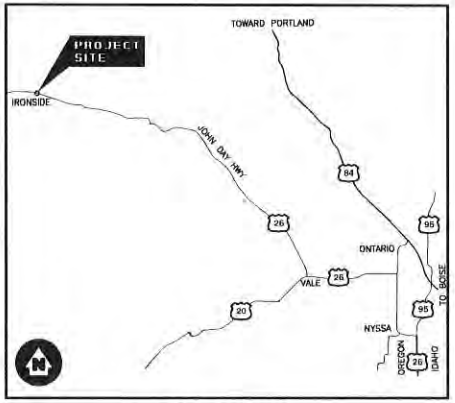
PROJECT DESCRIPTION:

CONSTRUCTION OF TELECOMMUNICATIONS AND PUBLIC UTILITY FACILITY, CONSISTING OF A 195 FT. MONOPOLE CELL TOWER, FOR CARRIER ANTENNAS AND MICROWAVE. INSTALLED INSIDE A 50'X50', 8 FT. HIGH CHAIN LINK FENCE EQUIPMENT COMPOUND, W/GREEN OR LIGHT TAN COLOR FILLER SLATS. WITH SPACE FOR CARRIER EQUIPMENT, ON A CONCRETE PAD AND CABLE ICE BRIDGE. A MULTI-METER UTILITY SERVICE MOUNTED TO NEW H-FRAME. NO WATER OR SEWER 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 CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING:

1. 2022 OSSC, BASED ON 2021IBC & IEBC
2. 2023 OESC, BASED ON 2023 NEC
3. 2018 NFPA101 LIFE SAFETY CODE
4. 2018 INTERNATIONAL FIRE CODE
5. AMERICAN CONCRETE INSTITUTE
6. AMERICAN INSTITUTE OF STEEL CONSTRUCTION
7. MANUAL OF STEEL CONSTRUCTION, 13TH EDITION
8. ANSI/TIA/EIA-222-G
9. TIA 607
10. INSTITUTE FOR ELECTRICAL & ELECTRONICS ENGINEER 81
11. IEEE C2 NATIONAL ELECTRIC SAFETY CODE, LATEST EDITION
12. TELECORDIA GR-1275
13. ANSI/T 311
14. 2022 OMSC
15. 2023 OPSC, BASED ON 2021 UPC
16. 2021 OEESC (ASHRAE STD. 90.1-2019)
17. LOCAL BUILDING CODES
18. CITY/COUNTY ORDINANCES
19. LIGHTNING PROTECTION CODE: NFPA780 - 2000
20. 2009 ICC/ANSI/A117.1



VICINITY MAP
N.T.S

RAGE DEVELOPMENT LLC

US-OR-5082
BURNT RIVER
HIGHWAY 26
IRONSIDE, OR 97908
(195' MONOPOLE TOWER)

TENANT SITE DETAILS

SITE ID: SL03818C
SITE NAME: IRONSIDE 2
DESIGN TYPE: NEW SITE DEVELOPMENT MONOPOLE
SITE ADDRESS: HIGHWAY 26 IRONSIDE, OR 97908 MALHEUR COUNTY

APPROVAL BLOCK

		APPROVED	APPROVED AS NOTED	DISAPPROVED/REVISE
VERTICAL BRIDGE	DATE	☐	☐	☐
SITE ACQUISITION	DATE	☐	☐	☐
CONSTRUCTION MANAGER	DATE	☐	☐	☐
ZONING	DATE	☐	☐	☐
RF ENGINEERING	DATE	☐	☐	☐

PROJECT DIRECTORY

PROPERTY OWNER:	CHRISTOPHER JAMES & ANNE REBECCA RAY - IRONSIDE OR, 97908
CONTACT:	CHRISTOPHER JAMES RAY PHONE:
APPLICANT:	RAGE DEVELOPMENT - -
CONTACT:	C/O MATHEW SCHUTJER PHONE: (801) 809-7806
ENGINEER:	CLEAR BLUE SERVICES 3530 E. ATLANTA AVE. PHOENIX, AZ 85040 PHONE: (602) 405-8803
CONTACT:	STEVEN DeJONGE STEVENDEJONGE@CLEARBLUESERVICES.COM
POWER COMPANY:	IDAHO POWER
TELCO COMPANY:	CENTURY LINK

PROJECT INFORMATION

SITE NAME:	BURNT RIVER
SITE NUMBER:	US-OR-5082
SITE ADDRESS:	HWY. 26 (JOHN DAY HWY.) IRONSIDE, OR 97908
PARCEL #'s:	14S29E04500
LOT AREA:	- -
OCCUPANCY:	U
ZONING CLASSIFICATION:	C-A2
ZONING JURISDICTION:	MALHEUR COUNTY
FLOOD ZONE:	N/A
GROUND ELEVATION:	±3,849 FT.
STRUCTURE TYPE:	MONOPOLE
STRUCTURE HEIGHT:	195 FT. (199 FT. TOP OF APPURTENANCES)
CONSTRUCTION AREA:	50' X 50' = 2,500 SF
LATITUDE (NAD 83):	44° 19' 18.73" N 44.321869° N
LONGITUDE:	117° 56' 20.25" W 117.938957° W

DIG ALERT:
CALL FOR UNDERGROUND UTILITIES PRIOR TO DIGGING: 811

EMERGENCY:
CALL 911

PROJECT WORK SCOPE

VERTICAL BRIDGE (VB) WILL PROVIDE AN IMPROVED ACCESS DRIVE, TECH PARKING AREA AND LEVEL SITE FOR A NEW TELECOMMUNICATIONS FACILITY.

TO INCLUDE THE FOLLOWING:

- A 50 FT. X 50 FT. CHAIN LINK FENCE COMPOUND 8'-0" FT. HIGH, W/GREEN OR TAN FILLER SLATS WITH DOUBLE 12 FT. WIDE, 8 FT. HIGH ACCESS GATE AND 3 FOOT WIDE SERVICE/MAN GATE.
- A 6" CRUSHED STONE GRAVEL COMPOUND COVER OVER WEED BARRIER.
- PROVIDE AND INSTALL THE NEW COMMUNICATIONS TOWER, 195 FT. HIGH MONOPOLE TOWER & LIGHTNING ROD.
- INSTALL NEW MULTI-METER, 800 AMP, 120/240V SINGLE PHASE ELECTRICAL SERVICE AND PROVIDE A MINIMUM OF AT LEAST ONE (1) 200 AMP METER SOCKET FOR INITIAL CARRIER.
- PROVIDE AND INSTALL ASSOCIATED CONDUITS, WIRING AND MOUNTING FOR NEW ELECTRICAL S.E.S. PER UTILITY GUIDELINES.
- INSTALL COMPOUND AND TOWER GROUND RINGS ALONG WITH CONNECTIONS FOR EQUIPMENT GROUNDING.

CARRIER TO PROVIDE AND INSTALL THE FOLLOWING:

- NEW 10 FT. X 15 FT. CONCRETE EQUIPMENT PAD.
- NEW TWO (2) COMMUNICATION EQUIPMENT CABINETS ON CONCRETE PAD.
- NEW 12" WIDE ICE BRIDGE / H-FRAME
- NEW 200 AMP SERVICE METER, PER UTILITY.
- FOUR (4) NEW LED TECH LIGHTS AND WEATHERPROOF LIGHT SWITCH W/TIMER.
- NEW TELCO BOX, PPC, AND CIENNA ON ICE BRIDGE H-FRAME.
- NEW FIBER BOX AND JUNCTION BOXES ON ICE BRIDGE H-FRAME.
- NEW TWO (2) HYBRID CABLE WITH PENDANTS.
- NEW TRI-SECTOR FRAME ANTENNA MOUNT W/STIFFENER KIT
- NEW (6) RRU'S (2)PER SECTOR.
- NEW (6) ANTENNAS, (2) PER SECTOR.
- NEW REGULATORY & SITE ID SIGNAGE

DRAWING INDEX

DRWG. #	TITLE	REV.#	DATE
T1	TITLE SHEET	3	2/12/24
SU-1	SURVEY	0	6/21/23
SU-2	SURVEY	0	6/21/23
C3	OVERALL SITE PLAN	3	2/12/24
C4	COMPOUND SITE PLAN	3	2/12/24
C4A	ENLARGED COMPOUND PLAN	3	2/12/24
C5	ELEVATIONS	3	2/12/24
C6	ELEVATIONS	3	2/12/24
C7	EQUIPMENT & ANTENNA LAYOUTS	3	2/12/24
C8	SAGE GROUSE MITIGATION PLAN	1	

JURISDICTIONAL APPROVAL

REGISTERED ARCHITECT
STEVEN L. DeJONGE
11/9/23
MESA, ARIZONA
LIC #ARI-14454
STATE OF OREGON
EXPIRES 12-31-2024

RAGE DEVELOPMENT LLC
vertical bridge
Clear Blue Services

No	Submittal / Revision	Appd	Date
3	SAGE GROUSE MITIGATION	SLD	2/12/24
2	AND SHID SPACE	SLD	11/9/23
1	CLIENT PAD CHANGE	SLD	7/25/23
0	ZONING DRAWINGS	SLD	6/27/23

Drawn: SLD Date: 6/27/23
Designed: SLD Date: 6/27/23
Checked: MS Date: 6/27/23

Project Number: US-OR-5082

Project Title: BURNT RIVER
HIGHWAY 26
IRONSIDE, OR 97908
MALHEUR COUNTY

Engineer Stamp:

THIS DOCUMENT CONTAINS AN ELECTRONIC SIGNATURE. IT IS A VIOLATION FOR ANY PERSON, UNLESS UNDER THE DIRECT SUPERVISION OF THE REGISTRANT, TO MODIFY THIS DOCUMENT IN ANY WAY.

PRELIMINARY UNLESS SIGNED

Drawing Title: TITLE SHEET

Drawing Scale: AS NOTED
Date: 02/12/2024
ZD

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

Drawing Number: T1

LEGEND

- LEASE SITE BOUNDARY
- LESSOR'S BOUNDARY
- NEW EASEMENT
- RECORD EASEMENT
- RW — RIGHT-OF-WAY
- CENTER LINE
- RECORD BOUNDARY
- SECTIONAL LINES
- TIE/DETAIL
- EP — EDGE OF PAVEMENT
- RD — EDGE OF DIRT ROAD
- EG — EDGE OF GRAVEL
- GS — EDGE OF FIELD
- FENCE / GATE
- OHP — OVERHEAD POWER LINE
- UGP — UNDERGROUND POWER LINE
- OHC — OVERHEAD COMMUNICATION LINE
- UGC — UNDERGROUND COMMUNICATIONS LINE
- W — WATER LINE
- SD — STORM DRAIN LINE
- IR — GRAVITY IRRIGATION LINE
- PIR — PRESURIZED IRRIGATION LINE
- S — SEWER LINE
- G — GAS LINE
- GEO — GEO-THERMO LINE

POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
POT	POINT OF TERMINUS
1	TITLE POLICY EXCEPTION NUMBER / EASEMENT LABEL
1	LOT NUMBER
	CELL TOWER
	BRASS CAP MONUMENT
	ALUMINUM CAP MONUMENT
	5/8" REBAR
	1/2" REBAR
	SPIKE WITH ROOSTER TAIL
	SURVEY CONTROL POINT (AS NOTED)
	CALCULATION POINT
	UTILITY POLE
	UTILITY POLE (DIP POLE)
	UTILITY POLE WITH TRANSFORMER
	LIGHT
	GUY ANCHOR
GJB	JUNCTION BOX
	COMMUNICATIONS RISER
	COMMUNICATIONS MARKER
	GAS MARKER
	MANHOLE
	VALVE
	FIRE HYDRANT
	METER
	WATER SPIGOT
	CLEANOUT
	CATCH BASIN
	ROOF DRAIN
	IRRIGATION BOX
	MONITOR WELL
	BOLLARD
MB	MAIL BOX
	SIGN
	PAINT STRIPE
	TREE, TRUNK DIAMETER IN INCHES, CANOPY DRAWN TO SCALE

SIDEWALK

CURB & GUTTER

AC	AIR CONDITIONER
BLD	BUILDING
CONC	CONCRETE / CONCRETE PIPE
CR	CORNER RECORD I.N.
ESMT	EASEMENT
GVL	GRAVEL
GRS	GRASS
HC	HANDICAP
I.N.	INSTRUMENT NUMBER
PLT	PLANTER
ROS	RECORD OF SURVEY
RMP	RAMP

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED BY GPS TECHNIQUES, PROJECTED TO THE OREGON STATE PLANE COORDINATE SYSTEM, NSRS 2007 OREGON STATE PLANES, SOUTH ZONE, INTERNATIONAL FOOT. ALL BEARINGS SHOWN ARE ON GRID AZIMUTH AND ALL DISTANCES SHOWN ARE AT GROUND. REFER TO THE DRAWING FOR THE SPECIFIC LINE AND MONUMENTS USED.

UTILITY LOCATION NOTE

THE UTILITY LINES SHOWN ON THIS DRAWING WERE DEVELOPED FROM SURFACE EVIDENCE AND LOCATION MARKS.

THE SURVEYOR DOES NOT GUARANTY OR WARRANTY THAT ALL UTILITY LINES ARE SHOWN OR THEIR LOCATION DEFINATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND DEPTH PRIOR TO CONSTRUCTION.

CALL DIGLINE, INC.
PRIOR TO ANY EXCAVATION.

BASIS OF GEODETIC COORDINATES

(1) THE GEODETIC COORDINATES SHOWN HEREON WERE DERIVED FROM THE NATIONAL GEODETIC SURVEY (OPUS) UTILITY VIA STATIC GPS OBSERVATIONS UPON THE PROJECT CONTROL POINT. ALL SUBSEQUENT OBSERVATIONS WERE PROCESSED USING THE N.G.S OPUS UTILITY AND TRIMBLE BUSINESS CENTER SOFTWARE.
(2) HORIZONTAL DATUM: THE NORTH AMERICAN DATUM OF 1983 (2011)(EPOCH 2010) IS EXPRESSED IN DECIMAL DEGREES (°).
(3) VERTICAL DATUM: THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) (GEOID 18) IS EXPRESSED IN INTERNATIONAL SURVEY FEET.

SCHEDULE B EXCEPTIONS

AMERITITLE LLC. FILE # 58693AM. APRIL 25, 2023

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; 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.
NOT THE TYPE TO BE DEPICTED HEREON.

2. Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
NOT THE TYPE TO BE DEPICTED HEREON.

3. Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
NOT SHOWN HEREON. DOES NOT AFFECT LEASE SITE OR APPURTENANT EASEMENTS.

4. Any encroachment (of existing improvements located on the subject Land onto adjoining Land or of existing improvements located on adjoining Land onto the subject Land) encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the subject Land.
NOT SHOWN HEREON. DOES NOT AFFECT LEASE SITE OR APPURTENANT EASEMENTS.

