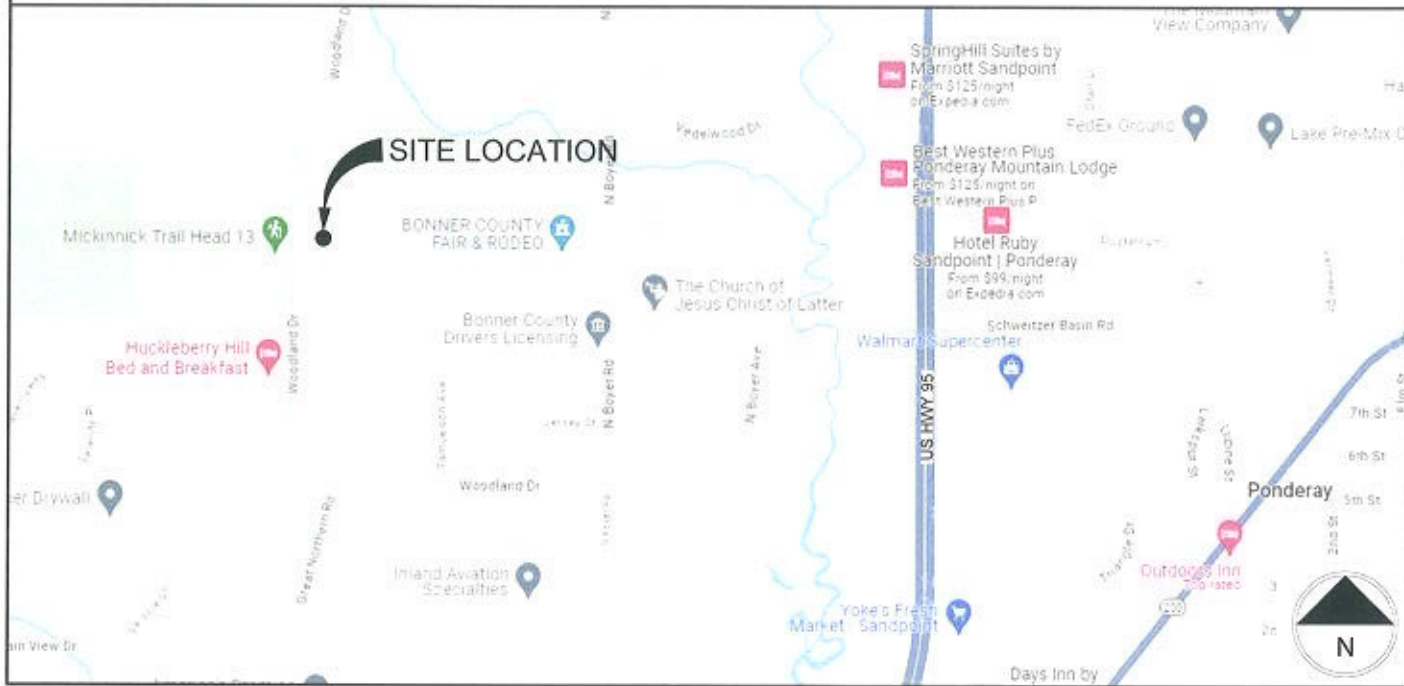




SITE NAME: THE SHERIFF
VERTICAL BRIDGE SITE NO. US-ID-5107
VERIZON PROJECT ID: 617358191
365 WOODLAND DR
SANDPOINT, ID 83864

LOCATION MAP



DRIVING DIRECTIONS

FROM US-95 IN SANDPOINT, ID, TRAVEL NORTH AND TURN LEFT (WEST) AT SCHWEITZER BASIN RD. CONTINUE STRAIGHT THROUGH ROUNDABOUT, AND TURN LEFT AT N BOYER RD. TURN RIGHT AT WOODLAND DR. TURN RIGHT AT GOODMAN DR/WOODLAND DR. SITE IS ON THE LEFT APPROX. 0.3 MI.

PROJECT DESCRIPTION

APPLICANT PROPOSES THE FOLLOWING: A PROPOSED UNSTAFFED RADIO TELECOMMUNICATIONS FACILITY CONSISTING OF A NEW ANTENNA ARRAY ON A NEW 74'-0" MONOPOLE TOWER (DESIGN BY OTHERS), 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

PROPERTY OWNER SIGNATURE Donald C. Miller DATE 7/23/20
Lucy Miller

SHEET INDEX

[illegible]

CODE REFERENCES

CODE INFORMATION:
ZONING CLASSIFICATION: SUBURBAN GROWTH AREA
BUILDING CODE: IBC 2021
CONSTRUCTION TYPE: IIB
OCCUPANCY: U
JURISDICTION: BONNER COUNTY

SITE INFORMATION

SITE LOCATION: (BASED ON NAD 83)
 APN: RPS7N02W036401A
 LATITUDE: N 48° 18' 34.78" (48.308661)
 LONGITUDE: W 116° 34' 02.63" (-116.567397)
 TOP OF STRUCTURE AGL 74'-0" (78'-0" WITH LIGHTNING ROD)
 BASE OF STRUCTURE AMSL (NAVD88)*: 2200.5±
 *BASED ON 1A CERTIFICATION BY SURVEYOR (AMBIT, DATED 1/8/2025)

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

PROJECT TEAM

PROPERTY OWNER:
MILLER, DONALD R
405 WOODLAND DR.
SANDPOINT, ID 83864
(208) 265-4142

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
KEVIN FOY
KEVIN.FOY@VERTICALBRIDGE.COM


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

verticalbridge



PROJECT INFO:
VERTICAL BRIDGE SITE NUMBER:
US-ID-5107
SITE NAME:
THE SHERIFF
365 WOODLAND DR.
SANDPOINT, ID 83864
BONNER COUNTY

PLANS PREPARED BY:

 **TIBBOT ENGINEERING**
LLC.

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

STAMP:

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT #:	23-0041
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ISSUED FOR:
ZONING

SUBMITTALS			
REV.	DATE	DESCRIPTION	BY
A	4/26/24	PRELIM ZDS	-
0	7/8/24	FINAL ZDS	"
1	9/27/24	SURVEY UPDATE	-
2	1/29/25	REVISED LOCATION	"

DRAWN BY:	-
CHECKED BY:	-

CURRENT ISSUE DATE:
1/29/25

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	2



CALL IDAHO ONE CALL
(800) 342-1585
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SITE NAME: THE SHERIFF
VERTICAL BRIDGE SITE NO. US-ID-5107
VERIZON PROJECT ID: 617358191
365 WOODLAND DR
SANDPOINT, ID 83864



PROJECT INFO:
VERTICAL BRIDGE SITE NUMBER:
US-ID-5107
SITE NAME:
THE SHERIFF
365 WOODLAND DR.
SANDPOINT, ID 83864
BONNER COUNTY

PLANS PREPARED BY:

