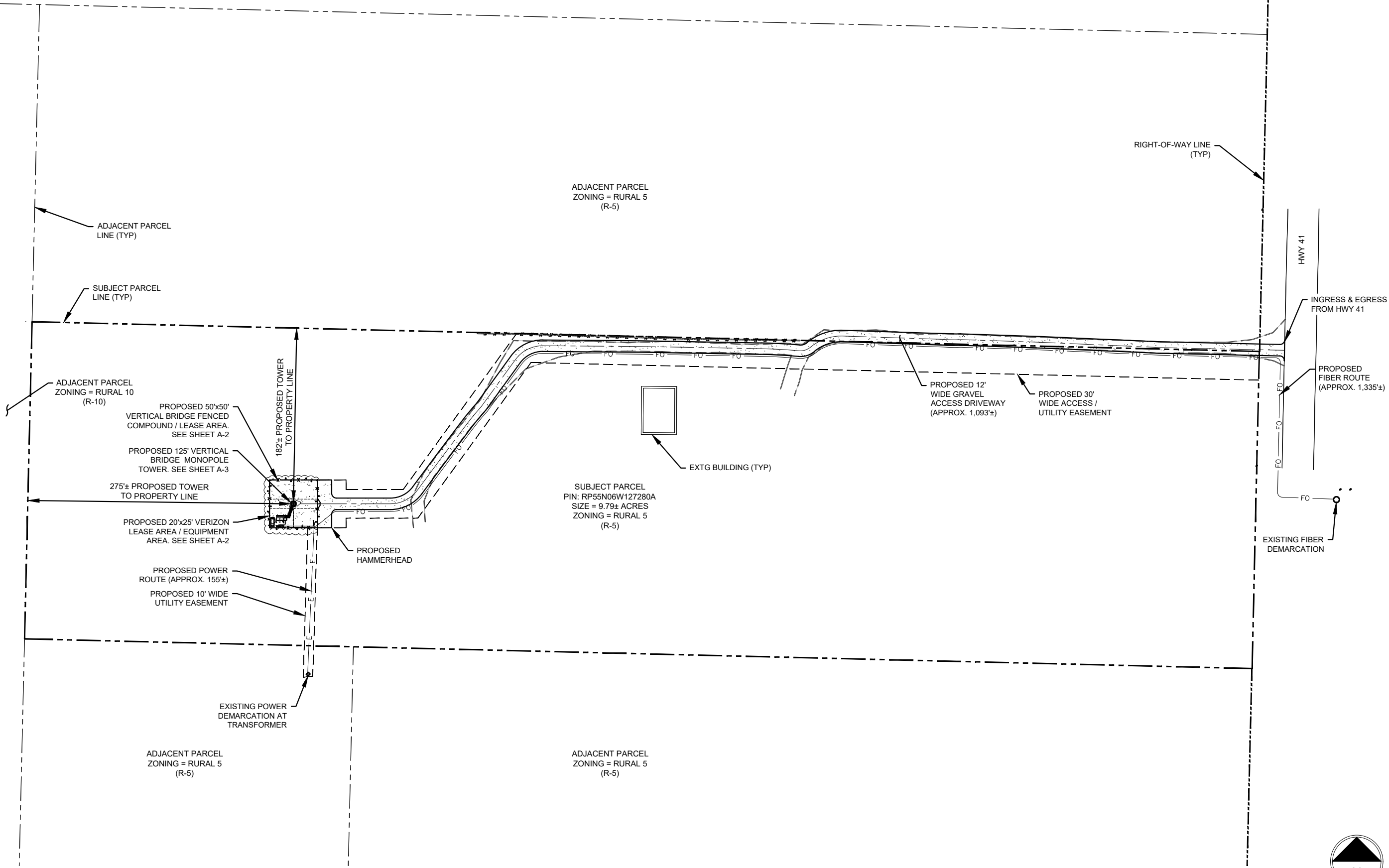
Sheet Title:

NOTES

Sheet Number:

LS-3

NOTE:  
1. THESE DRAWINGS ARE GENERATED FROM MULTIPLE SOURCES INCLUDING, BUT NOT LIMITED TO: GIS MAPS, AERIAL MAPS, PHOTOS, IMAGES, AND TOPOGRAPHIC SURVEY (BY AMBIT).