5. Any lien, or right to a lien, for services, labor, material, equipment rental, or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
NOT THE TYPE TO BE DEPICTED HEREON.

6. Taxes deferred, as disclosed by the tax roll, the premises herein described have been zoned or classified for farm use. At any time that said Land is disqualified for such use the property will be subject to additional taxes or penalties and interest.
NOT THE TYPE TO BE DEPICTED HEREON.

7. Right, title and interest of the public in and to those portions of the Land lying within roads, streets or highways.
SHOWN HEREON. DOES NOT AFFECT LEASE SITE OR APPURTENANT EASEMENTS.

8. Right of Way Easement, including the terms and provisions thereof, affecting the portion of said Land and for the purposes stated therein as set forth in instrument:
Granted To: Oregon Telephone Corporation, an Oregon corporation
Recorded: November 7, 2002
Instrument No.: 2002-8389
SHOWN HEREON. DOES NOT AFFECT LEASE SITE OR APPURTENANT EASEMENTS.

9. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: $1,000,000.00
Trustor/Grantor: Christopher James Ray and Anne Rebecca Ray
Trustee: Stewart Title Guaranty Company
Beneficiary: AXA Equitable Life Insurance Company, a New York corporation
Dated: August 16, 2019
Recorded: August 16, 2019
Instrument No.: 2019-3043
NOT THE TYPE TO BE DEPICTED HEREON.

10. A Financing Statement filed in the Office of the County Recorder showing:
Debtor: Christopher James Ray
Secured Party: Farm Credit Leasing Services Corporation
Recorded: January 6, 2021
Instrument No.: 2021-0072
NOT THE TYPE TO BE DEPICTED HEREON.

SURVEYOR NOTES

1) This property is located in Flood Zone "D" (Possible but undetermined flood hazards) on FEMA FIRM Panel number 41014901258, effective September 29, 1986.
2) There were no visible encroachments affecting the Lease Area or any of the easements, at the time the survey was completed
3) The Lease Area and all easements lie entirely within the parent parcel
4) The access and utility easements go to a confirmed public right-of-way

LEASE & EASEMENT LEGALS

Lease Site

A lease site situate in the Northeast 1/4 of Section 28, Township 14 South, Range 39 East, Willamette Meridian, Malheur County, Oregon, being a portion of Lessor's parcel (granted under STATUTORY WARRANTY DEED Instrument No. 2019-3042), and more particularly described as follows:

COMMENCING at the Northwest corner of Section 28, monumented by a 5/8-inch pin with cap stamped PLS 66818, North 88°58'29" East, 2619.94 feet to the North 1/4 corner of Section 28 monumented by a found stone; thence South 27°31'24" West, 1686.02 feet to the southerly right of way for John Day Highway, at Station 977+68.05, 50 feet right, monumented by an Aluminum Cap as shown on the Constructed Line, Ironside to Brogan John Day Highway plans Drawing No. 481-1 dated June 1981; thence along said right of way, South 72°49'32" East, 731.95 feet to Station 985+00.00, 50 feet right, monumented by an Aluminum Cap; thence continuing South 72°49'32" East, 1269.38 feet; thence, South 47°46'23" West, 253.07 feet; thence North 72°48'06" West, 142.58 feet to the southeasterly boundary of the Lease Site; thence North 17°13'43" East, 17.50 feet to the northeast corner of the Lease Site and the **POINT OF BEGINNING;**

Thence South 17°13'43" West, 50.00 feet;
Thence North 72°46'17" West, 50.00 feet;
Thence North 17°13'43" East, 50.00 feet;
Thence South 72°46'17" East, 50.00 feet to the **POINT OF BEGINNING.**

Containing 2,500 square feet, more or less.

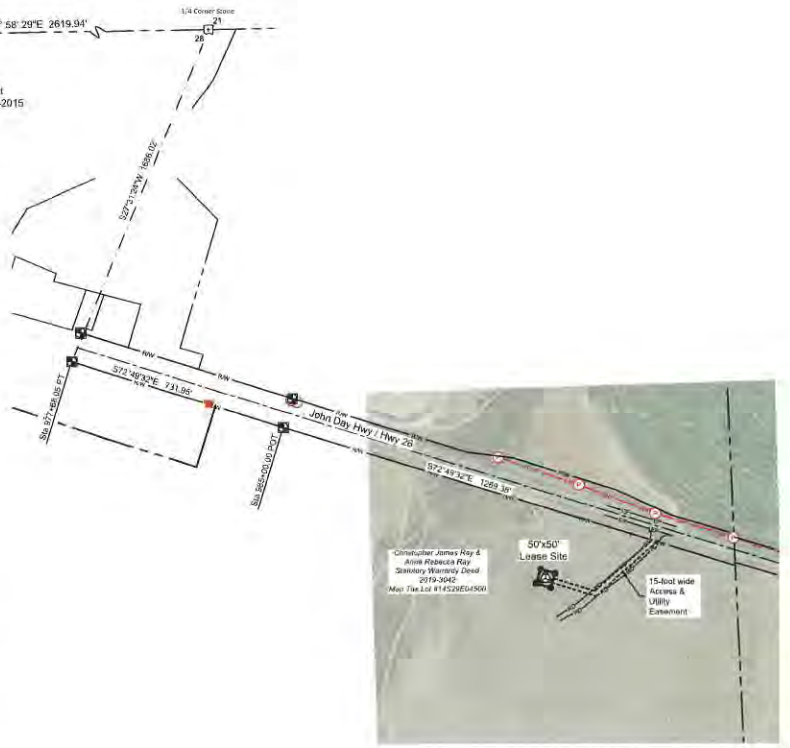
Access & Utility Easement

A 15-foot wide easement situate in the Northeast 1/4 of Section 28, Township 14 South, Range 39 East, Willamette Meridian, Malheur County, Oregon, being a portion of Lessor's parcel (granted under STATUTORY WARRANTY DEED Instrument No. 2019-3042), lying 15-feet left of the following described line:

COMMENCING at the Northwest corner of Section 28, monumented by a 5/8-inch pin with cap stamped PLS 66818, North 88°58'29" East, 2619.94 feet to the North 1/4 corner of Section 28 monumented by a found stone; thence South 27°31'24" West, 1686.02 feet to the southerly right of way for John Day Highway, at Station 977+68.05, 50 feet right, monumented by an Aluminum Cap as shown on the Constructed Line, Ironside to Brogan John Day Highway plans Drawing No. 481-1 dated June 1981; thence along said right of way, South 72°49'32" East, 731.95 feet to Station 985+00.00, 50 feet right, monumented by an Aluminum Cap; thence continuing South 72°49'32" East, 1269.38 feet to the westerly edge of a dirt access road and the **POINT OF BEGINNING;**

Thence along said road, South 47°46'23" West, 253.07 feet;
Thence North 72°48'06" West, 142.56 feet to the easterly boundary of the Lease Site and the **POINT OF TERMINUS.**

The side lines of this easement are to be lengthened or shortened to form a closed figure.
Containing 6,130 square feet, more or less



FAA-FCC 1A GEODETIC COORDINATES (83/88)

LATITUDE:	44.321869° N
LONGITUDE:	117.938957° W
GROUND ELEVATION:	3849'

DESIGNED FOR:

VB BTS II
RAGE DEVELOPMENT

HMH engineering
680 W.B S Progress Avenue, Meridian, Idaho 83642
www.hmh-eng.com
Tel: 208-342-7957

SCALE 1"=400' (11x17)
SCALE 1"=200' (22x34)

REGISTERED PROFESSIONAL LAND SURVEYOR

06/21/2023

OREGON
SEPTEMBER 25, 2000
RONALD M. HODGE
64248

RENEWS: 06-30-2023

SURVEYOR'S CERTIFICATION:
I, RONALD M. HODGE, PLS, 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; and Vertical Bridge Holdco, LLC, as borrower, and Vertical Bridge Holdco Parent, LLC, as parent, its successors and assigns as their interests may appear in the premises hereinafter described; and First American Title Insurance Company, that this survey was made by me or under my supervision and that the monuments shown hereon actually exist and their position is shown correctly to the best of my knowledge and belief. This survey is based on a title report prepared by First American Title Insurance Company, dated September 25, 2023, at 8:00 AM, with Vertical Bridge Holdco, LLC, as borrower, and Vertical Bridge Holdco Parent, LLC, as parent, its successors and assigns as their interests may appear in the premises hereinafter described; and First American Title Insurance Company, as the title insurance company. This survey is made without the benefit of a title report, except as noted hereon. This survey is subject to all matters shown on said title report, and to all matters which may be disclosed by a more accurate survey or by any future title report. This survey is also subject to all matters which may be disclosed by an inspection of the premises or by inquiry of persons in possession thereof. This survey is also subject to all matters which may be disclosed by an accurate survey of the premises. This survey is also subject to all matters which may be disclosed by an examination of the records of the appropriate governmental agencies. This survey is also subject to all matters which may be disclosed by an examination of the records of the appropriate governmental agencies. This survey is also subject to all matters which may be disclosed by an examination of the records of the appropriate governmental agencies.
The purpose of this survey is to support the proposed communication facilities. It depicts existing, readily visible improvements and apparent uses observed during the course of the survey. Underground utilities may exist that are not shown hereon. Boundary lines shown without a bearing or distance are not monumented.
The geodetic coordinates reported hereon are accurate and meet FAA/FCC reporting requirements for a 1A certificate of fifteen feet (15') horizontally and three feet (3') vertically.

A	SURVEYED ON	05-24-23	RH
B	TITLE REPORT REVISION	06-14-23	RH
C	FINAL SURVEY FOR CLIENT	06-23-23	RH
D			

"UNDERGROUND UTILITY LOCATES" & "ENGINEERING" ARE CONTRACTED SERVICES AND ARE NOT PERFORMED BY THIS COMPANY. ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED ON ABOVE GROUND EVIDENCE AND/OR MARKINGS PROVIDED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THE ACCURACY OF SUCH INFORMATION AND DOES NOT ASSUME RESPONSIBILITY FOR ANY INCORRECT INFORMATION PROVIDED BY OTHERS. THE SURVEYOR RECOMMENDS THAT THE EXACT LOCATION OF UNDERGROUND UTILITIES BE DETERMINED BY THE APPROPRIATE AGENCIES.

HMH PROJ#: S23011-07 | DWG: S23011-07 VF

OR-5082 BURNT RIVER
HWY 26, Ironside,
Malheur County, Oregon 97908

SHEET NAME

LEASE SITE SURVEY

SU - 1

LEGEND

- LEASE SITE BOUNDARY
- LESSOR'S BOUNDARY
- NEW EASEMENT
- RECORD EASEMENT
- RIGHT-OF-WAY
- CENTER LINE
- RECORD BOUNDARY
- SECTIONAL LINES
- TIE/DETAIL
- EDGE OF PAVEMENT
- EDGE OF DIRT ROAD
- EDGE OF GRAVEL
- EDGE OF FIELD
- FENCE / GATE
- OVERHEAD POWER LINE
- UNDERGROUND POWER LINE
- OVERHEAD COMMUNICATION LINE
- UNDERGROUND COMMUNICATIONS LINE
- WATER LINE
- STORM DRAIN LINE
- GRAVITY IRRIGATION LINE
- PRESURIZED IRRIGATION LINE
- SEWER LINE
- GAS LINE
- GEO-THERMO LINE

POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
POT	POINT OF TERMINUS
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1	LOT NUMBER
	CELL TOWER
	BRASS CAP MONUMENT
	ALUMINUM CAP MONUMENT
	5/8" REBAR
	1/2" REBAR
	SPIKE WITH ROOSTER TAIL
	SURVEY CONTROL POINT (AS NOTED)
	CALCULATION POINT
P	UTILITY POLE
P2	UTILITY POLE (DIP POLE)
P3	UTILITY POLE WITH TRANSFORMER
	LIGHT
GA	GUY ANCHOR
	JUNCTION BOX
	COMMUNICATIONS RISER
	COMMUNICATIONS MARKER
	GAS MARKER
	MANHOLE
	VALVE
	FIRE HYDRANT
	METER
	WATER SPIGOT
	CLEANOUT
	CATCH BASIN
	ROOF DRAIN
	IRRIGATION BOX
	MONITOR WELL
	BOLLARD
	MAIL BOX
	SIGN
	PAINT STRIPE
	TREE, TRUNK DIAMETER IN INCHES, CANOPY DRAWN TO SCALE
	SIDEWALK
	CURB & GUTTER

AC	AIR CONDITIONER
BLD	BUILDING
CONC	CONCRETE / CONCRETE PIPE
CR	CORNER RECORD LN.
ESMT	EASEMENT
GVL	GRAVEL
GRS	GRASS
HC	HANDICAP
I.N.	INSTRUMENT NUMBER
PLT	PLANTER
ROS	RECORD OF SURVEY
RMP	RAMP

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED BY GPS TECHNIQUES, PROJECTED TO THE OREGON STATE PLANE COORDINATE SYSTEM, NSRS 2007 OREGON STATE PLANES, SOUTH ZONE, INTERNATIONAL FOOT. ALL BEARINGS SHOWN ARE ON GRID AZIMUTH AND ALL DISTANCES SHOWN ARE AT GROUND. REFER TO THE DRAWING FOR THE SPECIFIC LINE AND MONUMENTS USED.

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CALL DIGLINE, INC.
PRIOR TO ANY EXCAVATION.

BASIS OF GEODETIC COORDINATES

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(3) VERTICAL DATUM: THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) (GEOID 18) IS EXPRESSED IN INTERNATIONAL SURVEY FEET.

LEGAL DESCRIPTION

AMERITITLE LLC, FILE # 54893AM, APRIL 25, 2023

Land in Malheur County, Oregon, as follows:
In Twp.14 S., R. 39 E., W.M.:
Sec. 28: Government Lot(s) 5, 6 and 7, and the SW1/4, W1/2 SE1/4, SW1/2 SE1/4 SE1/4 and all that portion of Government Lot(s) 2, 3 and 4, and the NW1/4 NW1/4 lying South of the John Day Highway right of way, EXCEPTING THEREFROM the following 4 parcels:
Parcel No. 1:
Beginning at a point on the South right of way line of the John Day Highway, which point is 1,473.6 feet South and 758.6 feet West of the 1/4 corner common to Sections 21 and 28, Twp.14 S., R. 39 E., W.M.; Thence N. 71° 08' W., 173.3 feet;
Thence N. 72° 54' W., 344.6 feet;
Thence S. 01° 37' W., 198.7 feet;
Thence S. 70° 06' E., 458.5 feet;
Thence S. 71° 08' E., 313.2 feet;
Thence N. 18° 52' E., 208.7 feet;
Thence N. 71° 08' W., 313.2 feet to the Point of Beginning.