 **TIBBOT ENGINEERING**
LLC.

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

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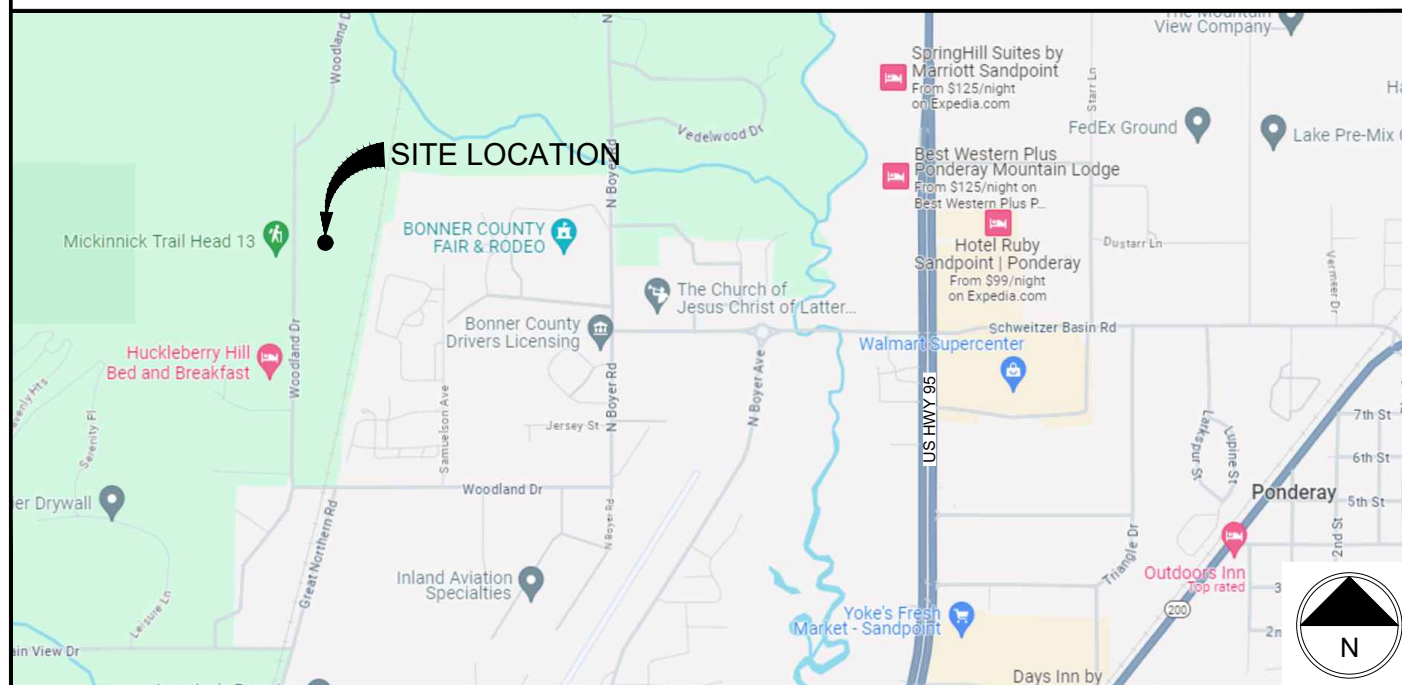
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T-1	2

LOCATION MAP



DRIVING DIRECTIONS

FROM US-95 IN SANDPOINT, ID, TRAVEL NORTH AND TURN LEFT (WEST) AT SCHWEITZER BASIN RD. CONTINUE STRAIGHT THROUGH ROUNDABOUT, AND TORN LEFT AT N BOYER RD. TURN RIGHT AT WOODLAND DR. TURN RIGHT AT GOODMAN DR/WOODLAND DR. SITE IS ON THE LEFT APPROX. 0.3 MI.

PROJECT DESCRIPTION

APPLICANT PROPOSES THE FOLLOWING: A PROPOSED UNSTAFFED RADIO TELECOMMUNICATIONS FACILITY CONSISTING OF A NEW ANTENNA ARRAY ON A NEW 74'-0" MONOPOLE TOWER (DESIGN BY OTHERS), 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

PROPERTY OWNER SIGNATURE _____ DATE _____

SHEET INDEX

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OCCUPANCY: U
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SITE INFORMATION

SITE LOCATION: (BASED ON NAD 83)
 APN: RP57N02W036401A
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 LONGITUDE*: W 116° 34' 02.63" (-116.567397)
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 BASE OF STRUCTURE AMSL (NAVD88): 2200.5±
 *BASED ON 1A CERTIFICATION BY SURVEYOR (AMBIT, DATED 1/8/2025)

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

PROJECT TEAM

PROPERTY OWNER:
MILLER, DONALD R
405 WOODLAND DR.
SANDPOINT, ID 86864
(208) 265-4142

TOWER OWNER:
VERTICAL BRIDGE
750 PARK OF COMMERCE DR., STE 200
BOCA RATON, FL 33487
KEVIN FOY
KEVIN.FOY@VERTICALBRIDGE.COM

APPLICANT:
SMARTLINK GROUP
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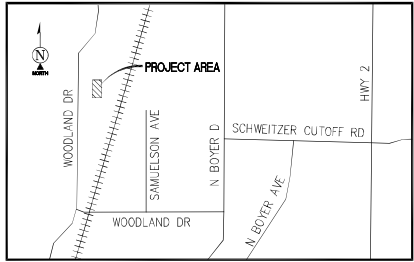
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12725 SW MILLIKAN WAY, STE. 300
BEAVERTON, OR 97005
PAUL TIBBOT P.E.
PAUL@TIBBOTENG.COM
(503) 345-2921

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



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VICINITY MAP
N.T.S.

SURVEY DATE
12/03/2024

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.

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.

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.

GRID-TO-GROUND SCALE FACTOR NOTE
ALL BEARINGS AND DISTANCES ARE BASED ON THE IDAHO WEST ZONE (1103) STATE PLANE COORDINATE ZONE GRID. TO DERIVE GROUND DISTANCES DIVIDE BY 0.99987531

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 #16017C0715E, 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.

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 WOODLAND DRIVE 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 THERE WERE NO VISIBLE ENCROACHMENTS AFFECTING THE LEASE AREA OR ANY OF THE EASEMENTS.

THE LEASE AREA AND ALL EASEMENTS ARE 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.

