PROJECT DESCRIPTION:

CONSTRUCTION OF TELECOMMUNICATIONS AND PUBLIC UTILITY FACILITY, CONSISTING OF A 85' MONOPINE WITH (12) 8' ANTENNAS, (6) RRU'S, (1) 2' MICROWAVE, (1) GPS ANTENNA, REQUIRED ANTENNA CABLING, HCS JUMPERS, (2) GROUND MOUNTED RADIO CABINETS, (1) BACK-UP DIESEL GENERATOR, (1) RAISED CONCRETE PAD, CABLE ICE BRIDGE, UTILITY BACKBOARD AND MULTI-METER UTILITY SERVICE MOUNTED ON H-FRAME WITHIN A 50'x50' 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-7254 DAY CREEK

295 DAY ROAD **GILROY, CA 95020**

85' MONOPINE

TENANT SITE ID: SF54026A

APPROVAL BLOCK				
		APPROVED	APPROVED AS NOTED	DISAPPROVED REVISE
VERTICAL BRIDGE	DATE			0
SITE ACQUISITION	DATE			
CONSTRUCTION MANAGER	DATE		0	0
PERMITTING	DATE			0
RF ENGINEERING	DATE		0	0
REINGINEERING	DATE			



VICINITY MAP

SITE NAME: DAY CREEK SITE NUMBER: US-CA-7254 TENANT SITE ID: SF54026A SITE ADDRESS: 295 DAY ROAD GILROY, CA 95020

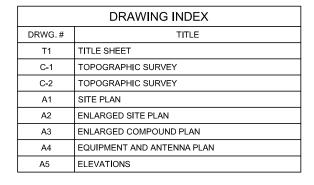
PARCEL #: 783-18-025 DEED REFERENCE: N/A ZONING CLASSIFICATION: A-20AC-SR ZONING JURISDICTION: CITY OF GILROY

CONSTRUCTION TYPE:

U (UNMANNED TELECOM FACILITY) OCCUPANCY: NO. OF STORIES: 1 (ENCLOSURE ONLY)

SPRINKLER: NONE STRUCTURE TYPE: MONOPINE STRUCTURE HEIGHT: CONSTRUCTION AREA: 2,500 SQ. FT. GROUND ELEVATION: 223.9' (NAVD88)

LATITUDE (NAD 83): 37.036136° (37° 02' 10.09" N) -121.595592° (121° 35' 44.13" W) LONGITUDE (NAD 83):







UNDERGROUND SERVICE ALERT

CALL 911

(800) 642-2444 WWW.CALIFORNIA811.ORG

CALL 2 TO 14 WORKING DAYS UTILITY NOTIFICATION PRIOR TO CONSTRUCTION





LOCATION MAP

PROJECT DIRECTORY		
PROPERTY OWNER:	JEFF MARTIN 7888 WREN AVE. GILROY, CA 95020 PHONE: 408.391.0013	
APPLICANT:	VERTICAL BRIDGE 750 PARK OF COMMERCE DR. #200 BOCA RATON, FL 33487	
CONTACT:	ASSURANCE DEVELOPMENT 1499 HUNTINGTON DR. #305 SOUTH PASADENA, CA 91030 CONTACT: BILL LEWIS PHONE: 626.765.5079	
POWER COMPANY:	PG&E	
TELCO COMPANY:	VERIZON	



ISSUED FOR ZONING	CV	03/13/1
ISSUED FOR REVIEW	CV	03/02/2
SUBMITTAL / REVISION	BY	DATE
WN: CV		
	ISSUED FOR REVIEW	ISSUED FOR REVIEW CV SUBMITTAL / REVISION BY

DESIGNED: CV

ROJECT NUMBER:

PROJECT TITLE:

US-CA-7254 SF54026A DAY CREEK

US-CA-7254

295 DAY ROAD GILROY, CA 95020

ENGINEER STAMP:

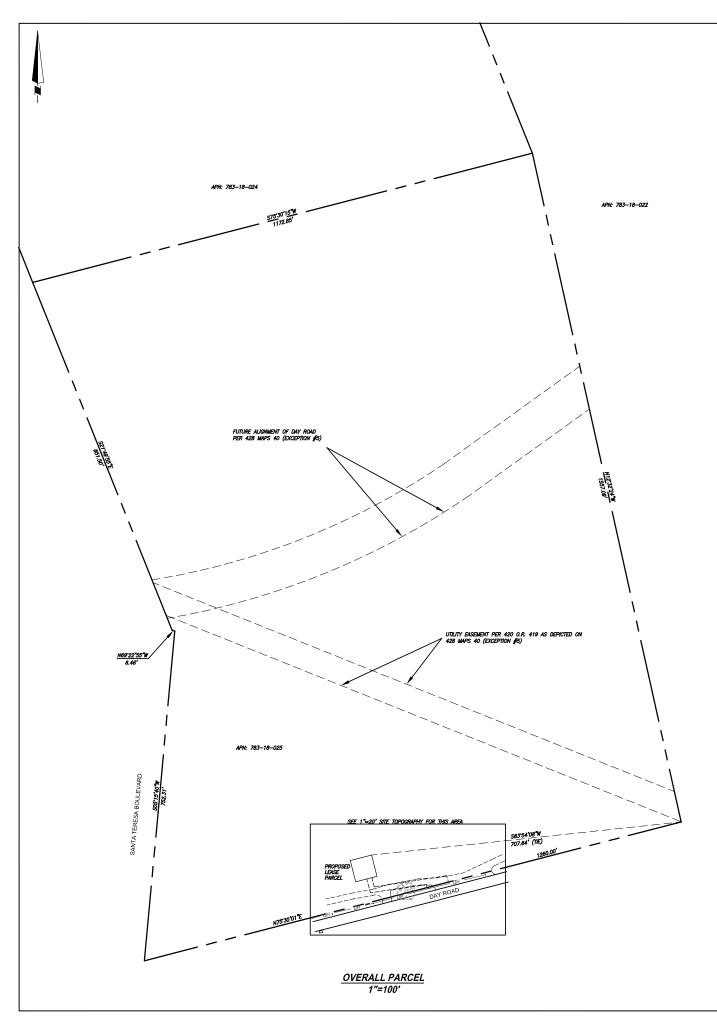
TITLE SHEET

RAWING SCALE: AS NOTED

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

ZD

T-1



DATE OF FIELD SURVEY

NOVEMBER 12, 2022

TITLE REPORT

PREPARED BY: WESTCOR LAND TITLE INSURANCE COMPANY COMMITMENT NUMBER: TWR-121553-C COMMITMENT DATE: JULY 25, 2022

LEGAL DESCRIPTION - PARENT PARCEL

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SANTA CLARA, STATE OF CA. AND IS DESCRIBED AS FOLLOWS: THOSE PARCELS OF LAND IN THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: ALL OF PARCEL 4, AS SHOWN ON PARCEL MAP FILED OCTOBER 20, 1978 IN BOOK 428 OF

MAPS, AT PAGE(S) 40, SANTA CLARA COUNTY RECORDS.

LEASE PARCEL

COMMENCING AT THE MOST EASTERLY CORNER OF THE PREVIOUSLY DESCRIBED PARENT PARCEL, THENCE SOUTH 83° 54' 88' WEST, 70', 64 FEET TO THE TRUE POINT OF BEGINNING; THENCE THE FOLLOWING FOUR (4) COUNSEL

- 1; SOUTH 14° 29' 59" EAST, 50.00 FEET.

- 1: SOUTH 14°29' 59' EAST, 50.00 FEET,
 2: SOUTH 57° 30' 01' WEST, 50.00 FEET,
 3: NORTH 14° 29' 59' WEST, 50.00 FEET,
 4: NORTH 75° 30' 01' EAST, 50.00 FEET,
 TO THE TRUE POINT OF BEGINNING AND ENCOMPASSING 2,500.0 SQUARE FEET, MORE OR LESS.