Parcel No. 2:
Commencing at a point on the South right of way line of the John Day Highway, which point is 1,348.4 feet South and 1,100.7 feet East of the Northwest corner of said Section 28;
Thence S. 76° 11' E., 407 feet to the POINT OF BEGINNING; Thence N. 76° 11' W., 330 feet;
Thence S. 13° W., 522 feet;
Thence S. 81° E., 170 feet;
Thence N. 10° 30' E., 149 feet;
Thence N. 61° E., 250 feet, more or less, to a point S. 01° 37' W., 198.7 feet from the point of beginning; Thence N. 01° 37' E., 198.7 feet to the Point of Beginning

Parcel No. 3:

Commencing at the Northwest corner of Section 28; Thence South 1,348.4 feet;
Thence East 1,107 feet to the POINT OF BEGINNING; Thence S. 76° 11' E., 77 feet;
Thence S. 13° W., 150 feet;
Thence N. 77° W., 290 feet;
Thence N. 13° E., 150 feet to the State of Oregon Highway right of way; Thence S. 77° E., 213 feet to the Point of Beginning.

Parcel No. 4:
Commencing at a point on the South right of way line of the John Day Highway, which point is 1,348.4 feet South and 1,100.7 feet East of the Northwest corner of said Section 28;
Thence S. 76° 11' E., 77 feet;
Thence S. 13° W., 150 feet to the POINT OF BEGINNING; Thence S. 13° W., 472 feet;
Thence N. 81° W., 730 feet;
Thence N. 10° 30' E., 569 feet to the South right of way of the John Day Highway; Thence S. 77° E., 425 feet;
Thence S. 13° W., 150 feet;
Thence S. 77° E., 290 feet to the Point of Beginning.

ALSO, the following described parcel:
Beginning at a point on the North right of way boundary of the John Day Highway, which point is 1,157.5 feet South and 361.75 feet East of the Northwest corner of said Section 28;
Thence N. 05° 09' E., 208 feet, said line running parallel with and 19.5 feet West of the West boundary of the Rawlinson Tract;
Thence N. 87° 34' W., 104 feet;
Thence S. 05° 09' W., 208 feet;
Thence S. 87° 31' E., 104 feet to the Point of Beginning.

AND, a parcel of land in Government Lot(s) 1 and 8 and in the NE1/4 SE1/4 described as follows: Commencing at the Southwest corner of the said NE1/4 SE1/4;
Thence North, along the said East boundary extended, 1359 feet to the Southerly right of way boundary of the John Day Highway;
Thence S. 71° 30' E., along said right of way, 600 feet;
Thence S. 25° 57' 40" W., 1,799.78 feet to the Point of Beginning.

AND two parcels of land in the NW1/4 NW1/4 described as follows:
Parcel No. 1:
Commencing at a point on the No13h right of way line of the John Day Highway, which point is 1,165 feet South and 473 feet East of the Northwest corner of said Section 28;
Thence N. 05° 14' E., 208 feet;
Thence N. 86° 11' W., 92 feet;
Thence S. 05° 09' W., 208 feet;
Thence S. 86° 08' E., 92 feet to tile Point of Beginning.

Parcel No. 2:
Commencing at a point on the North right of way line of the John Day Highway, which point is 1,165 feet South and 473 feet East of the Northwest corner of said Section 28;
Thence N. 05° 14' E., 104 3 feet;
Thence S. 83° 44' E., 212.3 feet;
Thence S. 07° 19' W., 104.3 feet;
Thence N. 83° 44' W., 208.7 feet to tile Point of Beginning.

ALSO that portion of Government Lot 4 and of the NW1/4 NW1/4 of Sec. 28, described as follows:
Commencing at a point on the South right of way boundary of the John Day Highway, which point is 1,348.4 feet South and 1,100.7 feet East of the Northwest corner of said Sec. 28;
Thence S. 76° 11' E., 77 feet;
Thence S. 12° W., 150 feet to the POINT OF BEGINNING; Thence S. 12° W., 472 feet;
Thence N. 81° W., 730 feet;
Thence N. 10° 30' E., 569 feet to the South right of way boundary of the John Day Highway; Thence S. 77° E., 425 feet;
Thence S. 12° W., 150 feet;
Thence S. 77° E., 290 feet to the Point of Beginning.

Sec. 29: E1/2 SE1/4 and all that part of Government Lot(s) 1 and 8 lying South and East of a diagonal line running from the Northeast corner of said Government Lot 1 to the Southwest corner of Government Lot 8, EXCEPTING THEREFROM a parcel in Government Lot 4 of Sec. 28 and in Government Lot 1 of Sec. 29, described as follows: -
Beginning at a point 34.1 feet South of the Northeast corner of said SE1/4 NE1/4 of Section 29; Thence S. 88° 13' W., 20.2 feet;
Thence S. 45° W., 425.1 feet;
Thence N. 72° 33' E., 465.9 feet;
Thence N. 00° 13' E., 165.5 feet;
Thence S. 88° 13' W., 124.6 feet to the Point of Beginning.

Sec. 32: E1/2 NE1/4,
Sec. 33: NW1/4 and E1/2. Sec. 34: NE1/4.
Sec. 35: All that portion lying South of the John Day Highway right of way. Sec. 36: All that portion lying South of the John Day Highway right of way,
EXCEPTING THEREFROM that portion conveyed to the State of Oregon by Deed recorded September 30, 1981, Instrument No. 81-96046, Deed Records.

Land in Malheur County, Oregon, as follows:
In Twp. 14 S., R. 40 E., W.M.:
Sec. 31: All that portion lying South of the John Day Highway right of way,
EXCEPTING THEREFROM that portion conveyed to the State of Oregon by Deed recorded September 30, 1981, Instrument No. 81-96046, Deed Records.

Land in Malheur County, Oregon, as follows:
In Twp. 15 S., R. 39 E., W.M.:
Sec.1: All
Sec. 2: All
Sec. 3: All
Sec. 11: NE/2.

DESIGNED FOR:

VB BTS II
RAGE DEVELOPMENT

HMH engineering
680 #2B S Progress Avenue, Meridian, Idaho 83642
www.hmh-llc.com
Tel: 208-342-7957

SCALE 1"=60' (11x17)
SCALE 1"=30' (22x34)

REGISTERED PROFESSIONAL LAND SURVEYOR

06/21/2023

OREGON
SEPTEMBER 25, 2000
RONALD M. HODGE
64248

RENEWS: 06-30-2023

SURVEYOR'S CERTIFICATION:
I RONALD M. HODGE, IDAHO PLS 9575, HEREBY CERTIFY TO
Vertical Bridge Holdco Parent, 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 Credit Agreement dated as of August 21, 2018 among 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 Amerititle, LLC.
This survey was performed in accordance with the current standards of practice for boundary and topographic surveys within the state of Idaho. I further certify that the improvements and utilities, if represents the lessor's parcel shown hereon from county GIS mapping or record information and does not represent a boundary survey of the property. Underground utilities were not located as a part of this survey.
The geodetic coordinates reported hereon are accurate and meet FAA/FCC reporting requirements for a 1A certificate of fifteen feet (15') horizontally and three feet (3') vertically.

A	SURVEYED ON	05-24-23	EP
B	TITLE REPORT REVIEW	06-06-23	RH
C	1ST PROOF REVIEW	06-14-23	TC
D	FINAL SURVEY FOR CLIENT	06-20-23	TC
	AGENCY APPROVALS		

HMH PROJ#: S23011-07	DWG: S23011-07 VP

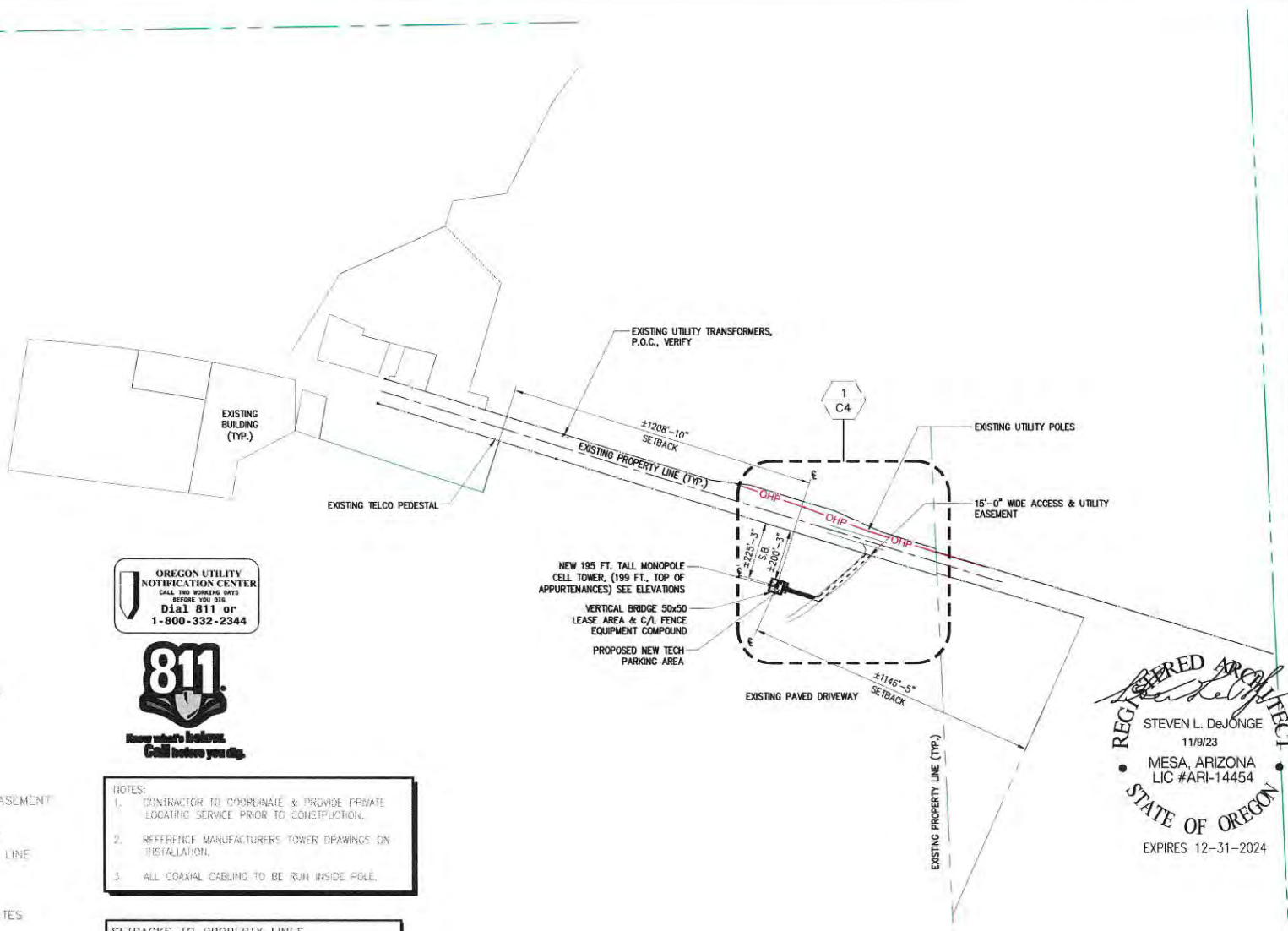
OR-5082 BURNT RIVER

HWY 26, Ironside,
Malheur County, Oregon 97908

SHEET NAME

LEASE SITE SURVEY

SU - 2



LEGEND

(P)	PROPOSED
(E)	EXISTING
(F)	FUTURE
	FIRE HYDRANT
POB	POINT OF BEGINNING
ROW	RIGHT OF WAY
WM	WATER METER
SVLT	SEWER VAULT
EVLT	ELECTRIC VAULT
EP	ELECTRIC PANEL
A.C.E.	ACCESS CONTROL EASEMENT
	PROPERTY LINE
OHE	OVERHEAD ELECTRIC
S	BLUESTAKED SEWER LINE
0000.0 NG	SPOT ELEVATION POSITION OF GEODETIC COORDINATES
GV	GAS VALVE
	POWER POLE
S	SANITARY SEWER MANHOLE
	FOUND AS NOTED
W	BLUESTAKED WATER LINE
E	BLUESTAKED ELECTRIC LINE

OREGON UTILITY NOTIFICATION CENTER
CALL TWO WORKING DAYS BEFORE YOU DIG
Dial 811 or
1-800-332-2344

811
Know what's below. Call before you dig.

NOTES:
1. CONTRACTOR TO COORDINATE & PROVIDE PRIVATE LOCATING SERVICE PRIOR TO CONSTRUCTION.
2. REFERENCE MANUFACTURERS TOWER DRAWINGS ON INSTALLATION.
3. ALL COAXIAL CABLING TO BE RUN INSIDE POLE.

SETBACKS TO PROPERTY LINES

NORTH	225'-3"±
SOUTH	X--'-X"±
WEST	1,208'-10"±
EAST	1,146'-5"±

* SETBACKS ARE ESTIMATED FROM THE ASSESSOR'S MAPS, GIS INFORMATION & SURVEY BY HMH ENGINEERING, DATED 06/21/2023

CALLED NORTH

1 OVERALL SITE PLAN
SCALE: 1" = 400' (11x17)
SCALE: 1" = 200' (22x34)

INFORMATION SHOWN BASED ON A FIELD SURVEY BY HMH ENGINEERING, DATED 06/21/23.