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 _____

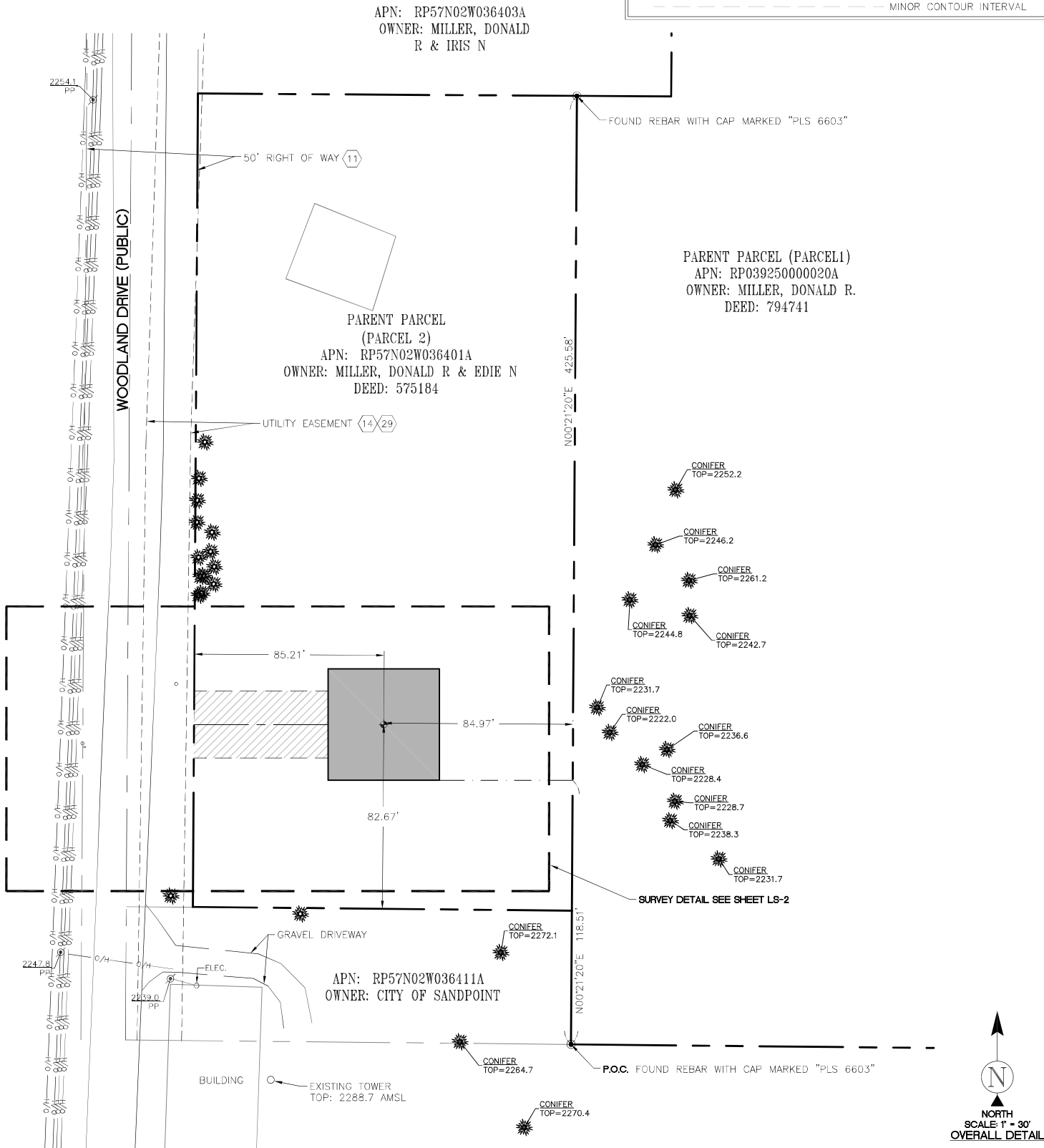
LEGEND

AP ASPHALT
NG NATURAL GRADE
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
P.O.T. POINT OF TERMINUS

UTILITY METER
UTILITY POLE
POSITION OF
GEODETC. COORDINATES
SPOT ELEVATION
PINE TREES

AS NOTED

O/H O/H O/H
OVERHEAD LINES
STREET CENTERLINES
SUBJECT PROPERTY LINE
ADJACENT PROPERTY LINE
LEASE AREA LIMITS
MAJOR CONTOUR INTERVAL
MINOR CONTOUR INTERVAL



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

PROJECT INFORMATION:

SITE NAME:
THE SHERIFF
SITE ID:
US-ID-5107

SITE ADDRESS:

365 WOODLAND DRIVE
SANDPOINT, ID 83864
BONNER COUNTY

Rev:	Date:	Description:	By:
A	12/05/2024	PRELIMINARY	CK
0	01/07/2025	LEGALS (C)	AC

LAND SURVEY PREPARED BY:



1229 CORNWALL AVE.
SUITE 301
BELLINGHAM, WA 98225
PH. (480) 659-4072
www.ambitconsulting.us

LICENSURE NO:



STAMPED: 01/08/2025

ALL SCALES ARE SET FOR 22"x34" SHEET

DRAWN BY: CHK BY: APV BY:

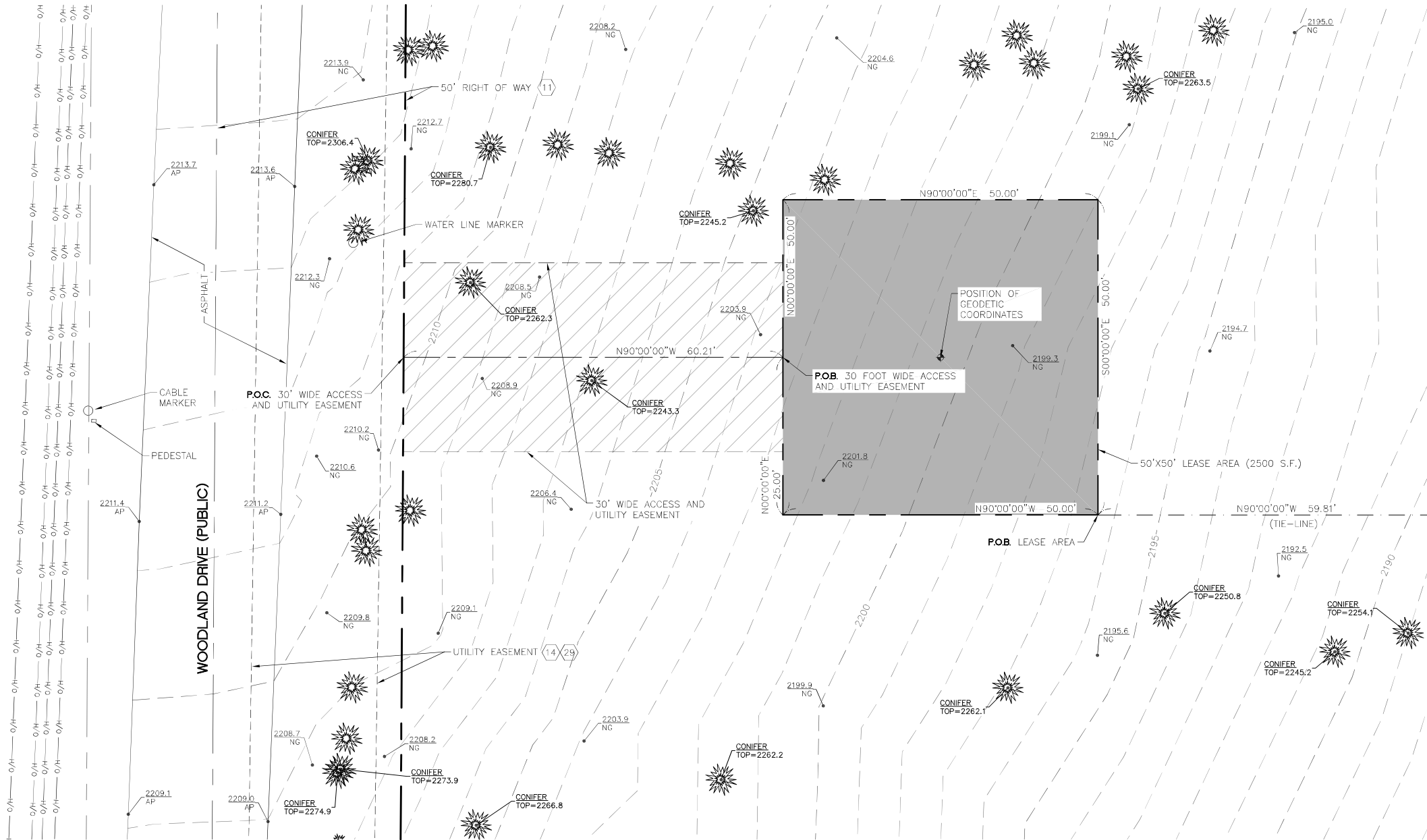
CK	SB(0)	SB
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Sheet Title:

SITE SURVEY

Sheet Number:

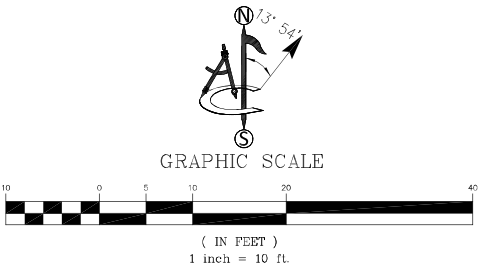
LS-1



LEGEND

AP	ASPHALT	Utility Meter
NG	NATURAL GRADE	Utility Pole
P.O.B.	POINT OF BEGINNING	POSITION OF GEODETIC COORDINATES
P.O.C.	POINT OF COMMENCEMENT	SPOT ELEVATION
P.O.T.	POINT OF TERMINUS	PINE TREES
O/H	OVERHEAD LINES	
---	STREET CENTERLINES	
---	SUBJECT PROPERTY LINE	
---	ADJACENT PROPERTY LINE	
---	LEASE AREA LIMITS	
---	MAJOR CONTOUR INTERVAL	
---	MINOR CONTOUR INTERVAL	

POSITION OF GEODETIC COORDINATES
LATITUDE 48° 18' 34.78" (48.309661°) NORTH (NAD83)
LONGITUDE 116° 34' 02.63" (116.567397°) WEST (NAD83)
GROUND ELEVATION @ 2200.5' (NAVD88)



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO:

VB 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 ALLIANCE TITLE & ESCROW, LLC.

THIS SURVEYOR HAS RECEIVED AND REVIEWED THAT CERTAIN TITLE COMMITMENT NO. VTB-160582-C, ISSUED BY CHICAGO TITLE INSURANCE COMPANY AND ALLIANCE TITLE & ESCROW, LLC, DATED OCTOBER 8, 2024, 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 THERE WERE NO ENCROACHMENTS THAT AFFECT THE LEASE AND EASEMENT, THAT THE LEASE AND EASEMENT ARE 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 PLS#20891

DATED: 01/08/2025



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

PROJECT INFORMATION:

SITE NAME:
THE SHERIFF
SITE ID:
US-ID-5107

SITE ADDRESS:
365 WOODLAND DRIVE
SANDPOINT, ID 83864
BONNER COUNTY

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LAND SURVEY PREPARED BY:



1229 CORNWALL AVE.
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PH. (480) 659-4072
www.ambitconsulting.us

ambit consulting

LICENSURE NO:



STAMPED: 01/08/2025

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CK	SB(0)	SB

Sheet Title:

SURVEY DETAIL

Sheet Number:

LS-2

SCHEDULE "B" NOTE

REFERENCE IS MADE TO THE TITLE REPORT ORDER #VTB-160582-C, ISSUED BY ALLIANCE TITLE & ESCROW, LLC, DATED OCTOBER 8, 2024. 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.

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 2024 WHICH ARE A LIEN NOT YET DUE AND PAYABLE. (THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

9. TAXES WHICH MAY BE ASSESSED AND EXTENDED ON ANY SUBSEQUENT ROLL FOR THE TAX YEAR 2023/2024, WITH RESPECT TO NEW IMPROVEMENTS AND THE FIRST OCCUPANCY OF SUBJECT LAND DURING 2023/2024, WHICH MAY NOT BE INCLUDED ON THE REGULAR ASSESSMENT ROLL AND WHICH ARE A LIEN NOT YET DUE OR PAYABLE. (THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

10. 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)

THE FOLLOWING MATTERS AFFECT PARCEL 1:

11. EASEMENTS, RESERVATIONS, NOTES AND/OR DEDICATIONS (AS SHOWN ON THE OFFICIAL PLAT OF FISCHER MOUNTAIN LODGE. (THE EXCEPTION AFFECTS THE PARENT PARCEL BUT DOES NOT AFFECT THE LEASE AREA OR ANY VERTICAL BRIDGE EASEMENTS)

12. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: GRANTED TO: CITY OF SANDPOINT PURPOSE: WATER SYSTEM RECORDED: JUNE 11, 1918 INSTRUMENT NO: 41695 BOOK 34 OF DEEDS, PAGE 150 (THE EXCEPTION IS BLANKET IN NATURE AND NOT PLOTTABLE)

13. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN AN ORDER OF POSSESSION AND JUDGMENT DOCUMENT: CASE NUMBER: 8582 GRANTED TO: PACIFIC GAS TRANSMISSION COMPANY PURPOSE: RIGHT OF WAY EASEMENT RECORDED: MARCH 10, 1961 INSTRUMENT NO.: 79631 (THE EXCEPTION DOES NOT AFFECT THE PARENT PARCEL)

14. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: GRANTED TO: CITY OF SANDPOINT PURPOSE: PIPELINE RECORDED: APRIL 20, 1935 INSTRUMENT NO.: 87164 BOOK 54 OF DEEDS, PAGE 579 (THE EXCEPTION AFFECTS THE PARENT PARCEL BUT DOES NOT AFFECT THE LEASE AREA OR ANY VERTICAL BRIDGE EASEMENTS)

SCHEDULE "B" NOTE

15. AGREEMENT AND THE TERMS AND CONDITIONS CONTAINED THEREIN BETWEEN: MARTIN E. AND ROMA L. MILLER, HUSBAND AND WIFE AND: PACIFIC GAS TRANSMISSION COMPANY PURPOSE: INSTALLATION AND MAINTENANCE OF PIPELINE RECORDED: JULY 1, 1970 INSTRUMENT NO.: 128091 BOOK 41, PAGE 185 (THE EXCEPTION DOES NOT AFFECT THE PARENT PARCEL)

16. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN DOCUMENT: GRANTED TO: NORTHERN LIGHTS PURPOSE: PUBLIC UTILITIES RECORDED: MARCH 4, 2019 INSTRUMENT NO.: 935220 (THE EXCEPTION IS BLANKET IN NATURE AND IS NOT PLOTTABLE)

17. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN DOCUMENT: GRANTED TO: NORTHERN LIGHTS, INC. PURPOSE: PUBLIC UTILITIES RECORDED: NOVEMBER 12, 2021 INSTRUMENT NO.: 995534 (THE EXCEPTION DOES NOT HAVE SUFFICIENT DATA TO DETERMINE IF IT AFFECTS)

18. RIGHT, TITLE AND INTEREST OF THE SPOUSE OF THE PARTY VESTED IN TITLE, IF MARRIED AT THE TIME OF ACQUIRING TITLE AND ANY MATTERS WHICH MAY APPEAR AGAINST THE SPOUSE. (THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

19. THE POSSIBLE COMMUNITY PROPERTY INTEREST OF THE SPOUSE, IF ANY, OF THE VESTEE NAMED HEREIN IF SUCH VESTEE WAS MARRIED AT THE DATE OF ACQUIRING TITLE UNDER THE DOCUMENTS SET FORTH HEREIN. THE OFFICIAL RECORDS DO NOT DISCLOSE THE MARITAL STATUS OF SUCH PERSON. VESTEE: DONALD R. MILLER. DOCUMENT: ORDER DETERMINING HEIR. DATED: FEBRUARY 2, 2010. RECORDED: JANUARY 29, 2010. INSTRUMENT NO.: 787807. AMENDED: JUNE 8, 2010. INSTRUMENT NO.: 794741 (THE EXCEPTION IS BLANKET IN NATURE AND IS NOT PLOTTABLE)

20. 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)

21. RIGHT, TITLE AND INTEREST OF THE PUBLIC IN AND TO THOSE PORTIONS OF THE LAND LYING WITHIN THE ROAD OR HIGHWAY KNOWN AS WOODLAND DRIVE. (THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

22. RIGHTS, EASEMENTS, INTEREST OR TITLE OF THE RAILROAD COMPANY HERINAFTER SET FORTH, AS TO ANY PORTION OF SAID LAND LYING WITHIN THE LINES OF THE RIGHT-OF-WAY GRANTED TO SAID RAILROAD. RAILROAD: BURLINGTON NORTHERN SANTA FE RAILROAD (THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

23. SPECIAL ASSESSMENTS, IF ANY, FOR THE CITY OF SANDPOINT. (THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

24. LIENS, LEVIES AND ASSESSMENTS OF THE CITY OF SANDPOINT, SEWER LATERAL IMPROVEMENT PROGRAM. (THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

THE FOLLOWING MATTERS AFFECT PARCEL 2:

25. SPECIAL ASSESSMENTS, IF ANY, FOR THE CITY OF SANDPOINT. (THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

26. LIENS, LEVIES AND ASSESSMENTS OF THE CITY OF SANDPOINT, SEWER LATERAL IMPROVEMENT PROGRAM. (THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

27. RIGHT, TITLE AND INTEREST OF THE PUBLIC IN AND TO THOSE PORTIONS OF THE LAND LYING WITHIN ROAD OR HIGHWAY KNOWN AS WOODLAND DRIVE. (THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

28. AGREEMENT AND THE TERMS AND CONDITIONS CONTAINED THEREIN BETWEEN: SANDPOINT WATER & LIGHT COMPANY LIMITED AND: CITY OF SANDPOINT PURPOSE: EASEMENTS AND WATER RIGHTS FOR CITY WATER SYSTEM RECORDED: JUNE 11, 1918 BOOK 34 AT PAGE 150 (THE EXCEPTION IS BLANKET IN NATURE AND IS NOT PLOTTABLE)

29. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: GRANTED TO: CITY OF SANDPOINT PURPOSE: RIGHT OF WAY RECORDED: APRIL 20, 1935 BOOK 54, PAGE 579 (THE EXCEPTION AFFECTS THE PARENT PARCEL BUT DOES NOT AFFECTS THE LEASE AREA OR ANY VERTICAL BRIDGE EASEMENTS)

SCHEDULE "B" NOTE

30. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: GRANTED TO: NORTHERN LIGHTS, INCORPORATED PURPOSE: RIGHT OF WAY RECORDED: MARCH 4, 2019 INSTRUMENT NO.: 935220 (THE EXCEPTION IS BLANKET IN NATURE AND IS NOT PLOTTABLE)

31. THE POSSIBLE COMMUNITY PROPERTY INTEREST OF THE SPOUSE, IF ANY, OF THE VESTEE NAMED HEREIN IF SUCH VESTEE WAS MARRIED AT THE DATE OF ACQUIRING TITLE UNDER THE DOCUMENTS SET FORTH HEREIN. THE OFFICIAL RECORDS DO NOT DISCLOSE THE MARITAL STATUS OF SUCH PERSON. VESTEE: DONALD R. MILLER. DOCUMENT: WARRANTY DEED. DATED: SEPTEMBER 10, 1965. RECORDED: SEPTEMBER 10, 1965. INSTRUMENT NO.: 102689. (THE EXCEPTION IS BLANKET IN NATURE AND IS NOT PLOTTABLE)

32. THE POSSIBLE COMMUNITY PROPERTY INTEREST OF THE SPOUSE, IF ANY, OF THE VESTEE NAMED HEREIN IF SUCH VESTEE WAS MARRIED AT THE DATE OF ACQUIRING TITLE UNDER THE DOCUMENTS SET FORTH HEREIN. THE OFFICIAL RECORDS DO NOT DISCLOSE THE MARITAL STATUS OF SUCH PERSON. VESTEE: DONALD R. MILLER. DOCUMENT: CORRECTIVE QUITCLAIM DEED. DATED: APRIL 7, 1976. RECORDED: APRIL 16, 1976. INSTRUMENT NO.: 174290. (THE EXCEPTION IS BLANKET IN NATURE AND IS NOT PLOTTABLE)

33. RIGHT, TITLE AND INTEREST OF THE SPOUSE OF THE PARTY VESTED IN TITLE, IF MARRIED AT THE TIME OF ACQUIRING TITLE AND ANY MATTERS WHICH MAY APPEAR AGAINST THE SPOUSE. (THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

34. 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)

LESSOR'S LEGAL DESCRIPTION (PER TITLE)

PARCEL 1: LOT 2 OF FISCHER MOUNTAIN LODGE ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN BOOK 16 OF PLATS AT PAGE(S) 53, RECORDS OF BONNER COUNTY, IDAHO UNDER RECORDER'S INSTRUMENT NO. 981066.

PARCEL 2: A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER FOR SECTION 3, TOWNSHIP 57 NORTH, RANGE 2 WEST OF THE BOISE MERIDIAN, BONNER COUNTY, IDAHO, DESCRIBED AS FOLLOWS: COMMENCING AT THE CORNER COMMON TO SECTION 4, 9, 10 AND 3, TOWNSHIP 57 NORTH, RANGE 2 WEST OF THE BOISE MERIDIAN; THENCE NORTH ALONG THE BOUNDARY LINE BETWEEN SECTIONS 3 AND 4 A DISTANCE OF 60 FEET TO THE REAL POINT OF BEGINNING; THENCE NORTH 365 FEET ALONG THE BOUNDARY LINE BETWEEN SECTIONS 3 AND 4 TO A POINT; THENCE EAST 200 FEET TO A POINT; THENCE SOUTH 365 FEET TO A POINT; THENCE WEST 200 FEET TO THE REAL POINT OF BEGINNING.