PROJECT INFO:

VERTICAL BRIDGE SITE NUMBER:  
**US-ID-5108**

SITE NAME:  
**FISH CREEK**

34754 HWY 41  
OLDTOWN, ID 83822  
BONNER COUNTY

PLANS PREPARED BY:

**TIBBOT ENGINEERING L.L.C.**

12725 SE MILLIKAN WAY, STE 300  
BEAVERTON, OR 97005  
503-345-2921

STAMP:

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

PROJECT #:

**23-0041**

ISSUED FOR:

**REVIEW**

SUBMITTALS			
REV.	DATE	DESCRIPTION	BY
A	2/14/24	PRELIM ZDS	-
0	3/15/24	FINAL ZDS	-

DRAWN BY: -

CHECKED BY: -

CURRENT ISSUE DATE:

**3/15/24**

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SHEET TITLE:

**OVERALL SITE PLAN**

SHEET NUMBER:	REV.
<b>A-1</b>	<b>0</b>



PLANS PREPARED BY:

 **TIBBOT ENGINEERING**  
L.L.C.

12725 SE MILLIKAN WAY, STE 300  
BEAVERTON, OR 97005  
503-345-2921

PROJECT #:
23-0041

ISSUED FOR:
REVIEW

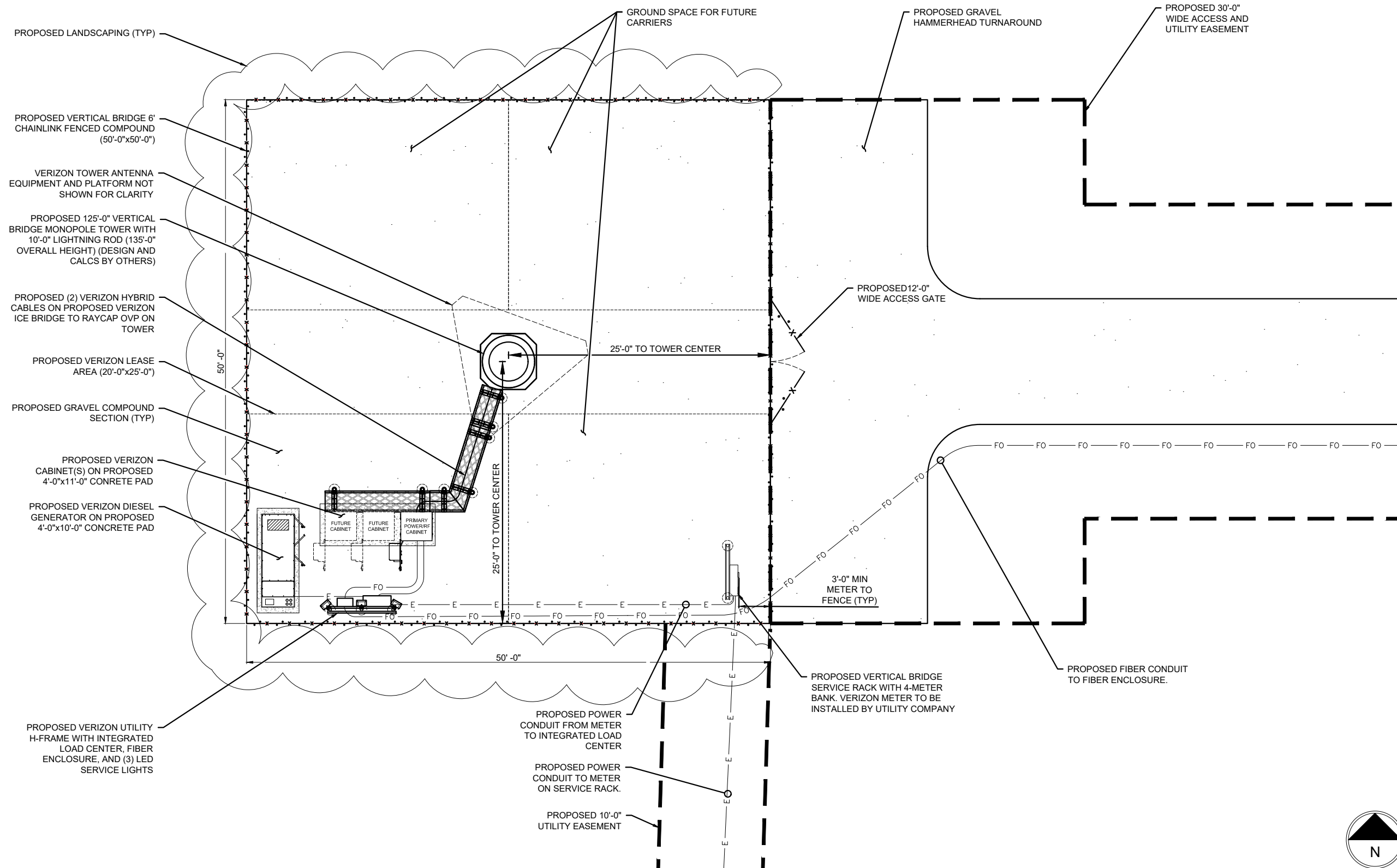
DRAWN BY:	-
CHECKED BY:	-

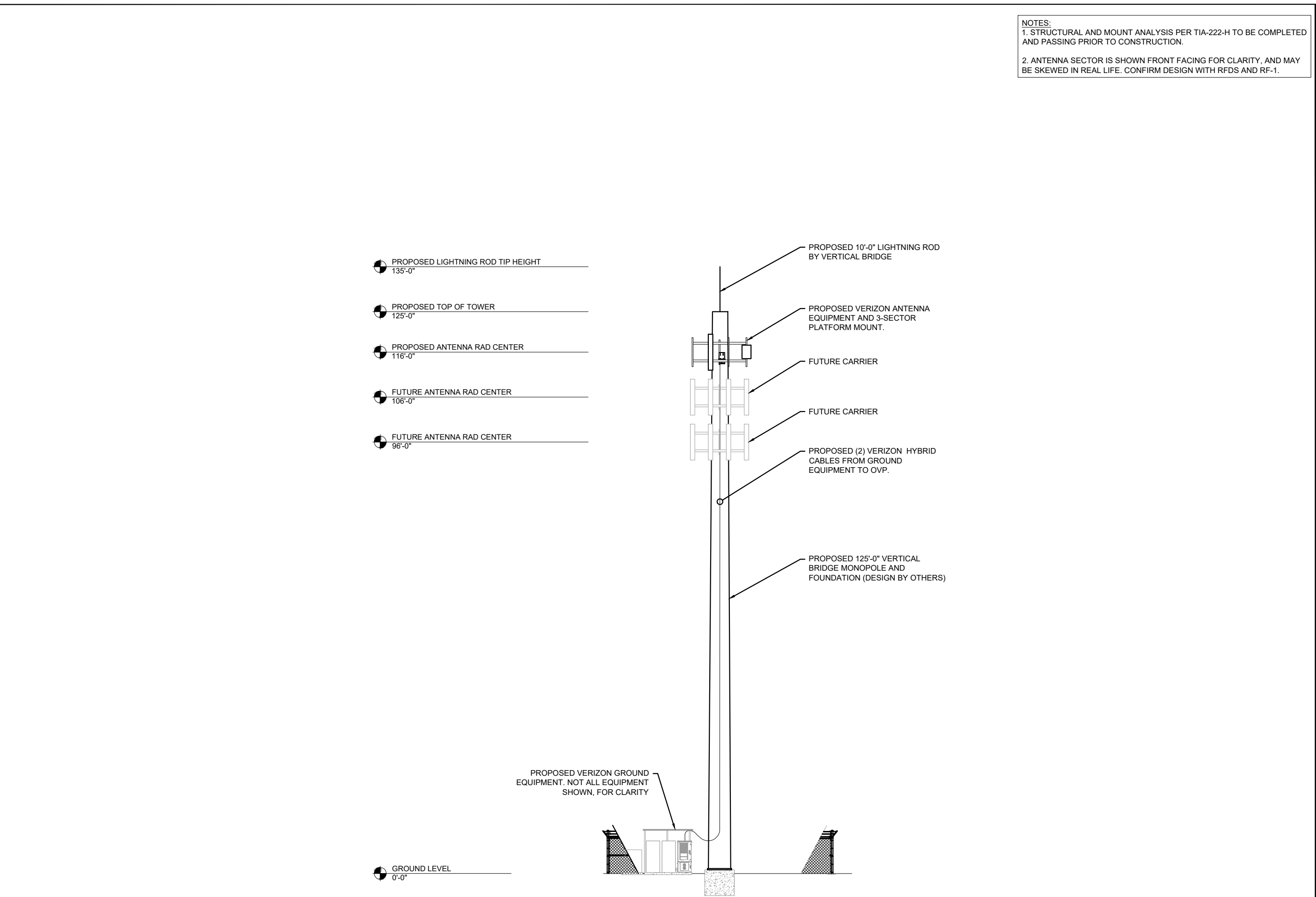
CURRENT ISSUE DATE:
3/15/24