FULL SCALE (22x34 SHEET ONLY) 1"= 200'
200 0 200 400
HALF SCALE (11x17 SHEET ONLY) 1"=400'

REGISTERED ARCHITECT
STEVEN L. DeJONGE
11/9/23
MESA, ARIZONA
LIC #ARI-14454
STATE OF OREGON
EXPIRES 12-31-2024

RAGE DEVELOPMENT LLC
vertical bridge
Clear Blue Services

No.	Description / Revision	App'd	Date
3	SAGE GROUSE MITIGATION	SLD	2/12/24
2	ADD BIRD SPIKES	SLD	11/9/23
1	CLIENT PAD CHANGE	SLD	7/25/23
0	ZONING DRAWINGS	SLD	6/27/23

Drawn: SLD Date: 6/27/23
Designed: SLD Date: 6/27/23
Checked: MS Date: 6/27/23

Project Number: US-OR-5082

Project Title:
BURNT RIVER
HIGHWAY 26
IRONSIDE, OR 97908
MALHEUR COUNTY

Engineer Stamp

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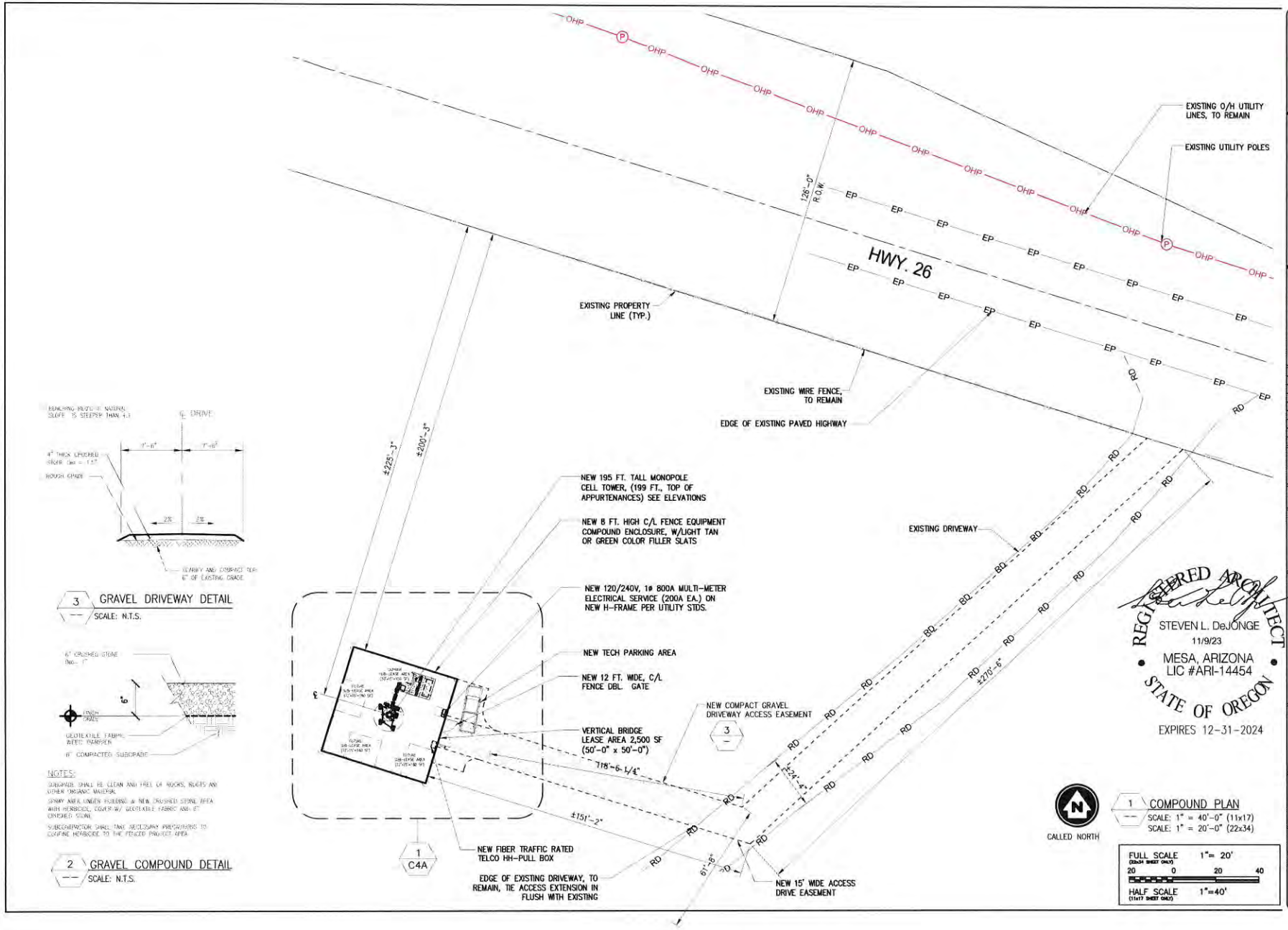
PRELIMINARY UNLESS SIGNED

Drawing Title:
OVERALL SITE PLAN

Drawing Scale: AS NOTED
Date: 02/12/2024
ZD

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

Drawing Number:
C3



3 GRAVEL DRIVEWAY DETAIL
SCALE: N.T.S.

NOTES:
SUBGRADE SHALL BE CLEAN AND FREE OF ROCKS, ROOTS AND OTHER ORGANIC MATERIAL.
SPRAY AREA UNDER BUILDING & NEW CRUSHED STONE AREA WITH HERBICIDE, COVER W/ GEOTEXTILE FABRIC AND 6" CRUSHED STONE.
SUBCONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO CONFINE HERBICIDE TO THE FENCED PROJECT AREA.

2 GRAVEL COMPOUND DETAIL
SCALE: N.T.S.

1 COMPOUND PLAN
SCALE: 1" = 40'-0" (11x17)
SCALE: 1" = 20'-0" (22x34)

FULL SCALE (22x34 SHEET ONLY) 1"= 20'
20 0 20 40
HALF SCALE (11x17 SHEET ONLY) 1"=40'

REGISTERED ARCHITECT
STEVEN L. DeJONGE
11/9/23
MESA, ARIZONA
LIC #ARI-14454
STATE OF OREGON
EXPIRES 12-31-2024

RAGE DEVELOPMENT LLC
vertical bridge
Clear Blue Services

No.	Submittal / Revision	Appvd.	Date
3	SAGE GROUSE MITIGATION	SLD	2/12/24
2	ADD BIRD SPIKES	SLD	11/9/23
1	CLIENT PAD CHANGE	SLD	7/25/23
0	ZONING DRAWINGS	SLD	6/27/23

Drawn: SLD Date: 6/27/23
Designed: SLD Date: 6/27/23
Checked: MS Date: 6/27/23

Project Number: US-OR-5082

Project Title:
BURNT RIVER
HIGHWAY 26
IRONSIDE, OR 97908
MALHEUR COUNTY

Engineer Stamp

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PRELIMINARY UNLESS SIGNED

Drawing Title:
COMPOUND SITE PLAN

Drawing Scale: AS NOTED
Date: 02/12/2024
ZD

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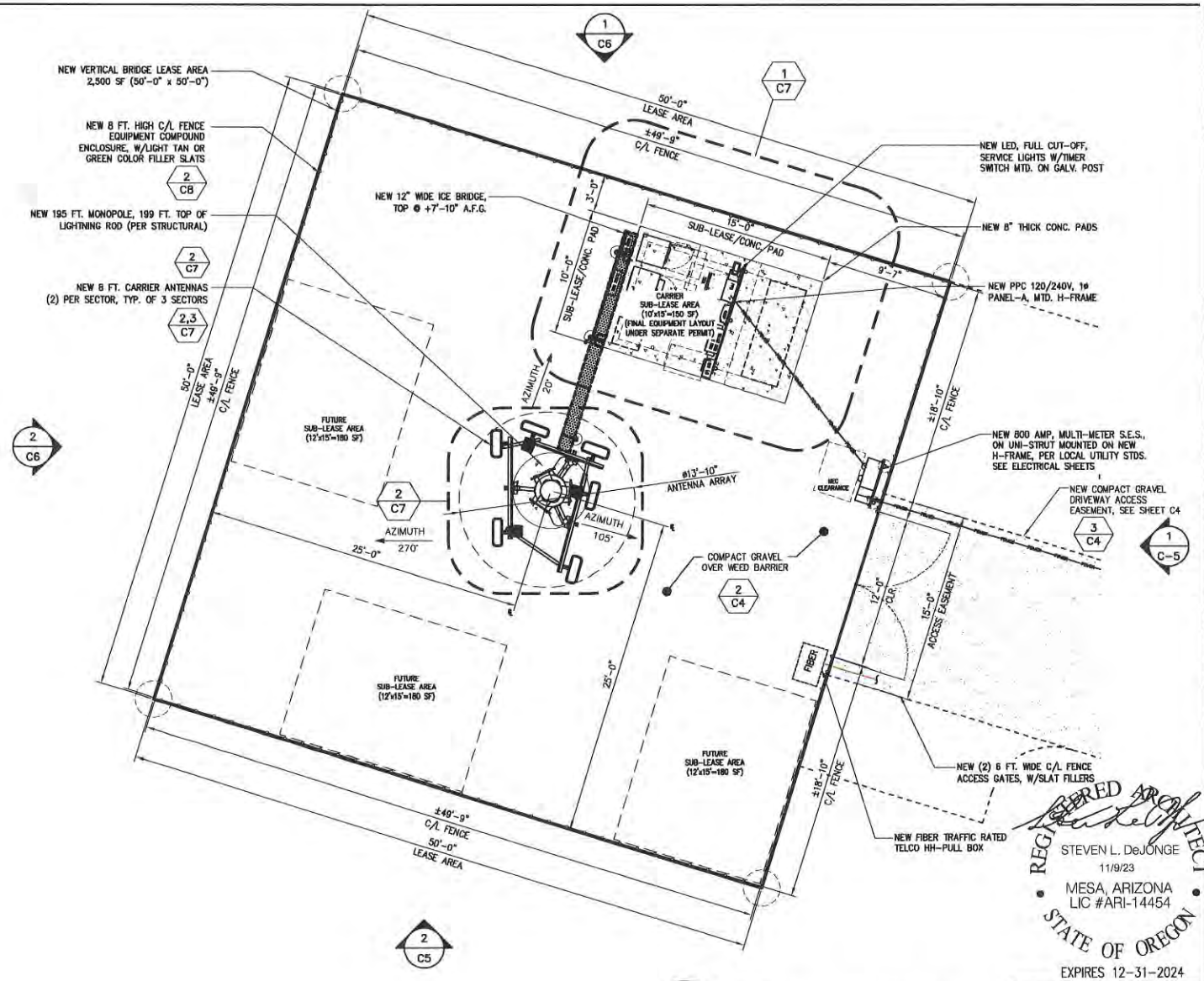
Drawing Number:
C4



CALLED NORTH

1 ENLARGED COMPOUND PLAN
SCALE: 1/8" = 1'-0" (11x17)
SCALE: 1/4" = 1'-0" (22x34)

REGISTERED ARCHITECT
STEVEN L. DeJONGE
11/9/23
MESA, ARIZONA
LIC #ARI-14454
STATE OF OREGON
EXPIRES 12-31-2024

FULL SCALE (22x34 SHEET ONLY) 1/4"= 1'-0"
4 0 4 8 FT
HALF SCALE (11x17 SHEET ONLY) 1/8"=1'-0"

RAGE DEVELOPMENT LLC
verticalbridge
Clear Blue Services

No.	Submittal / Revision	Appvd.	Date
3	BASE GROUND MODIFICATION	SLD	2/12/24
2	A&E 90% UPDATE	SLD	11/9/23
1	CLIENT PAD CHANGE	SLD	7/25/23
0	ZONING DRAWINGS	SLD	6/27/23

Drawn: SLD Date: 6/27/23
Designed: SLD Date: 6/27/23
Checked: MB Date: 6/27/23

Project Number
US-OR-6082

Project Title
BURNT RIVER
HIGHWAY 26
IRONSIDE, OR 97908
MALHEUR COUNTY

Engineer Stamp

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Drawing Title
ENLARGED COMPOUND PLAN

Drawing Scale: AS NOTED
Date: 02/12/2024
ZD

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Drawing Number
C4A

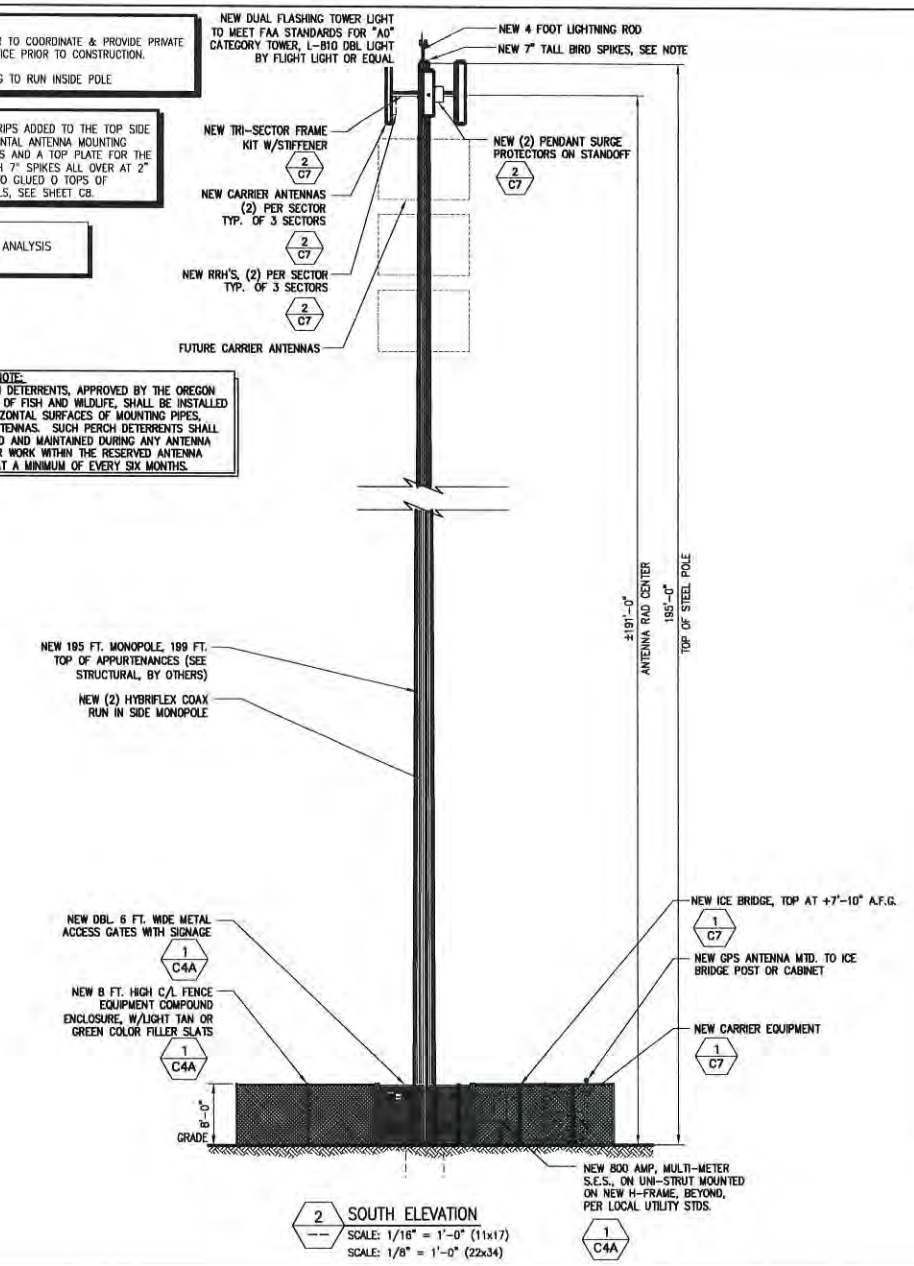
NOTES:
1. CONTRACTOR TO COORDINATE & PROVIDE PRIVATE LOCATING SERVICE PRIOR TO CONSTRUCTION.