LEASE AREA LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER FOR SECTION 3, TOWNSHIP 57 NORTH, RANGE 2 WEST OF THE BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A REBAR WITH CAP MARKED "PLS 6603" MARKING THE SOUTHWEST CORNER OF LOT 2 AS SHOWN ON MAP OF FISHER MOUNTAIN LODGE, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN BOOK 16 OF PLATS AT PAGE(S) 53, RECORDS OF BONNER COUNTY, IDAHO UNDER RECORDER'S INSTRUMENT NO. 981066, FROM WHICH A REBAR WITH CAP MARKED "PLS 6603" BEARS NORTH 00°21'20" EAST ALONG THE WEST LINE OF SAID LOT 2, 425.58 FEET; THENCE FROM SAID POINT OF COMMENCEMENT NORTH 00°21'20" EAST ALONG THE WEST LINE OF SAID LOT 2, 118.51 FEET; THENCE DEPARTING SAID WEST LINE OF LOT 2, NORTH 90°00'00" WEST, 59.81 FEET TO THE POINT OF BEGINNING:

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

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

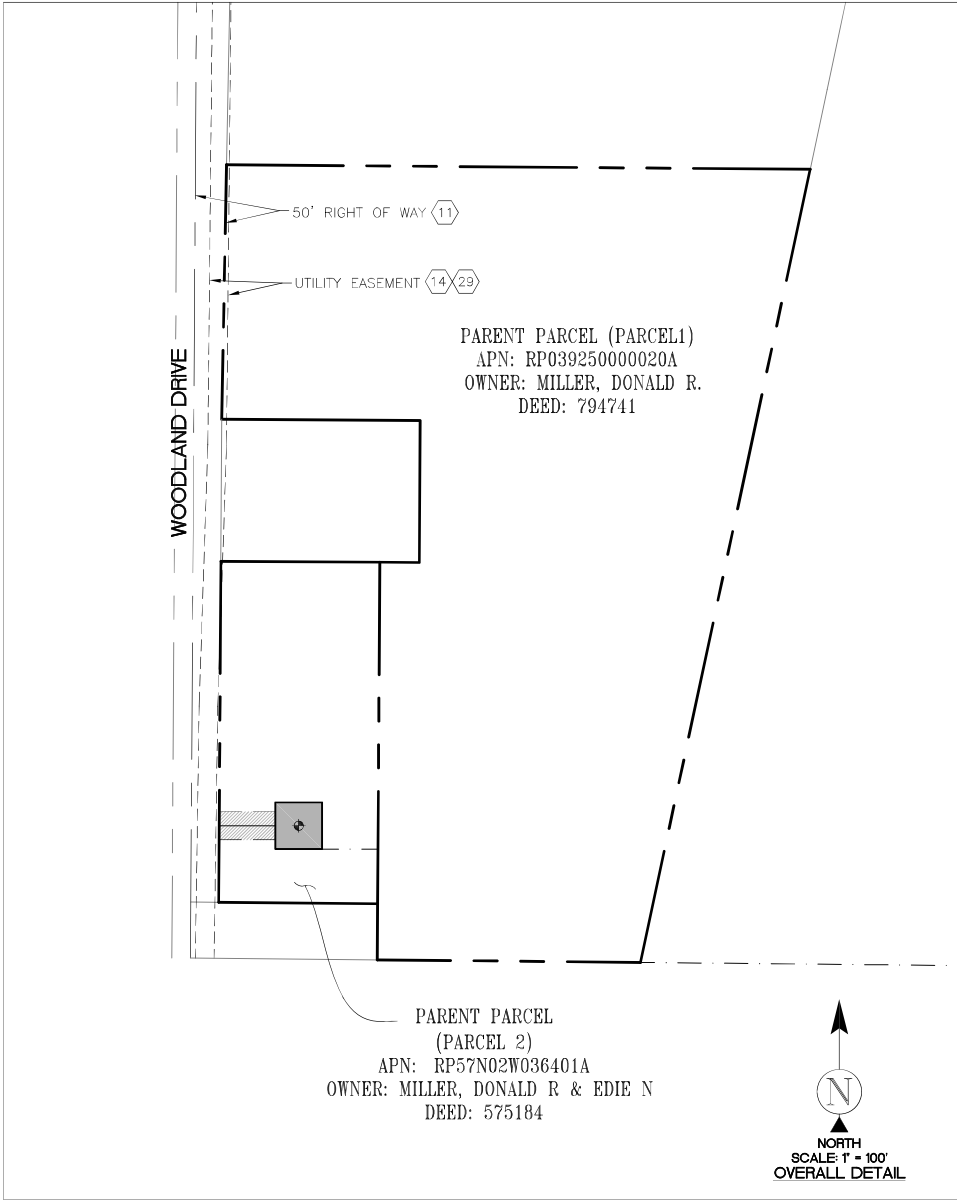
30.00 FOOT WIDE ACCESS AND UTILITY EASEMENT LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER FOR SECTION 3, TOWNSHIP 57 NORTH, RANGE 2 WEST OF THE BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING A 30.00 FOOT WIDE STRIP OF LAND, LYING 15.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT A REBAR WITH CAP MARKED "PLS 6603" MARKING THE SOUTHWEST CORNER OF LOT 2 AS SHOWN ON MAP OF FISHER MOUNTAIN LODGE, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN BOOK 16 OF PLATS AT PAGE(S) 53, RECORDS OF BONNER COUNTY, IDAHO UNDER RECORDER'S INSTRUMENT NO. 981066, FROM WHICH A REBAR WITH CAP MARKED "PLS 6603" BEARS NORTH 00°21'20" EAST ALONG THE WEST LINE OF SAID LOT 2, 425.58 FEET; THENCE FROM SAID POINT OF COMMENCEMENT NORTH 00°21'20" EAST ALONG THE WEST LINE OF SAID LOT 2, 118.51 FEET; THENCE DEPARTING SAID WEST LINE OF LOT 2 NORTH 90°00'00" WEST, 59.81 FEET; THENCE NORTH 90°00'00" WEST, 50.00 FEET; THENCE NORTH 00°00'00" EAST, 25.00 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 90°00'00" WEST, 60.21 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF WOODLAND DRIVE AND BEING THE POINT OF TERMINUS.

THE SIDELINES OF SAID STRIP ARE TO BE PROLONGED OR SHORTENED WESTERLY TO THE EASTERLY RIGHT OF WAY OF WOODLAND DRIVE.