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PROHIBITED.

SHEET TITLE:
SITE PLAN

SHEET NUMBER:	REV.
A-2	0





NOTES:  
1. STRUCTURAL AND MOUNT ANALYSIS PER TIA-222-H TO BE COMPLETED AND PASSING PRIOR TO CONSTRUCTION.  
2. ANTENNA SECTOR IS SHOWN FRONT FACING FOR CLARITY, AND MAY BE SKEWED IN REAL LIFE. CONFIRM DESIGN WITH RFDS AND RF-1.



PROJECT INFO:  
VERTICAL BRIDGE SITE NUMBER:  
**US-ID-5108**  
SITE NAME:  
**FISH CREEK**  
34754 HWY 41  
OLDTOWN, ID 83822  
BONNER COUNTY

PLANS PREPARED BY:  
 **TIBBOT ENGINEERING**  
L.L.C.  
12725 SE MILLIKAN WAY, STE 300  
BEAVERTON, OR 97005  
503-345-2921

STAMP:  

PRELIMINARY  
NOT FOR  
CONSTRUCTION

PROJECT #:  
**23-0041**

ISSUED FOR:  
**REVIEW**

SUBMITTALS				
REV.	DATE	DESCRIPTION	BY	
A	2/14/24	PRELIM ZDS	-	
0	3/15/24	FINAL ZDS	-	

DRAWN BY: -  
CHECKED BY: -

CURRENT ISSUE DATE:  
**3/15/24**

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SHEET TITLE:  
**ELEVATIONS**

SHEET NUMBER:	REV.
<b>A-3</b>	<b>0</b>