2. ALL CABLING TO RUN INSIDE POLE

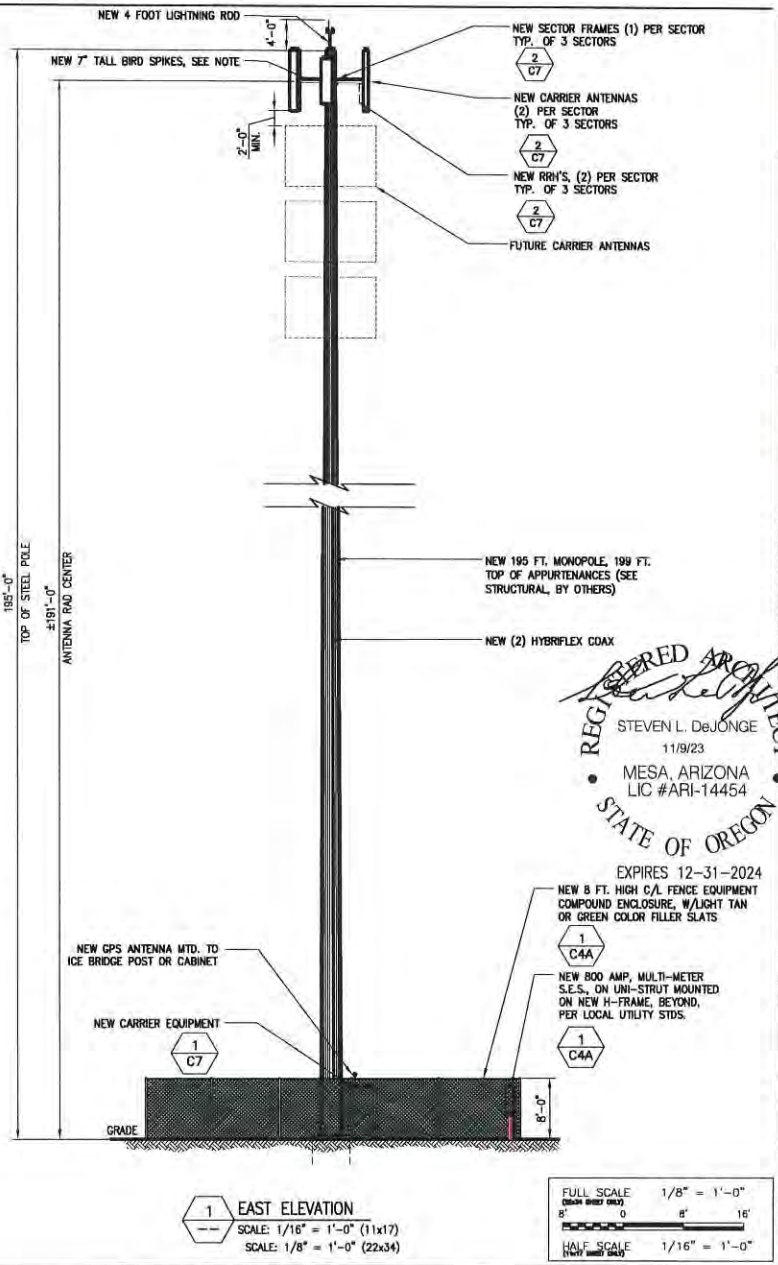
NOTE:
BIRD SPIKE STRIPS ADDED TO THE TOP SIDE OF ALL HORIZONTAL ANTENNA MOUNTING PLATFORM PIPES AND A TOP PLATE FOR THE MONOPOLE WITH 7" SPIKES ALL OVER AT 2" SPACING AND TO GLUED O TOPS OF ANTENNA PANELS, SEE SHEET C8.

NOTE:
STRUCTURAL ANALYSIS REQUIRED

BIRD SPIKE NOTE:
AVIAN PERCH DETERRENTS, APPROVED BY THE OREGON DEPARTMENT OF FISH AND WILDLIFE, SHALL BE INSTALLED ON ALL HORIZONTAL SURFACES OF MOUNTING PIPES, ARMS OR ANTENNAS. SUCH PERCH DETERRENTS SHALL BE INSPECTED AND MAINTAINED DURING ANY ANTENNA WORK, TOWER WORK WITHIN THE RESERVED ANTENNA SPACE, OR AT A MINIMUM OF EVERY SIX MONTHS.



2 SOUTH ELEVATION
SCALE: 1/16" = 1'-0" (11x17)
SCALE: 1/8" = 1'-0" (22x34)



1 EAST ELEVATION
SCALE: 1/16" = 1'-0" (11x17)
SCALE: 1/8" = 1'-0" (22x34)

FULL SCALE 1/8" = 1'-0"
(22x34 SHEET ONLY)
8' 0 8' 16'
HALF SCALE 1/16" = 1'-0"
(11x17 SHEET ONLY)

REGISTERED ARCHITECT
STEVEN L. DeJONGE
11/9/23
MESA, ARIZONA
LIC #ARI-14454
STATE OF OREGON
EXPIRES 12-31-2024

RAGE DEVELOPMENT, LLC

vertical bridge

Clear Blue Services

No.	Submittal / Revision	App'd	Date
3	SAVE VERSIONS WITHDRAWN	SLD	2/12/24
2	ANT BIRD SPIKES	SLD	11/9/23
1	CLIENT PAD CHANGE	SLD	7/28/23
0	ZONING DRAWINGS	SLD	6/27/23

Drawn: SLD Date: 6/27/23
Designed: SLD Date: 6/27/23
Checked: MB Date: 6/27/23

Project Number
US-OR-5062

Project Title:
BURNT RIVER
HIGHWAY 26
IRONSIDE, OR 97908
MALHEUR COUNTY

Engineer Stamp

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Drawing Title
TOWER ELEVATION

Drawing Scale:
AS NOTED
Date:
02/12/2024

ZD

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Drawing Number:
C5

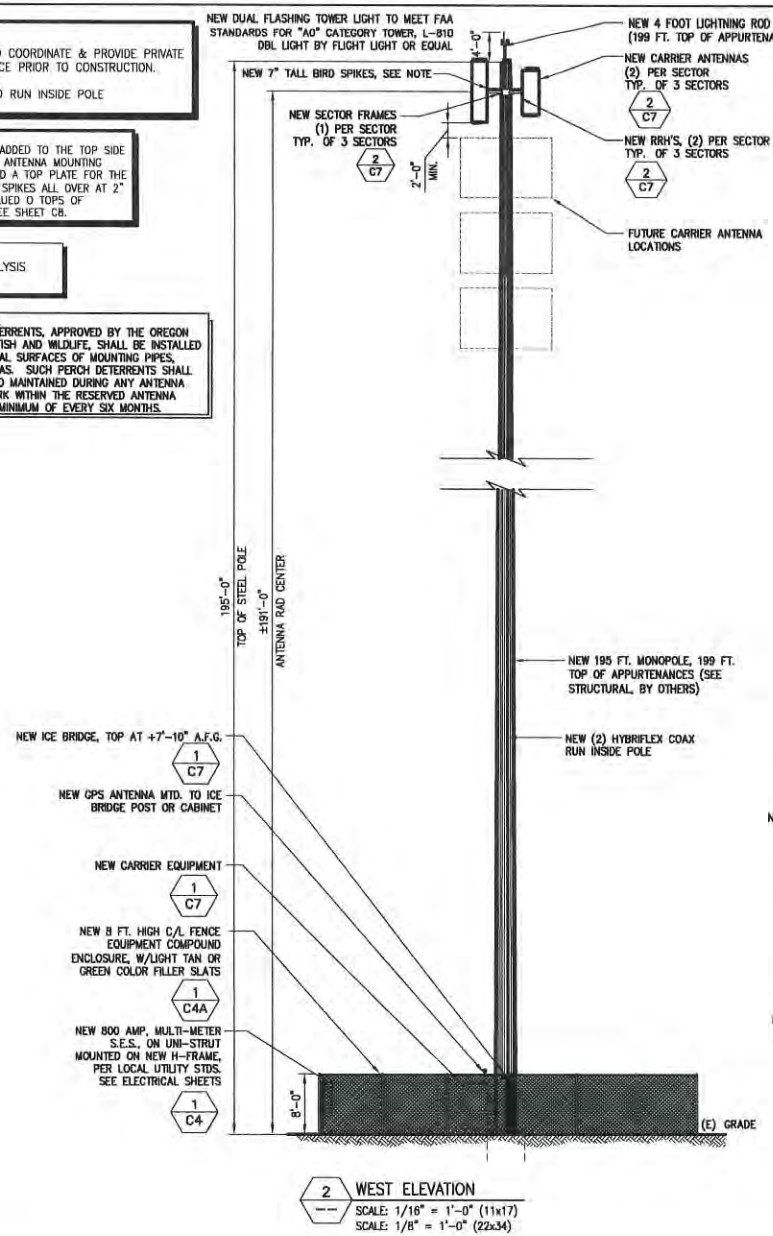
NOTES:
1. CONTRACTOR TO COORDINATE & PROVIDE PRIVATE LOCATING SERVICE PRIOR TO CONSTRUCTION.

2. ALL CABLING TO RUN INSIDE POLE

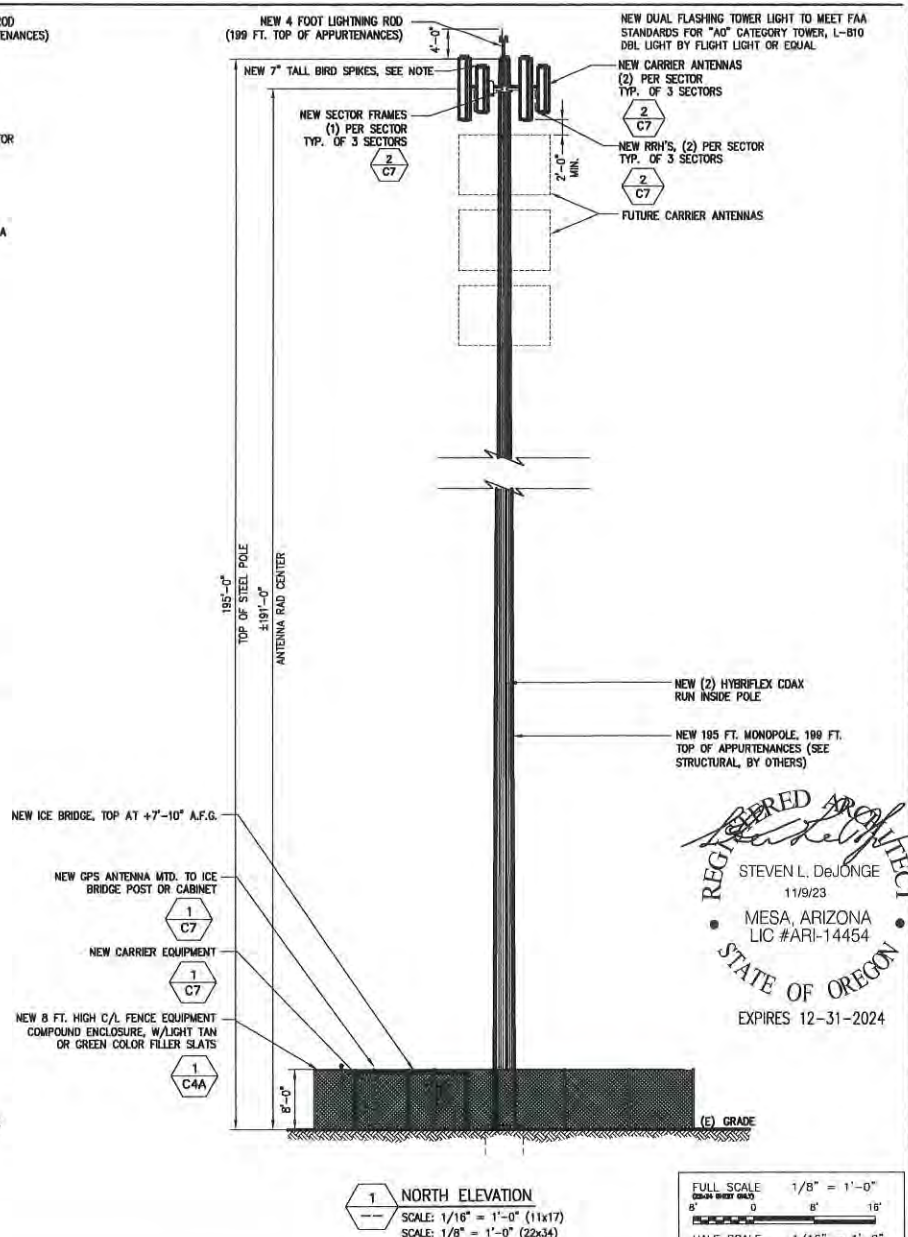
NOTE:
BIRD SPIKE STRIPS ADDED TO THE TOP SIDE OF ALL HORIZONTAL ANTENNA MOUNTING PLATFORM PIPES AND A TOP PLATE FOR THE MONOPOLE WITH 7" SPIKES ALL OVER AT 2" SPACING AND TO GLUED O TOPS OF ANTENNA PANELS SEE SHEET C8.

NOTE:
STRUCTURAL ANALYSIS REQUIRED

BIRD SPIKE NOTE:
AVIAN PERCH DETERRENTS, APPROVED BY THE OREGON DEPARTMENT OF FISH AND WILDLIFE, SHALL BE INSTALLED ON ALL HORIZONTAL SURFACES OF MOUNTING PIPES, ARMS OR ANTENNAS. SUCH PERCH DETERRENTS SHALL BE INSPECTED AND MAINTAINED DURING ANY ANTENNA WORK, TOWER WORK WITHIN THE RESERVED ANTENNA SPACE, OR AT A MINIMUM OF EVERY SIX MONTHS.