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

PROJECT INFORMATION:

SITE NAME:
THE SHERIFF
SITE ID:
US-ID-5107

SITE ADDRESS:

365 WOODLAND DRIVE
SANDPOINT, ID 83864
BONNER COUNTY

Rev:	Date:	Description:	By:
A	12/05/2024	PRELIMINARY	CK
0	01/07/2025	LEGALS (C)	AC

LAND SURVEY PREPARED BY:



1229 CORNWALL AVE.
SUITE 301
BELLINGHAM, WA 98225
PH. (480) 659-4072
www.ambitconsulting.us

ambit consulting

LICENSURE NO:



Sarah A. Burgi
STAMPED: 01/08/2025

ALL SCALES ARE SET FOR 22"x34" SHEET

DRAWN BY:	CHK BY:	APV BY:
CK	SB(0)	SB

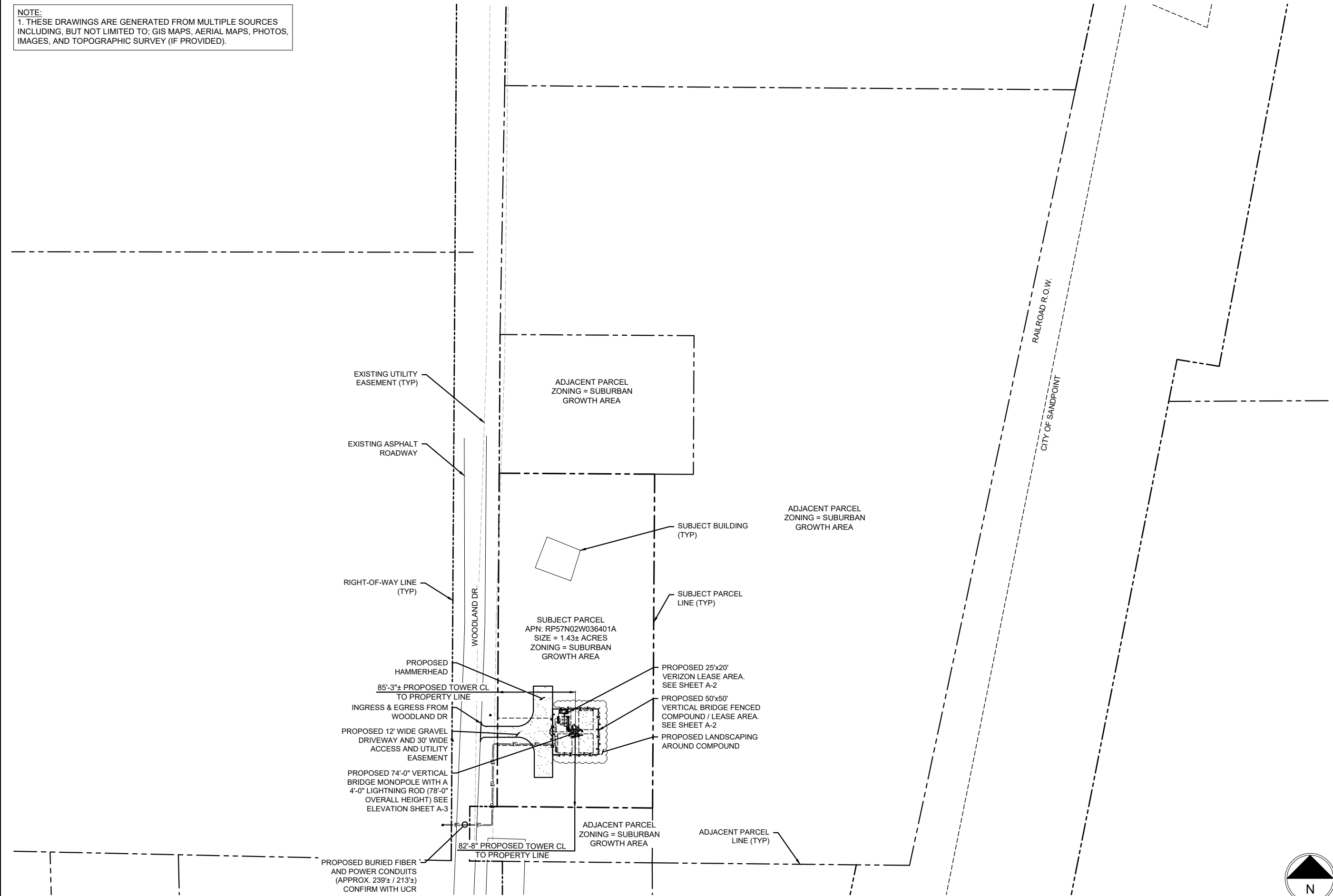
Sheet Title:

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 (IF PROVIDED).



PROJECT INFO:
VERTICAL BRIDGE SITE NUMBER:
US-ID-5107
SITE NAME:
THE SHERIFF
365 WOODLAND DR.
SANDPOINT, ID 83864
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:
ZONING

SUBMITTALS			
REV.	DATE	DESCRIPTION	BY
A	4/26/24	PRELIM ZDS	-
0	7/8/24	FINAL ZDS	-
1	9/27/24	SURVEY UPDATE	-
2	1/29/25	REVISED LOCATION	-

