

PROJECT SCOPE

1. PROPOSED INSTALLATION OF A TELECOMMUNICATIONS FACILITY ON AN EXISTING PARCEL FOR VERIZON.

2. PROPOSED INSTALLATION OF THE FOLLOWING VERIZON EQUIPMENT ON THE MONOFIR:

* (12) ANTENNAS

* (3) REMOTE RADIO UNITS (RRUs)

* (1) OVP12

* (2) HYBRID CABLES

3. PROPOSED INSTALLATION OF THE FOLLOWING VERIZON EQUIPMENT ON THE GROUND:

* (2) EQUIPMENT CABINETS ON NEW CONC. PAD

* (1) EMERGENCY GENERATOR

* (1) OVP

* (1) GPS ANTENNA

4. PROPOSED 150.0' AGL MONOFIR.

5. PROPOSED INSTALLATION OF NEW 600A ELECTRICAL SERVICE, AND FIBER SERVICE.

PROJECT CONTACTS

APPLICANT:
VERTICAL BRIDGE (THE TOWERS, LLC)
22 WEST ATLANTIC AVENUE, SUITE 310
DELRAY BEACH, FL 33444

PROPERTY OWNER:
SAUVIES ISLAND GRANGE #840
14443 NW CHARLTON RD
PORTLAND, OR 97231

TOWER OWNER:
VERTICAL BRIDGE (THE TOWERS, LLC)
22 WEST ATLANTIC AVENUE, SUITE 310
DELRAY BEACH, FL 33444
PH: 561.948.6367

SITE ACQUISITION AGENT:
CAPITAL DESIGN SERVICES, LLC
1910 4TH AVE E, PMB 196
OLYMPIA, WA 98506
SAMANTHA DOWNS
PH: 971.338.3783

ZONING/PERMITTING AGENT:
CAPITAL DESIGN SERVICES, LLC
1910 4TH AVE E, PMB 196
OLYMPIA, WA 98506
TRAJAN SMITH
PH: 509.969.5236

RF ENGINEER:
VERIZON WIRELESS
5430 NE 122ND AVE
PORTLAND, OR 97230
TOM FERGUSSON

CONSTRUCTION ENGINEER:
VERIZON WIRELESS
5430 NE 122ND AVE
PORTLAND, OR 97230
NATE KUHN

SURVEYOR:
AMBIT CONSULTING, LLC
PATRICK B. DONOHUE, PLS
PH: 562.706.0621
patdonohoe@ambitconsulting.us

PROJECT INFORMATION

SITE NAME:
ADDRESS:

US-OR-5116 | SAUVIE
14443 NW CHARLTON RD
PORTLAND, OR 97231

JURISDICTION:
PARCEL #:
ZONING:
TOWER SETBACKS:

MULTNOMAH COUNTY
2N1W16C-01200
MUA - MULTI USE AGRICULTURE
150'

LATITUDE:
LONGITUDE:
SOURCE:
GROUND ELEVATION:

45° 39' 21.99" N
122° 49' 29.40" W
1A CERTIFICATION
46.3' AMSL (NAVD88)

(45.656108° N)
(-122.824833° W)

(N) STRUCTURE HEIGHT:
(N) OVERALL HEIGHT:
(N) GROUND LEASE AREA:

150.0' AGL
160.0' AGL (LIGHTNING ROD)
2,500 SQ FT

(N) IMPERVIOUS AREA:
AMOUNT OF DISTURBANCE:

SEE CIVIL DESIGN SHEETS
SEE CIVIL DESIGN SHEETS

OCCUPANCY:
GROUP:

U
II-B

POWER COMPANY:
FIBER COMPANY:

PORTLAND GENERAL ELECTRIC
TBD

DRIVING DIRECTIONS

FROM VERIZON OFFICE IN PORTLAND, OREGON:

1. TAKE NE MARX ST AND NE SANDY BLVD TO US-30BYP W/NE KILLINGSWORTH ST/NE LOMBARD ST

2. FOLLOW N WILLAMETTE BLVD TO US-30BYP W/N PHILADELPHIA AVE/NW ST JOHNS BRG

3. TURN RIGHT AT THE 1ST CROSS STREET ONTO US30BYP W/N PHILADELPHIA AVE/NW ST JOHNS BRG

4. CONTINUE STRAIGHT ONTO US-30 W/NW ST HELENS RD

5. TURN RIGHT ONTO NW SAUVIE ISLAND RD/NW SAUVIE ISLAND BRIDGE

6. TURN RIGHT ONTO NW REEDER RD

7. TURN RIGHT ONTO NW CHARLTON RD

8. TURN LEFT TO STAY ON NW CHARLTON RD

TOTAL MILES: 19.1 MILES

TOTAL TIME: 44 MINUTES

CONTRACTOR REQUIREMENTS

PMI DOCUMENTATION:
PROJECT NUMBER:
VERIZON LOCATION CODE (PSLC):

VZWMOUNTS@NBCLLC.OM
17446365
TBD

*** PMI AND REQUIREMENTS ALSO EMBEDDED IN MOUNT ANALYSIS REPORT ***

MOUNT MODIFICATION REQUIRED:
VERIZON APPROVED VENDORS:

NO
N/A

GOVERNING CODES

2022 OREGON STRUCTURAL SPECIALTY CODE

2023 OREGON ELECTRICAL SPECIALTY CODE

2021 OREGON ENERGY EFFICIENCY SPECIALTY CODE

2022 OREGON MECHANICAL SPECIALTY CODE

2022 OREGON FIRE CODE

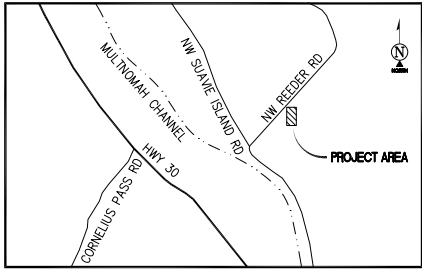
2021 INTERNATIONAL BUILDING CODE

A.D.A. COMPLIANCE
INSTALLATION IS UNMANNED / NOT FOR HUMAN HABITATION. HANDICAP ACCESS IS NOT REQUIRED PER A.D.A.

811

Know what's below.
Call before you dig.

VICINITY MAP



VICINITY MAP
N.T.S.

SURVEY DATE
5/8/2025

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED UPON THE OREGON ZONE NORTH STATE PLANE COORDINATE SYSTEM BASED ON THE NORTH AMERICAN DATUM OF 1983(2011) (EPOCH 2010.00). DETERMINED BY GLOBAL POSITIONING SYSTEM EQUIPMENT OBSERVATIONS ON THE OREGON REAL-TIME GNSS NETWORK (ORGN).

BENCHMARK

PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS 'GEOID 18' MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY REAL TIME KINETIC (RTK) GPS DATA PROCESSED ON THE OREGON REAL-TIME GNSS NETWORK (ORGN). ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88.

GRID-TO-GROUND SCALE FACTOR NOTE

ALL BEARINGS AND DISTANCES ARE BASED ON THE OREGON NORTH STATE PLANE COORDINATE ZONE GRID. TO DERIVE GROUND DISTANCES DIVIDE BY 0.99992849

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 #41051C0040H, DATED 12/18/2009

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 NW CHARLTON RD RIGHT OF WAY, AND THERE ARE NO GAPS, GORES, SPACES OR OVERLAPS BETWEEN OR AMONG ANY OF SAID PARCELS OF LAND.