2 WEST ELEVATION
SCALE: 1/16" = 1'-0" (11x17)
SCALE: 1/8" = 1'-0" (22x34)



1 NORTH ELEVATION
SCALE: 1/16" = 1'-0" (11x17)
SCALE: 1/8" = 1'-0" (22x34)

FULL SCALE (22x34 SHEET SIZE) 1/8" = 1'-0"
8' 0 8' 16'
HALF SCALE (11x17 SHEET SIZE) 1/16" = 1'-0"

REGISTERED ARCHITECT
STEVEN L. DeJONGE
11/9/23
MESA, ARIZONA
LIC #ARI-14454
STATE OF OREGON
EXPIRES 12-31-2024

RAGE DEVELOPMENT LLC
vertical bridge
Clear Blue Services

No	Submittal / Revision	App'd	Date
3	SAVE GROUND INFORMATION	SLD	2/12/24
2	ADD BIRD SPIKES	SLD	11/6/23
1	CLIENT PAD CHANGE	SLD	7/26/23
0	ZONING DRAWINGS	SLD	6/27/23

Drawn: SLD Date: 6/20/23
Designed: SLD Date: 6/20/23
Checklist: MB Date: 6/20/23

Project Number: US-OR-5052

Project Title:
BURNT RIVER
HIGHWAY 26
IRONSIDE, OR 97909
MALHEUR COUNTY

Engineer Stamp:

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PRELIMINARY UNLESS SIGNED

Drawing Title:
TOWER ELEVATION

Drawing Scale: AS NOTED
Date: 02/12/2024
ZD

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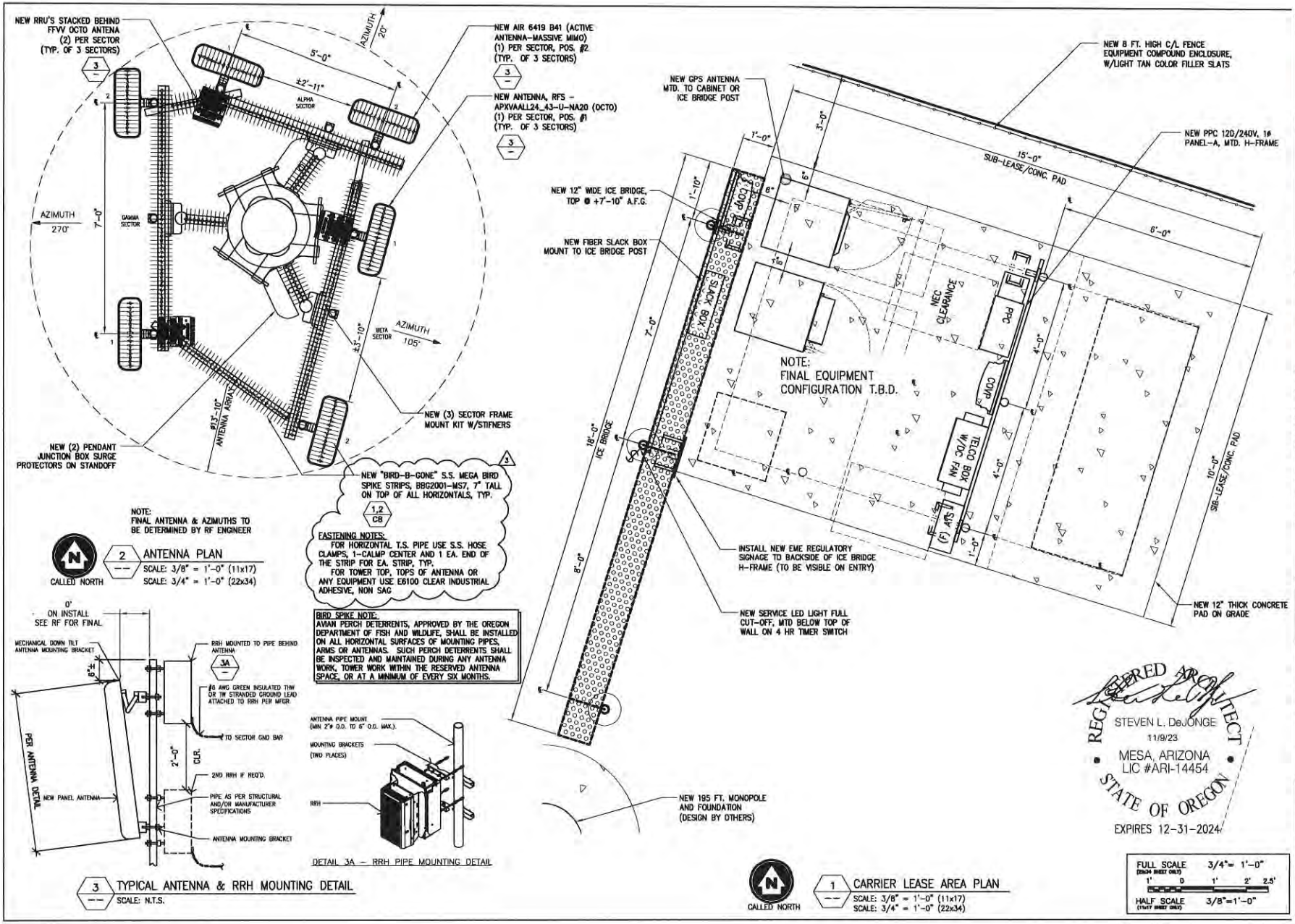
Drawing Number:
C6



RAGE DEVELOPMENT, LLC

verticalbridge

Clear Blue Services

No	Submittal / Revision	By	Date
3	SAVE GROUND WITHDRAWN	BLD	2/12/24
2	AND RRH SPACE	BLD	11/9/23
1	CLIENT PAD CHANGE	BLD	7/25/23
0	ZONING DRAWINGS	BLD	6/27/23

Drawn: BLD Date: 6/27/23
Designed: BLD Date: 6/27/23
Checked: MS Date: 6/27/23

Project Number: US-OR-5082

Project Title:
BURNT RIVER
HIGHWAY 26
IRONSIDE, OR 97908
MALHEUR COUNTY

Engineer Stamp

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PRELIMINARY UNLESS SIGNED

Drawing Title:
EQUIPMENT & ANTENNA LAYOUTS

Drawing Scale: AS NOTED
Date: 02/12/2024
ZD

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Drawing Number:
C7

BIRD•B•GONE® Inc.

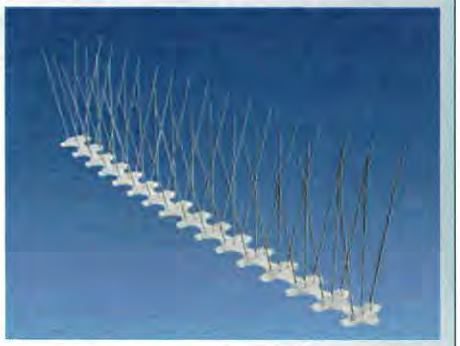
Mega Bird Spikes

Ideal for use with Gulls, Cormorants, Vultures and Raptors!

Mega Bird Spike from Bird-B-Gone is a physical bird deterrent used to prevent large birds from landing or roosting. It is the tallest bird spike available - 7".

Birds cannot land on the un-even surface created by the spikes and will move on to a better spot. Bird-B-Gone Mega Bird Spikes are an effective, humane solution for deterring large birds from unwanted areas.

Made by Bird-B-Gone in the USA!



The spikes can be glued, screwed or tied down.

Advantages & Benefits

- Tallest bird spike deterrent available - 7"!
- Patented bend and crush design for permanent installation!
- Humane, does not harm birds!
- Virtually invisible!
- No gap design. Best spacing to prevent birds from landing or nesting!
- Made of a U.V. protected polycarbonate base with stainless steel spikes!
- Flexible! Two foot sections bend 360 !
- Easy to install. Can be glued, screwed or tied down!
- **Manufactured by Bird-B-Gone in the USA!**

Patented US 6250023 / US 6775950

BIRD•B•GONE® Inc.
Professional Bird Control Products Since 1992

GSA Advantage! # GS-06F-0075P

1 (800) 392-6915
www.birdbgone.com
nobirds@birdbgone.com

2 BIRD SPIKE PRODUCT SPECIFICATION SHEET
SCALE: N.T.S.

PART 1 -GENERAL
1.1 SUMMARY
A. DESIGN REQUIREMENTS: SELECT APPROPRIATE SIZE AS DETERMINED BY SITE CONDITIONS TO PREVENT BIRDS FROM LANDING AND ROOSTING ON SPECIFIED SURFACES.
1.2 QUALITY ASSURANCE
A. SINGLE SOURCE RESPONSIBILITY: FURNISH PRODUCTS FROM ONE MANUFACTURER FOR ENTIRE PROJECT.
B. COUNTRY OF ORIGIN: PRODUCT MUST BE MANUFACTURED IN THE U.S.A.
C. OBTAIN ALL TECHNICAL INFORMATION FROM THE MANUFACTURER.
D. INSTALLER SHALL VISIT THE SITE TO GATHER ALL INFORMATION ON EXISTING SITE CONDITIONS.
1.3 SUBMITTALS
A. PRODUCT DATA: SUBMIT MANUFACTURER'S DESCRIPTIVE LITERATURE AND PRODUCT SPECIFICATIONS FOR EACH PRODUCT INCLUDING CATALOGS, INSTALLATION INSTRUCTIONS AND OTHER DESCRIPTIVE MATERIAL.
B. PROVIDE WARRANTY ON MATERIAL AND INSTALLATION.
C. PROVIDE SAMPLES OF EACH TYPE OF SPIKE EXCLUDING PROPOSED FASTENING METHODS.
1.4 PRODUCT HANDLING
A. PROTECT BIRD-B-GONE, INC. PRODUCTS FROM DAMAGE BEFORE, DURING AND AFTER THE INSTALLATION.
1.5 PROJECT CONDITIONS
A. COORDINATION: FURNISH SAMPLES OF SYSTEM(S) SO INSTALLATION CAN BE COORDINATED WITH EXISTING CONDITIONS AND WITHIN ON-SITE CONDITIONS.
B. VISIT SITE AND FIELD-MEASURE PRIOR TO FABRICATION AND DELIVERY OF MATERIALS.
1.6 WARRANTY
A. PRODUCT SHALL CARRY A MINIMUM 10 YEAR GUARANTEE AGAINST U.V. BREAKDOWN AND STAINLESS STEEL DEGRADATION.
B. INSTALLATION SHALL BE GUARANTEED FOR 2 YEARS.
PART 2 -PRODUCTS
2.1 ACCEPTABLE MANUFACTURER
MANUFACTURER:
BIRD-B-GONE, INC.
BIRD SPIKE 2001 STAINLESS STEEL
15375 BARRANCA PKWY #D
IRVINE, CA 92618
TEL: 800-392-6915 OR 949-472-3122
FAX: 949-472-3116
P.O.C.: CHRIS FIELDS
2.2 PRODUCT DESCRIPTION
A. MODEL DESIGNATION:
1. BIRD-B-GONE STAINLESS STEEL BIRD SPIKES™ - 1", 3", 5", 8", OR MEGA SPIKE
a. WIDTH OF COVERAGE:
i. BBG2001/1: 1" - 2"WIDTHS
ii. BBG2001/3: 2" - 4"WIDTHS
iii. BBG2001/5: 5" - 7"WIDTHS
iv. BBG2001/8: 8" - 10"WIDTHS
v. BBG2001-MS7: 5"WIDE
b. MINIMUM 40 SPIKES PER FOOT IN LINEAR ARRAY WITH NO GAP"CENTER SPIKE AND NON-STAGGERED DESIGN.
c. HEIGHT OF SPIKES:
i. BBG2001/1: 4 ¾"TALL
ii. BBG2001/3: 4 ¾"TALL
iii. BBG2001/5: 4 ¾"TALL
iv. BBG2001/8: 4 ¾"TALL
v. BBG2001-MS7: 7"TALL
d. BASE STRIP: FLEXIBLE. BASE CAN BEND UP TO 360°
e. LENGTH: 2 FT. SECTIONS
f. PATENTED "BEND & CRUSH"TECHNIQUE ANCHORS STEEL SPIKES INTO BASE UNIT.
g. SPIKE THICKNESS MUST BE .05 THOUSANDS/1.1 MM DIAMETER.
h. PACKAGING: 50 FT. PER BOX. TWENTY-FIVE (25) 2 FT. SECTIONS PER BOX.
i. NUMBER OF ROWS: AS DETERMINED BY THE MANUFACTURER AND BASED ON PROJECT CONDITIONS.
j. MOUNTING SYSTEM: AS DETERMINED BY THE MANUFACTURER AND BASED ON PROJECT CONDITIONS.
B. PRODUCT MADE IN THE U.S.A.
2.3 MATERIALS
A. MATERIAL: U.V. STABILIZED POLYCARBONATE. HEAT AND WEATHER RESISTANT, (+310°F TO -200°F) MARINE GRADE 316 STAINLESS STEEL SPIKES.
B. CONSTRUCTION: RIGID ONE-PIECE CONSTRUCTION.
C. ADAPTATION: TIN SNIPS, HACKSAW, ETC. CAN BE USED TO CUT / ADAPT THE PRODUCT TO DESIRED LENGTH.
2.4 MOUNTING SYSTEMS
A. WOOD: USE #8 WOOD SCREWS. FOR EVERY 2 FT. SECTION OF BIRD-B-GONE STAINLESS STEEL SPIKES™, TEN (10) #8 WOOD SCREWS ARE REQUIRED.
B. STEEL, BRICK, STONE OR CONCRETE: USE AN OUTDOOR CONSTRUCTION ADHESIVE THAT IS NON SILICONE BASED. PURCHASE FROM THE MANUFACTURER OR CALL FOR RECOMMENDED ADHESIVES. IF MOUNTING SURFACE WARRANTS, SCREW OR BOLT DOWN BIRD-B-GONE STAINLESS STEEL SPIKES™ IN CONJUNCTION WITH USING THE ADHESIVE.
C. PIPES OR POLES: TY-WRAPS CAN BE USED ALONE OR IN CONJUNCTION WITH AN OUTDOOR CONSTRUCTION ADHESIVE THAT IS NON-SILICONE BASED. FOR U.V. PROTECTED TY-WRAPS, PURCHASE DIRECTLY FROM THE MANUFACTURER OR CALL FOR RECOMMENDED PRODUCTS.
PART 3 -EXECUTION
3.1 EXAMINATION
A. EXAMINE THE INSTALLATION AREA AND NOTE ANY DETRIMENTAL OR HAZARDOUS WORK CONDITIONS. NOTIFY CONTRACTING OFFICER OR INSPECTOR OF THE DETRIMENTAL WORK CONDITIONS.
B. DO NOT PROCEED WITH INSTALLATION UNTIL CONDITIONS ARE CORRECTED.
3.2 SURFACE PREPARATION
A. SURFACE SHOULD BE THOROUGHLY CLEANED AND FREE OF BIRD DROPPINGS, NESTING MATERIALS, RUST, PEELING PAINT OR OTHER DEBRIS.
B. REMOVE OR REPAIR ARTICLES THAT MAY DAMAGE BIRD-B-GONE STAINLESS STEEL SPIKES™ AFTER INSTALLATION, INCLUDING OVERHANGING FOLIAGE, BRUSH AND LOOSE PARTS ON THE STRUCTURE.
3.3 INSTALLATION
A. INSTALL BIRD-B-GONE STAINLESS STEEL SPIKES™ AS RECOMMENDED BY THE MANUFACTURER.
B. BIRD-B-GONE STAINLESS STEEL SPIKES™ SHOULD BE INSTALLED CORRECTLY, COVERING THE ENTIRE DEPTH OF THE SURFACE, NOT JUST THE PERIMETER.
1. FOLLOW THE CONTOURS AND ANGLES CLOSELY; CUT OR BREAK AWAY TO FIT PROPERLY.
2. SPACE MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
3.4 INSPECTION
A. VISUALLY INSPECT BIRD-B-GONE STAINLESS STEEL SPIKES™ FOR ANY SIGNS OF POOR INSTALLATION, INCLUDING LOOSE SCREWS, FASTENERS AND UN-REMOVED DEBRIS.
B. IMMEDIATELY CORRECT AND REPAIR AS NECESSARY.
END OF SPECIFICATIONS

1 BIRD SPIKE SPECIFICATIOS
SCALE: N.T.S.

BIRD SPIKE NOTE:
AVIAN PERCH DETERRENTS, APPROVED BY THE OREGON DEPARTMENT OF FISH AND WILDLIFE, SHALL BE INSTALLED ON ALL HORIZONTAL SURFACES OF MOUNTING PIPES, ARMS OR ANTENNAS. SUCH PERCH DETERRENTS SHALL BE INSPECTED AND MAINTAINED DURING ANY ANTENNA WORK, TOWER WORK WITHIN THE RESERVED ANTENNA SPACE, OR AT A MINIMUM OF EVERY SIX MONTHS.