ACCESS AND UTILITY EASEMENT

COMMENCING AT THE SOUTHEASTERLY CORNER OF THE PREVIOUSLY DESCRIBED LEASE PARCEL; THENCE SOUTH 75° 30° 01° WEST, 12.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE THE FOLLOWING EIGHT (8) COURSES:

1. SOUTH 14° 20' 50° 154.71, 17.6 FEET,

2. NORTH 81° 05' 44" EAST, 166.53 FEET,

3. SOUTH 14° 20' 50° 154T, 15.40 FEET,

4. SOUTH 75° 30° 01° WEST, 50.00 FEET,

5. NORTH 14° 20' 50° WEST, 52.4 FEET,

6. SOUTH 80' 544 WEST 1.83 24 FEET,

- 6: SOUTH 81° 05' 44" WEST, 128.34 FEET
- 7: NORTH 14° 29' 59" WEST, 32.64 FEET, 8: NORTH 75° 30' 01" FAST, 12 00 FEFT.
- TO THE TRUE POINT OF BEGINNING AND ENCOMPASSING 2,686.8 SQUARE FEET, MORE OR

CURRENT OWNERSHIP NOTE

PER TITLE REPORT PREPARED BY WESTCOR LAND TITLE INSURANCE COMPANY, COMMITMENT NUMBER: TWR-121553-C, DATED JULY 25, 2022 FEE TITLE VESTS IN THE NAME OF

THE MARTIN LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP.

TITLE NOTES

THE FOLLOWING NOTES ARE BASED ON TITLE REPORT PREPARED BY WESTCOR LAND TITLE INSURANCE COMPANY, COMMITMENT NUMBER: TWR-121553-C, DATED JULY 25, 2022. ITEM NUMBERS REFLECT THE EXCEPTION NUMBER IN SAID COMMITMENT.

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

NOT THE TYPE OF EXCEPTION TO BE DEPICTED ON SURVEY.

2. ANY RIGHTS, INTERESTS OR CLAIMS, WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF LAND OR

WHICH MAY BE ASSERTED BY PERSONS IN POSSESSION THEREOF. NOT THE TYPE OF EXCEPTION TO BE DEPICTED ON SURVEY.

3. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA. ENCROACHMENTS, OR ANY OTHER MATTERS WHICH A CORRECT SURVEY WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS. (A) UNPATENTED MINING CLAIMS;(B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF:(C) WATER RIGHTS. CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A),(B) OR (C) ARE SHOWN IN THE PUBLIC RECORDS.

NOT THE TYPE OF EXCEPTION TO BE DEPICTED ON SURVEY.

4. TAXES AND ASSESSMENTS FOR THE YEAR AND ALL SUBSEQUENT YEARS ARE A LIEN BUT NOT YET DUE AND PAYABLE.
NOT THE TYPE OF EXCEPTION TO BE DEPICTED ON SURVEY.

5. ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "PARCEL MAP" DATED OCTOBER 17, 1978 AND RECORDED OCTOBER 20, 1978 IN (BOOK) 428 (PAGE) 40. (INSTRUMENT) 6176762 IN SANTA CLARA COUNTY, CALIFORNIA.

AS DEPICTED HEREON.

6. TERMS AND CONDITIONS OF AN UNRECORDED LEASE, AS EVIDENCED BY A(N)

MEMORANDUM OF PURCHASE OPTION BETWEEN THE MARTIN LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP AND RANCHO 101 GILROY LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, DATED SEPTEMBER 27, 2014 AND RECORDED OCTOBER 3, 2014 IN (INSTRUMENT) 22733080, IN SANTA CLARA COUNTY, CALIFORNIA AS DEPICTED HEREON.

7. RIGHTS OF FEE SIMPLE OWNERS IN AND TO THE SUBJECT PROPERTY. NOT THE TYPE OF EXCEPTION TO BE DEPICTED ON SURVEY.

SURVEY CERTIFICATE

I HERERY CERTIFY TO:

VB BTS II, LLC. , VERTICAL BRIDGE REIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS VB B1S II, LLC., VENTINGAL BKINGE KEII, LLC. A DELAWAKE LIMITED LIABILITY COMPANY, ITS
SUBSIDIARIES, AND THEIR RESPECTIVE SUCCESSORS ANDDOR ASSIGNS AND WESTCOR LAND
TITLE INSURANCE COMPANY AND IRON CREST NATIONAL TITLE COMPANY. THIS SURVEYOR
HAS RECEIVED AND REVIEWED THE CERTAIN TITLE COMMITMENT NO. TWR-121553-C, ISSUED
BY WESTCOR LAND TITLE INSURANCE COMPANY DATED JULY 25, 2022, 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 TITLE OWN NNOWLEUGE HAT THE UNIUS DESCRIBED UNDER SAID SCHEDULE A OF THE COMMITMENT, CONTAIN OR NOLLUBE THE LANDS DESCRIBED IN AND DEPICTED ON THE SURVEY. THIS SURVEYOR FURTHER KNOWS TO THE BEST OF HIS KNOWLEDGE THAT THE EASEMENTS OF RECORD AN 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 NOT INVERFERE WITH THE LOCATION OF THE PROPOSED INSURED LANDS, INCLUDING THE EXCLUSIVE ESEMENT AREA AND ANY AND ALL ACCESS, UTILITY AND GUY WITHE 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 CONNECT TO A CURRENT PUBLIC RIGHT OF WAY, THAT ALL PARTS OF A SURVEY AND DRAWING HAD BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF THE PRACTICE FOR SURVEYING IN THE STATE OF CALIFORNIA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

<u>LEGEND</u>

	FLOW LINE
TEL	TELEPHONE LINE
— E — E —	ELECTRIC LINE
E&T E&T	ELECTRIC AND TELEPHONE LINES
xx	FENCE
	ADJOINER/EASEMENT
OG	ORIGINAL GROUND
TC	TOP OF CURB
BFC	BOTTOM FACE OF CURB
TW	TOP OF WALL
BW	BOTTOM OF WALL
TBW	TOP BACK OF WALK
©	GROUND WELL
C/L	CENTERLINE
₩V	WATER VALVE
○ssmH	SAN. SEWER MANHOLE
WM	WATER METER

— PROPERTY / R/W LINE

Vertical Bridge **Development, LLC**

750 PARK of COMMERCE DR. SUITE 200 **BOCA RATON, FL. 33487**

TIMOTHY SCHAD, L.S. 10699 ROUND VALLEY RD. GRASS VALLEY, CA. 95949 PHONE: (530) 271-7477 FAX: (530) 271-7377

1	PROJECT NO:
	DRAWN BY:
	CHECKED BY:

REV	DATE	DESCRIPTION
REV	DATE	DESCRIPTION



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS HEY ARE ACTING UNDER THE DIRECTION OF A LICENSE PROFESSIONAL ENGINEER. TO ALTER THIS DOCUMENT.

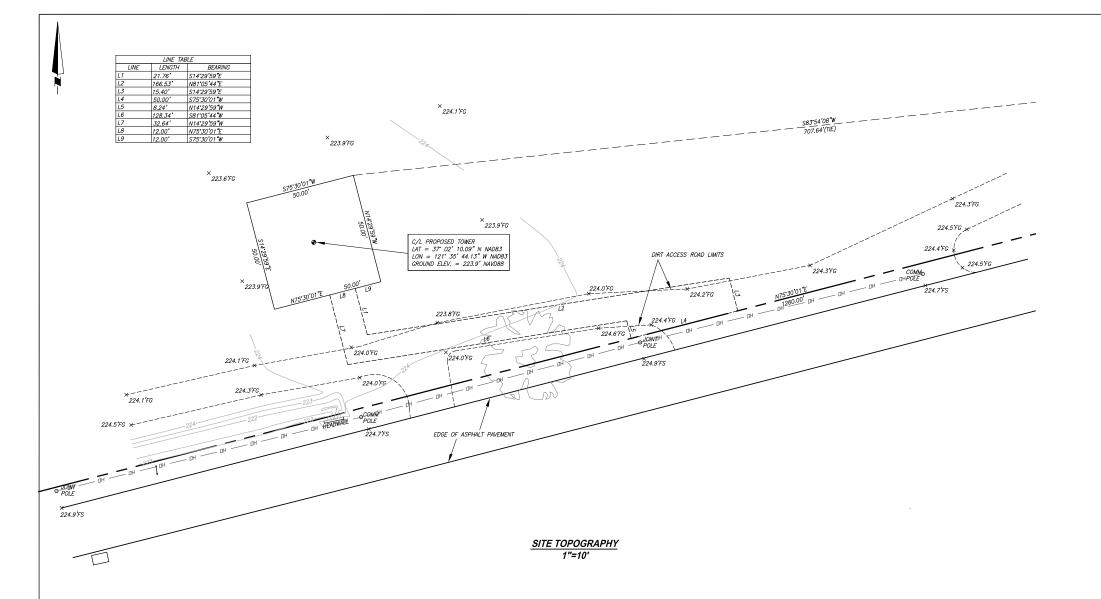
VERTICAL BRIDGE DAY CREEK / US-CA-7254 295 DAY ROAD