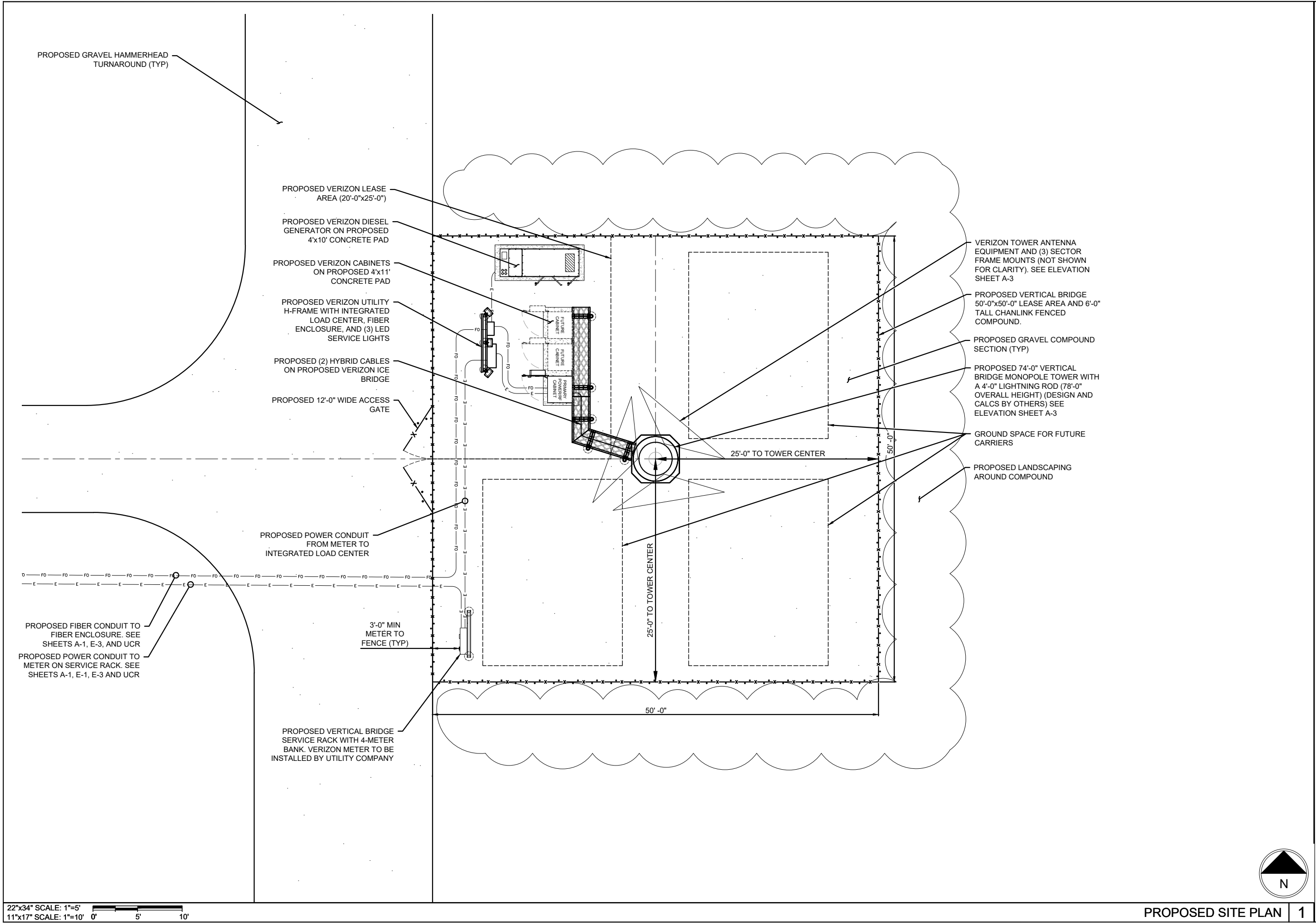
DRAWN BY: -
CHECKED BY: -

CURRENT ISSUE DATE:
1/29/25



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DOCUMENTS IS PROPRIETARY
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PERMISSION IS STRICTLY
PROHIBITED.

SHEET TITLE:
**OVERALL SITE
PLAN**

SHEET NUMBER: **A-1** REV. **2**



22"x34" SCALE: 1"=5'
11"x17" SCALE: 1"=10' 0' 5' 10'




PROJECT INFO:

VERTICAL BRIDGE SITE NUMBER:
US-ID-5107

SITE NAME:
THE SHERIFF

365 WOODLAND DR.
SANDPOINT, ID 83864
BONNER COUNTY

PLANS PREPARED BY:

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

12725 SE MILLIKAN WAY, STE 300
BEAVERTON, OR 97005
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A	4/26/24	PRELIM ZDS	-
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1	9/27/24	SURVEY UPDATE	-
2	1/29/25	REVISED LOCATION	-

DRAWN BY: -

CHECKED BY: -

CURRENT ISSUE DATE:

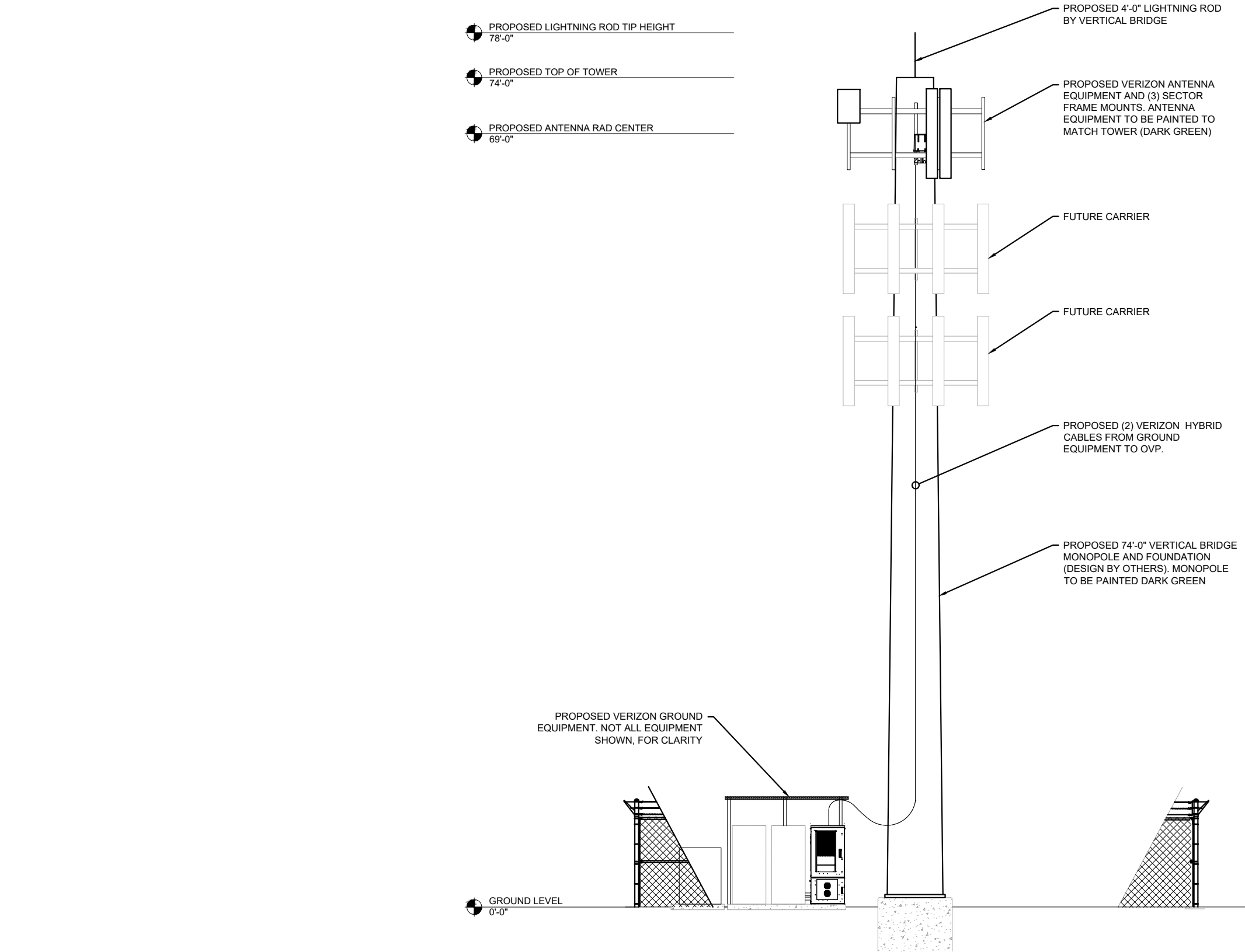
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SHEET TITLE:

SITE PLAN

SHEET NUMBER:	REV.
A-2	2



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-5107
SITE NAME:
THE SHERIFF
365 WOODLAND DR.
SANDPOINT, ID 83864
BONNER COUNTY

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

STAMP:

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PROJECT #:
23-0041

ISSUED FOR:
ZONING

SUBMITTALS				
REV.	DATE	DESCRIPTION	BY	
A	4/26/24	PRELIM ZDS	-	
0	7/8/24	FINAL ZDS	-	
1	9/27/24	SURVEY UPDATE	-	
2	1/29/25	REVISED LOCATION	-	

DRAWN BY: -
CHECKED BY: -

CURRENT ISSUE DATE:
1/29/25

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SHEET TITLE:
ELEVATIONS

SHEET NUMBER:	REV.
A-3	2