REGISTERED ARCHITECT
STEVEN L. DeJONGE
11/9/23
MESA, ARIZONA
LIC #ARI-14454
STATE OF OREGON
EXPIRES 12-31-2024

RAGE DEVELOPMENT LLC
vertical bridge
Clear Blue Services

No.	Submittal / Revision	App'd	Date
3	SAGE GROUSE MITIGATION	SLD	2/12/24
2	ADD BIRD SPIKES	SLD	11/9/23
1	CLIENT PMB CHANGE	SLD	7/20/23
0	ZONING SUBMITTAL	SLD	6/27/23

Drawn: SLD Date: 6/27/23
Designed: SLD Date: 6/27/23
Checked: MS Date: 6/27/23

Project Number: US-OR-5082

Project Title:
BURNT RIVER
HIGHWAY 26
IRONSIDE, OR 97908
MALHEUR COUNTY

Engineer Stamp

THIS DOCUMENT CONTAINS AN ELECTRONIC SIGNATURE. IT IS A VIOLATION FOR ANY PERSON, UNLESS UNDER THE DIRECT SUPERVISION OF THE REGISTRANT, TO MODIFY THIS DOCUMENT IN ANY WAY.

PRELIMINARY UNLESS SIGNED

Drawing Title: SAGE GROUSE MITIGATION PLAN (3)

Drawing Scale: AS NOTED
Date: 02/12/2024
ZD

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

Drawing Number: C8 (3)

LEGEND

- LEASE SITE BOUNDARY
- LESSOR'S BOUNDARY
- NEW EASEMENT
- RECORD EASEMENT
- ROW — RIGHT-OF-WAY
- CENTER LINE
- RECORD BOUNDARY
- SECTIONAL LINES
- TIE — TIEDETAIL
- EP — EDGE OF PAVEMENT
- RD — EDGE OF DIRT ROAD
- EG — EDGE OF GRAVEL
- EF — EDGE OF FIELD
- FENCE / GATE
- OHP — OVERHEAD POWER LINE
- UGP — UNDERGROUND POWER LINE
- OHC — OVERHEAD COMMUNICATION LINE
- UGC — UNDERGROUND COMMUNICATIONS LINE
- W — WATER LINE
- SD — STORM DRAIN LINE
- GI — GRAVITY IRRIGATION LINE
- PI — PRESSURIZED IRRIGATION LINE
- SS — SEWER LINE
- GAS — GAS LINE
- GEO — GEO-THERMO LINE

POC — POINT OF COMMENCEMENT
POB — POINT OF BEGINNING
POT — POINT OF TERMINUS

(1) — TITLE POLICY EXCEPTION NUMBER / EASEMENT LABEL

(1) — LOT NUMBER

CELL TOWER

BRASS CAP MONUMENT
ALUMINUM CAP MONUMENT
5/8" REBAR
1/2" REBAR
SPIKE WITH ROOSTER TAIL
SURVEY CONTROL POINT (AS NOTED)
CALCULATION POINT
UTILITY POLE
UTILITY POLE (DIP POLE)
UTILITY POLE WITH TRANSFORMER
LIGHT
GUY ANCHOR
JUNCTION BOX
COMMUNICATIONS RISER
COMMUNICATIONS MARKER
GAS MARKER
MANHOLE
VALVE
FIRE HYDRANT
METER
WATER SPIGOT
CLEANOUT
CATCH BASIN
ROOF DRAIN
IRRIGATION BOX
IRRIGATION WELL
BOLLARD
MAIL BOX
SIGN
PAINT STRIPE
TREE, TRUNK DIAMETER IN INCHES, CANOPY DRAWN TO SCALE

SIDEWALK
CURB & GUTTER

AC — AIR CONDITIONER
BLD — BUILDING
CONC — CONCRETE / CONCRETE PIPE
CR — CORNER RECORD I N
ESMT — EASEMENT
GVL — GRAVEL
GRS — GRASS
HC — HANDICAP
I.N. — INSTRUMENT NUMBER
PLT — PLANTER
ROS — RECORD OF SURVEY
RMP — RAMP

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED BY GPS TECHNIQUES, PROJECTED TO THE OREGON STATE PLANE COORDINATE SYSTEM, NSRS 2007 OREGON STATE PLANES, SOUTH ZONE, INTERNATIONAL FOOT. ALL BEARINGS SHOWN ARE ON GRID AZIMUTH AND ALL DISTANCES SHOWN ARE AT GROUND. REFER TO THE DRAWING FOR THE SPECIFIC LINE AND MONUMENTS USED

UTILITY LOCATION NOTE

THE UTILITY LINES SHOWN ON THIS DRAWING WERE DEVELOPED FROM SURFACE EVIDENCE AND LOCATION MARKS.

THE SURVEYOR DOES NOT GUARANTY OR WARRANTY THAT ALL UTILITY LINES ARE SHOWN OR THEIR LOCATION DEFINATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND DEPTH PRIOR TO CONSTRUCTION.

CALL DIGLINE, INC.
PRIOR TO ANY EXCAVATION.

BASIS OF GEODETIC COORDINATES

(1) THE GEODETIC COORDINATES SHOWN HEREON WERE DERIVED FROM THE NATIONAL GEODETIC SURVEY (OPUS) UTILITY VIA STATIC GPS OBSERVATIONS UPON THE PROJECT CONTROL POINT. ALL SUBSEQUENT OBSERVATIONS WERE PROCESSED USING THE N.G.S OPUS UTILITY AND TRIMBLE BUSINESS CENTER SOFTWARE
(2) HORIZONTAL DATUM: THE NORTH AMERICAN DATUM OF 1983 (2011)(EPOCH 2010.0) IS EXPRESSED IN DECIMAL DEGREES (°)
(3) VERTICAL DATUM: THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) (GEOID 18) IS EXPRESSED IN INTERNATIONAL SURVEY FEET

SCHEDULE B EXCEPTIONS

COMMITMENT LLC, FILE # 6844-2242, DATED APR. 25, 2025

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; 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.
NOT THE TYPE TO BE DEPICTED HEREON.

2. Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
NOT THE TYPE TO BE DEPICTED HEREON.

3. Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water
NOT SHOWN HEREON. DOES NOT AFFECT LEASE SITE OR APPURTENANT EASEMENTS.

4. Any encroachment (of existing improvements located on the subject Land onto adjoining Land or of existing improvements located on adjoining Land onto the subject Land) encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the subject Land.
NOT SHOWN HEREON. DOES NOT AFFECT LEASE SITE OR APPURTENANT EASEMENTS.

5. Any lien, or right to a lien, for services, labor, material, equipment rental, or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the Public Records
NOT THE TYPE TO BE DEPICTED HEREON.

6. Taxes deferred, as disclosed by the tax roll, the premises herein described have been zoned or classified for farm use. At any time that said Land is disqualified for such use the property will be subject to additional taxes or penalties and interest.
NOT THE TYPE TO BE DEPICTED HEREON.

7. Right, title and interest of the public in and to those portions of the Land lying within roads, streets or highways.
SHOWN HEREON. DOES NOT AFFECT LEASE SITE OR APPURTENANT EASEMENTS.

8. Right of Way Easement, including the terms and provisions thereof, affecting the portion of said Land and for the purposes stated therein as set forth in instrument:
Granted To: Oregon Telephone Corporation, an Oregon corporation
Recorded: November 7, 2002
Instrument No.: 2002 8169
SHOWN HEREON. DOES NOT AFFECT LEASE SITE OR APPURTENANT EASEMENTS.

9. A Deed of Trust, including the terms and provisions thereof, to secure the amount listed below and other amounts secured thereunder, if any:
Amount: $3,000,000.00
Trustor/Grantor: Christofer James Ray and Anie Rebecca Ray
Trustee: Stewart Title Guaranty Company
Beneficiary: AEA Equitable life Insurance Company, a New York corporation
Dated: August 16, 2019
Recorded: August 16, 2019
Instrument No.: 2019-3043
NOT THE TYPE TO BE DEPICTED HEREON.

10. A Financing Statement filed in the Office of the County Recorder showing:
Debtor: Christopher James Ray
Secured Party: Farm Credit Leasing Services Corporation
Recorded: January 6, 2021
Instrument No.: 2021-0072
NOT THE TYPE TO BE DEPICTED HEREON.

SURVEYOR NOTES

1) This property is located in Flood Zone "D" (Possible but undetermined flood hazards) on FEMA FIRM Panel number 41049C0250, effective September 28, 1986.
2) There were no visible encroachments affecting the Lease Area or any of the easements, at the time the survey was completed
3) The Lease Area and all easements lie entirely within the parent parcel
4) The access and utility easements go to a confirmed public right-of-way

LEASE & EASEMENT LEGALS

Lease Site

A lease site situate in the Northeast 1/4 of Section 28, Township 14 South, Range 39 East, Willamette Meridian, Malheur County, Oregon, being a portion of Lessor's parcel (granted under STATUTORY WARRANTY DEED Instrument No. 2019-3042), and more particularly described as follows:

COMMENCING at the Northwest corner of Section 28, monumented by a 5/8 inch pin with cap stamped PLS 66818, North 88°58'29" East, 2619.94 feet to the North 1/4 corner of Section 28 monumented by a found stone; thence South 27°31'24" West, 3686.02 feet to the southerly right of way for John Day Highway, at Station 977+68.05, 50 feet right, monumented by an Aluminum Cap as shown on the Constructed Line, Ironside to Bregon John Day Highway plans Drawing No. 481-1 dated June 1951; thence along said right of way, South 72°49'33" East, 731.95 feet to Station 985+00.00, 50 feet right, monumented by an Aluminum Cap; thence continuing South 72°49'33" East, 1269.38 feet; thence, South 47°46'25" West, 253.07 feet; thence North 72°48'06" West, 142.56 feet to the southeasterly boundary of the Lease Site; thence North 17°13'43" East, 17.50 feet to the northeast corner of the Lease Site and the **POINT OF BEGINNING.**

Thence South 17°13'43" West, 50.00 feet;
Thence North 72°46'17" West, 50.00 feet;
Thence North 17°13'43" East, 50.00 feet;
Thence South 72°46'17" East, 50.00 feet to the **POINT OF BEGINNING.**

Containing 2,500 square feet, more or less.

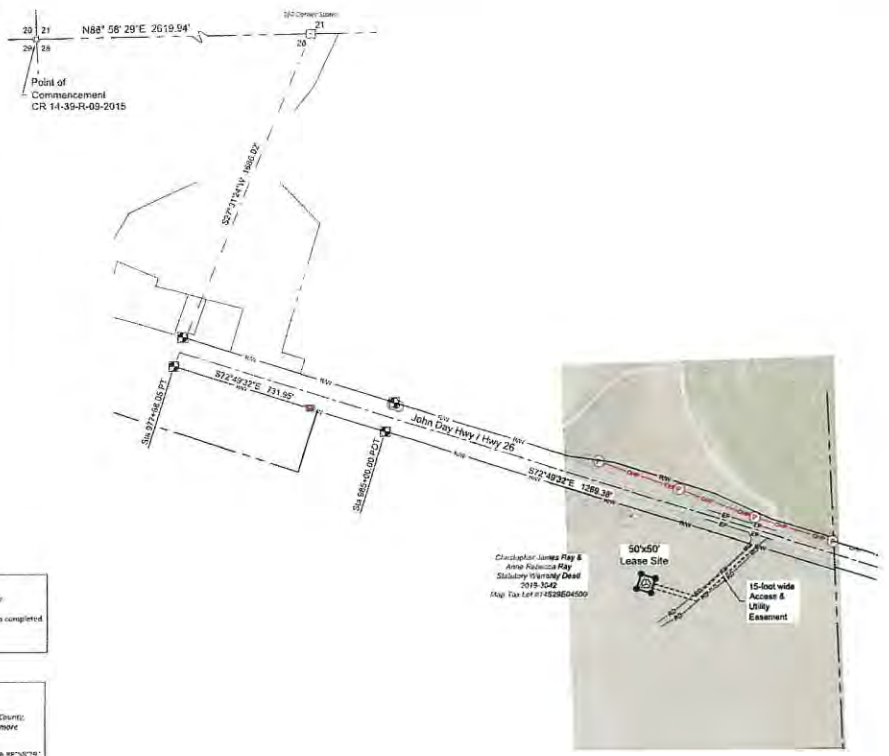
Access & Utility Easement

A 15-foot-wide easement situate in the Northeast 1/4 of Section 28, Township 14 South, Range 39 East, Willamette Meridian, Malheur County, Oregon, being a portion of Lessor's parcel (granted under STATUTORY WARRANTY DEED Instrument No. 2019-3042), lying 15 feet left of the following described line:

COMMENCING at the Northwest corner of Section 28, monumented by a 5/8-inch pin with cap stamped PLS 66818, North 88°58'29" East, 2619.94 feet to the North 1/4 corner of Section 28 monumented by a found stone; thence South 27°31'24" West, 3686.02 feet to the southerly right of way for John Day Highway, at Station 977+68.05, 50 feet right, monumented by an Aluminum Cap as shown on the Constructed Line, Ironside to Bregon John Day Highway plans Drawing No. 481-1 dated June 1951; thence along said right of way, South 72°49'33" East, 731.95 feet to Station 985+00.00, 50 feet right, monumented by an Aluminum Cap; thence continuing South 72°49'33" East, 1269.38 feet to the westerly edge of a dirt access road and the **POINT OF BEGINNING;**

Thence along said road, South 47°46'25" West, 253.07 feet;
Thence North 72°48'06" West, 142.56 feet to the easterly boundary of the Lease Site and the **POINT OF TERMINUS.**