GILROY, CA. 95020 SANTA CLARA COUNTY APN:783-18-025

SHEET TITLE **TOPOGRAPHIC SURVEY**

SHEET NUMBER

C-1



SURVEY NOTES

- 1. ALL LATITUDES AND LONGITUDES ARE NAD 83, ALL ELEVATIONS ARE NAVD 88 (UNLESS NOTED OTHERWISE).
- 2. ALL BOUNDARY INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM RECORD DATA. THIS IS NOT A BOUNDARY SURVEY.
- 3. DATE OF FIELD SURVEY NOVEMBER 13, 2022.
- 5. OVERHEAD UTILITY LINES ARE BASED ON A COMBINATION OF FIELD LOCATED DATA AND AERIAL IMAGERY AND ARE DEPICTED FOR REFERENCE ONLY.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, PER COMMUNITY PANEL NO. 0608500356H, WHICH BEARS AN EFFECTIVE DATE OF MAY 19, 2009. ("ZONE AO" - "FLOOD DEPTH ONE FOOT)", THIS DETERMINATION IS BASED UPON THE GRAPHIC REPRESENTATION SHOWN WITHIN THE REFERENCED FEMA RATE MAP COMMUNITY PANEL SHOULD AN ELEVATION CERTIFICATE BE REQUIRED ADDITIONAL SURVEYING MAY BE NEEDED TO VERHY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

GEODETIC LOCATION

DATE OF SURVEY: NOVEMBER 13, 2022
SITE NUMBER / NAME: US-CS-7254 / DAY CREEK
TYPE: PROPOSED TOWER
SITE ADDRESS: 295 DAY ROAD
GILROY, CA 95020

I, TIMOTHY SCHAD, HEREBY CERTIFY THE GEODETIC COORDINATES AT THE CENTER OF THE PROPOSED TOWER TO BE:

LATITUDE= 37° 02' 10.09" NORTH (NAD83) (37.036136° NORTH) LONGITUDE= 121° 35' 44.13" WEST (NAD83) (121.595592" WEST)

GROUND ELEVATION= 223.9' NAVD88 (0.0' A.G.L.)

THE ACCURACY STANDARDS FOR THIS CERTIFICATION ARE AS FOLLOWS:

GEODETIC COORDINATES: +/- FIFTEEN (15) FEET (NAD-83) ELEVATIONS: +/- THREE (3) FEET (NAVD-88)

LEGEND

--- PROPERTY / R/W LINE

		FLOW LINE	
TEL	TEL	TELEPHONE LIF	VE.
— Е —	Е —	ELECTRIC LINE	
E&T	E&T	ELECTRIC AND	TELEPHONE LINE
×	×	FENCE	
		ADJOINER/EASI	EMENT
OG TC BFC TW BW TBW © C/L		ORIGINAL GROU TOP OF CURB BOTTOM FACE TOP OF WALL BOTTOM OF WA TOP BACK OF GROUND WELL CENTERLINE	OF CURB
₩V		WATER VALVE	
⊖s ww	SMH	SAN. SEWER M WATER METER	ANHOLE

Vertical Bridge Development, LLC

750 PARK of COMMERCE DR. SUITE 200 BOCA RATON, FL. 33487

TIMOTHY SCHAD, L.S. 10699 ROUND VALLEY RD. GRASS VALLEY, CA. 95949 PHONE: (530) 271-7477 FAX: (530) 271-7377

PROJECT NO:	
DRAWN BY:	
CHECKED BY:	

REV	DATE	DESCRIPTION
REV	DATE	DESCRIPTION



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HEY ARE ACTING UNDER THE DIRECTION OF A LICENSEE
PROFESSIONAL ENGINEER TO ALTER THIS POOL MEAN.

VERTICAL BRIDGE

DAY CREEK / US-CA-7254 295 DAY ROAD GILROY, CA. 95020 SANTA CLARA COUNTY APN:783-18-025

SHEET TITLE
TOPOGRAPHIC SURVEY

SHEET NUMBER

C-2