The side lines of this easement are to be lengthened or shortened to form a closed figure.
Containing 6130 square feet, more or less



FAA-FCC 1A GEODETIC COORDINATES (83/88)

LATITUDE:	44.321869° N
LONGITUDE:	117.938957° W
GROUND ELEVATION:	3849'

DESIGNED FOR:

VB BTS II
RAGE DEVELOPMENT

HMH engineering
683 #28 S Progress Avenue, Meridian, Idaho 83642
www.hmh-llc.com
Tel: 208-343-7867

SCALE 1"=400' (11x17)
SCALE 1"=200' (22x34)

REGISTERED PROFESSIONAL LAND SURVEYOR
07.10.25
OREGON
SEPTEMBER 25, 2000
RONALD M. HODGE
64248
RENEWS: 06-30-2025

SURVEYOR'S CERTIFICATION:
I, RONALD M. HODGE, EXHIBIT A, PLS 6975, HEREBY CERTIFY TO:
(1) Rage Development, LLC, a Delaware limited liability company, and its successors and assigns; (2) Rage Development (Trust) LLC, an Oregon limited liability company, and its successors and assigns; (3) Christofer James Ray and Anie Rebecca Ray, husband and wife, as tenants by the entirety; (4) Farm Credit Leasing Services Corporation, a Delaware corporation, and its successors and assigns; (5) Stewart Title Guaranty Company; (6) Pioneer Title & Escrow; (7) Oregon Telephone Corporation, an Oregon corporation; (8) Verizon Wireless (VAW) LLC, d/b/a Verizon Wireless, and its successors and assigns; (9) Verizon Wireless (VAW) LLC, d/b/a Verizon Wireless, and its successors and assigns; (10) Verizon Wireless (VAW) LLC, d/b/a Verizon Wireless, and its successors and assigns;

LEGEND

- LEASE SITE BOUNDARY
- LESSOR'S BOUNDARY
- NEW EASEMENT
- RECORD EASEMENT
- RIGHT-OF-WAY
- CENTER LINE
- RECORD BOUNDARY
- SECTIONAL LINES
- TIE/DETAIL
- EDGE OF PAVEMENT
- EDGE OF DIRT ROAD
- EDGE OF GRAVEL
- EDGE OF FIELD
- FENCE / GATE
- OVERHEAD POWER LINE
- UNDERGROUND POWER LINE
- OVERHEAD COMMUNICATION LINE
- UNDERGROUND COMMUNICATIONS LINE
- WATER LINE
- STORM DRAIN LINE
- GRAVITY IRRIGATION LINE
- PRESSURIZED IRRIGATION LINE
- SEWER LINE
- GAS LINE
- GEO-THERMO LINE

POC POINT OF COMMENCEMENT
POB POINT OF BEGINNING
POT POINT OF TERMINUS

(1) TITLE POLICY EXCEPTION NUMBER / EASEMENT LABEL
(1) LOT NUMBER
CELL TOWER
BRASS CAP MONUMENT
ALUMINUM CAP MONUMENT
5/8" REBAR
1/2" REBAR
SPIKE WITH ROOSTER TAIL
SURVEY CONTROL POINT (AS NOTED)
CALCULATION POINT
UTILITY POLE
UTILITY POLE (DIP POLE)
UTILITY POLE WITH TRANSFORMER
LIGHT
GUY ANCHOR
JUNCTION BOX
COMMUNICATIONS RISER
COMMUNICATIONS MARKER
GAS MARKER
MANHOLE
VALVE
FIRE HYDRANT
METER
WATER SPIGOT
CLEANOUT
CATCH BASIN
ROOF DRAIN
IRRIGATION BOX
MONITOR WELL
BOLLARD
MAIL BOX
SIGN
PAINT STRIPE
TREE, TRUNK DIAMETER IN INCHES, CANOPY DRAWN TO SCALE
SIDEWALK
CURB & GUTTER

AC	AIR CONDITIONER
BLD	BUILDING
CONC	CONCRETE / CONCRETE PIPE
CR	CORNER RECORD I.N.
ESMT	EASEMENT
GVL	GRAVEL
GRS	GRASS
HC	HANDICAP
I.N.	INSTRUMENT NUMBER
PLT	PLANTER
ROS	RECORD OF SURVEY
RMP	RAMP

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED BY GPS TECHNIQUES, PROJECTED TO THE OREGON STATE PLANE COORDINATE SYSTEM, NSRS 2007 OREGON STATE PLANES, SOUTH ZONE, INTERNATIONAL FOOT. ALL BEARINGS SHOWN ARE ON GRID AZIMUTH AND ALL DISTANCES SHOWN ARE AT GROUND. REFER TO THE DRAWING FOR THE SPECIFIC LINE AND MONUMENTS USED.

UTILITY LOCATION NOTE

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CALL DIGLINE, INC.
PRIOR TO ANY EXCAVATION.

BASIS OF GEODETIC COORDINATES

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(2) HORIZONTAL DATUM: THE NORTH AMERICAN DATUM OF 1983 (2011)(EPOCH 2010) IS EXPRESSED IN DECIMAL DEGREES (°).
(3) VERTICAL DATUM: THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) (GEOID 18) IS EXPRESSED IN INTERNATIONAL SURVEY FEET.

LEGAL DESCRIPTION

AMERITITLE LLC, FILE # 58853AME, APRIL 29, 2023

Land in Malheur County, Oregon, as follows:
In Twp.14 S., R. 39 E., W.M.:
Sec. 28: Government Lot(s) 5, 6 and 7, and the SW1/4, W1/2 SE1/4, SW1/2 SE1/4 SE1/4 and all that portion of Government Lot(s) 2, 3 and 4, and the NW1/4 NW1/4 lying South of the John Day Highway right of way, EXCEPTING THEREFROM the following 4 parcels:
Parcel No. 1:
Beginning at a point on the South right of way line of the John Day Highway, which point is 1,471.6 feet South and 758.6 feet West of the 1/4 corner common to Sections 21 and 28, Twp.14 S., R. 39 E., W.M.; Thence N. 71° 08' W., 173.3 feet;
Thence N. 72° 54' W., 344.6 feet;
Thence S. 01° 37' W., 198.7 feet;
Thence S. 70° 05' E., 458.5 feet;
Thence S. 71° 08' E., 313.2 feet;
Thence N. 18° 52' E., 208.7 feet;
Thence N. 71° 08' W., 318.2 feet to the Point of Beginning.

Parcel No. 2:
Commencing at a point on the South right of way line of the John Day Highway, which point is 1,348.4 feet South and 1,100.7 feet East of the Northwest corner of said Section 28;
Thence S. 76° 11' E., 407 feet to the POINT OF BEGINNING; Thence N. 76° 11' W., 330 feet;
Thence S. 12° W., 522 feet;
Thence S. 81° E., 170 feet;
Thence N. 10° 30' E., 149 feet;
Thence N. 61° E., 250 feet, more or less, to a point S. 01° 37' W., 198.7 feet from the point of beginning; Thence N. 01° 37' E., 198.7 feet to the Point of Beginning.

Parcel No. 3:

Commencing at the Northwest corner of Section 28; Thence South 1,348.4 feet;
Thence East 1,107 feet to the POINT OF BEGINNING; Thence S. 76° 11' E., 77 feet;
Thence S. 12° W., 150 feet;
Thence N. 77° W., 290 feet;
Thence N. 12° E., 150 feet to the State of Oregon Highway right of way; Thence S. 77° E., 213 feet to the Point of Beginning.

Parcel No. 4:
Commencing at a point on the South right of way line of the John Day Highway, which point is 1,348.4 feet South and 1,100.7 feet East of the Northwest corner of said Section 28;
Thence S. 76° 11' E., 77 feet;
Thence S. 12° W., 150 feet to the POINT OF BEGINNING; Thence S. 12° W., 472 feet;
Thence N. 81° W., 710 feet;
Thence N. 10° 30' E., 569 feet to the South right of way of the John Day Highway; Thence S. 77° E., 425 feet;
Thence S. 12° W., 150 feet;
Thence S. 77° E., 290 feet to the Point of Beginning.

ALSO, the following described parcel:
Beginning at a point on the North right of way boundary of the John Day Highway, which point is 1,157.5 feet South and 361.75 feet East of the Northwest corner of said Section 28;
Thence N. 05° 09' E., 208 feet, said line running parallel with and 19.5 feet West of the West boundary of the Rawhiston Tract;
Thence N. 87° 34' W., 104 feet;
Thence S. 05° 09' W., 208 feet;
Thence S. 87° 31' E., 104 feet to the Point of Beginning.

AND, a parcel of land in Government Lot(s) 1 and 8 and in the NE1/4 SE1/4 described as follows: Commencing at the Southwest corner of the said NE1/4 SE1/4;
Thence North, along the said East boundary extended, 1,358 feet to the Southerly right of way boundary of the John Day Highway;
Thence S. 71° 30' E., along said right of way, 600 feet;
Thence S. 25° 57' 40" W., 1,299.78 feet to the Point of Beginning.

AND two parcels of land in the NW1/4 NW1/4 described as follows:
Parcel No. 1:
Commencing at a point on the North right of way line of the John Day Highway, which point is 1,165 feet South and 473 feet East of the Northwest corner of said Section 28;
Thence N. 05° 14' E., 208 feet;
Thence N. 86° 11' W., 92 feet;
Thence S. 05° 09' W., 208 feet;
Thence S. 86° 08' E., 92 feet to the Point of Beginning.

Parcel No. 2:
Commencing at a point on the North right of way line of the John Day Highway, which point is 1,165 feet South and 473 feet East of the Northwest corner of said Section 28;
Thence N. 05° 14' E., 104.3 feet;
Thence S. 83° 44' E., 212.3 feet;
Thence S. 07° 19' W., 104.3 feet;
Thence N. 83° 44' W., 208.7 feet to the Point of Beginning.

ALSO that portion of Government Lot 4 and of the NW3/4 NW1/4 of Sec. 28, described as follows:
Commencing at a point on the South right of way boundary of the John Day Highway, which point is 1,348.4 feet South and 1,100.7 feet East of the Northwest corner of said Sec. 28;
Thence S. 76° 11' E., 77 feet;
Thence S. 12° W., 150 feet to the POINT OF BEGINNING; Thence S. 12° W., 472 feet;
Thence N. 81° W., 710 feet;
Thence N. 10° 30' E., 569 feet to the South right of way boundary of the John Day Highway; Thence S. 77° E., 425 feet;
Thence S. 12° W., 150 feet;
Thence S. 77° E., 290 feet to the Point of Beginning.

Sec. 29: E1/2 SE1/4 and all that part of Government Lot(s) 1 and 8 lying South and East of a diagonal line running from the Northeast corner of said Government Lot 1 to the Southwest corner of Government Lot 8, EXCEPTING THEREFROM a parcel in Government Lot 4 of Sec. 28 and in Government Lot 1 of Sec. 29, described as follows:
Beginning at a point 34.1 feet South of the Northeast corner of said SE1/4 NE1/4 of Section 29; Thence S. 88° 13' W., 20.2 feet;
Thence S. 45° W., 425.1 feet;
Thence N. 72° 33' E., 465.9 feet;
Thence N. 09° 11' E., 165.5 feet;
Thence S. 88° 13' W., 124.6 feet to the Point of Beginning.

Sec. 32: E1/2 NE1/4,
Sec. 33: NW1/4 and E1/2. Sec. 34: NE1/4.
Sec. 35: All that portion lying South of the John Day Highway right of way. Sec. 36: All that portion lying South of the John Day Highway right of way,
EXCEPTING THEREFROM that portion conveyed to the State of Oregon by Deed recorded September 30, 1981, Instrument No. 81-96046, Deed Records.

Land in Malheur County, Oregon, as follows:
In Twp. 14 S., R. 40 E., W.M.:
Sec. 31: All that portion lying South of the John Day Highway right of way,
EXCEPTING THEREFROM that portion conveyed to the State of Oregon by Deed recorded September 30, 1981, Instrument No. 81-96046, Deed Records.

Land in Malheur County, Oregon, as follows:
In Twp. 15 S., R. 39 E., W.M.:
Sec. 1: All.
Sec. 2: All.
Sec. 3: All.
Sec. 11: N1/2.

DESIGNED FOR:

VB BTS II RAGE DEVELOPMENT

HMH engineering
660 #2B S Progress Avenue, Meridian, Idaho 83642
www.hmh-ec.com
Tel: 208-342-7957

SCALE 1"=60' (11x17)
SCALE 1"=30' (22x34)

REGISTERED PROFESSIONAL LAND SURVEYOR
07.10.23
OREGON
SEPTEMBER 25, 2000
RONALD M. HODGE
64248
RENEWS: 06-30-2025

SURVEYOR'S CERTIFICATION:
I RONALD M. HODGE, IDAHO PLS #15875, HEREBY CERTIFY TO
(a) Amerititle, LLC, its successors and/or assigns, and its subsidiaries, and their respective successors and/or assigns;
and (b) Toronto Dominion (Texas) LLC, as Administrative Agent, for itself and on behalf of the lenders parties from time to time to the Credit Agreement, dated as of December 1, 2021, among Rage Development Holdings, LLC, as borrower, the lenders from time to time party thereto and Wortzel Bridge Haldco Parent, LLC, as parent, as may be amended, restated, modified or renewed, their successors and assigns that as of the date of this survey:
This plat or map of this survey is a correct representation of the boundaries and dimensions of the property and the location of all visible improvements and easements, rights of way, and apparent uses affecting the property as disclosed by the Title Commitment Schedule B exceptions listed above, and all visible improvements and public utilities. To my knowledge, the surveyor's parcel shown hereon does not serve adjoining property for ingress or egress. To my knowledge, the surveyor's parcel shown hereon does not have any encroachments, except as shown. To my knowledge, the surveyor's parcel shown hereon has direct access to a dedicated public street or highway, except as shown.
The geodetic coordinates reported hereon are accurate and meet FAA/FCC reporting requirements for a 1A certificate at fifteen feet (15') horizontally and three feet (3') vertically.

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	REVISIONS AND/OR ISSUANCE	DATE	BY	CK	APP
A	SUBMITTED ON	03-24-23	JP	NH	
B	TITLE REPORT REVIEW	06-06-23	TC	RH	
C	FINAL SURVEY FOR CLIENT	06-21-23	TC	RH	
D	FINAL SURVEY FOR CLIENT 2ND SUBMITTAL	08-31-23	TC	RH	
E	REVISED SURVEYOR'S CERT.	07-10-23	RMH	RMH	

HMH PROJ#: S23011-07 | DWG: S23011-07 VP

OR-5082 BURNT RIVER

HWY 26, Ironside,
Malheur County, Oregon 97908

SHEET NAME

LEASE SITE SURVEY

SU - 2