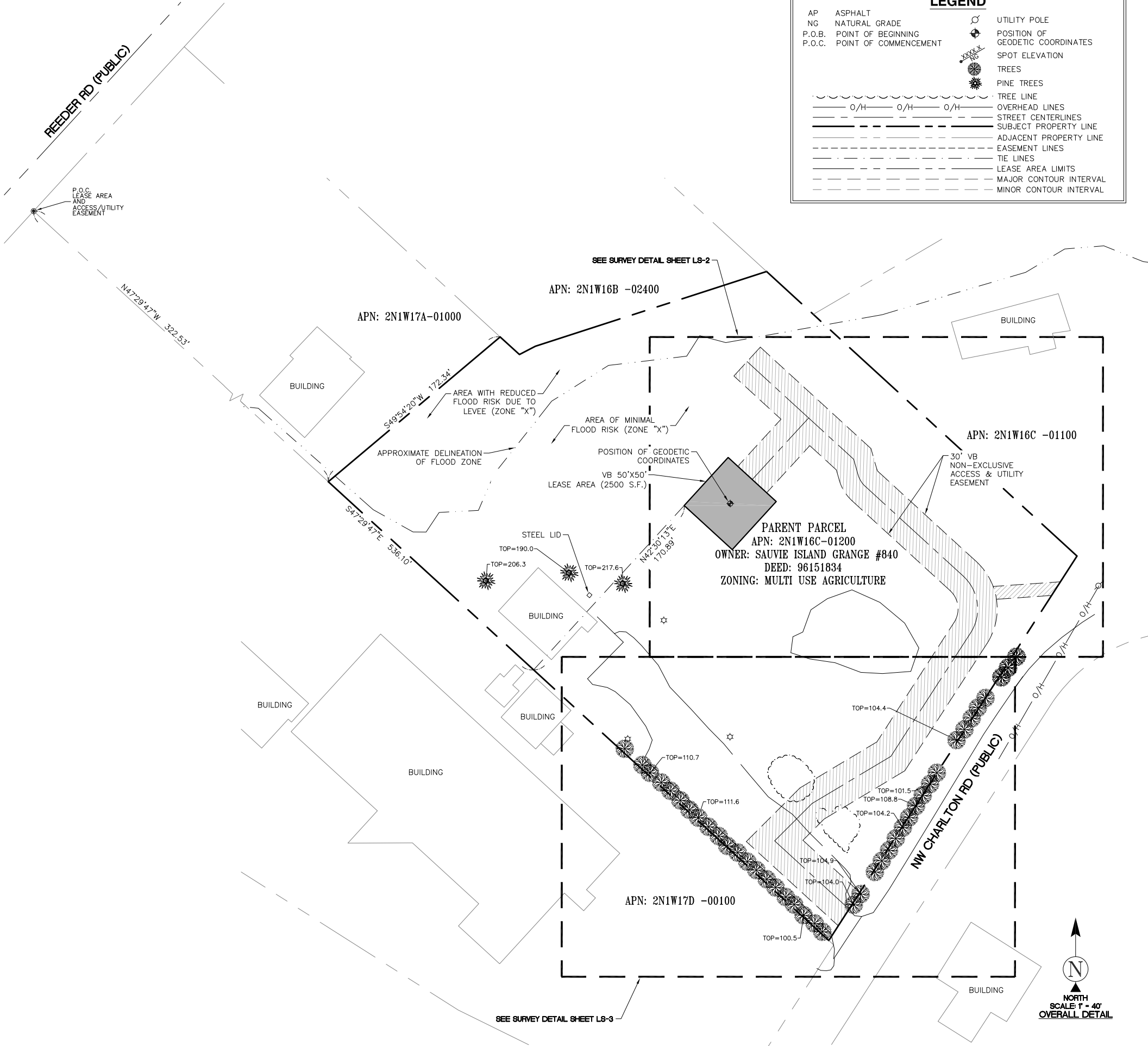
SURVEY WAS PREPARED FOR THE TOWERS, LLC

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.



LEGEND

AP

ASPHALT

NG

NATURAL GRADE

P.O.B.

POINT OF BEGINNING

P.O.C.

POINT OF COMMENCEMENT

UTILITY POLE

POSITION OF GEODETIC COORDINATES

SPOT ELEVATION

TREES

PINE TREES

TREE LINE

OVERHEAD LINES

STREET CENTERLINES

SUBJECT PROPERTY LINE

ADJACENT PROPERTY LINE

EASEMENT LINES

TIE LINES

LEASE AREA LIMITS

MAJOR CONTOUR INTERVAL

MINOR CONTOUR INTERVAL

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

PROJECT INFORMATION:

SITE NAME:

SAUVIE

SITE ID:

US-OR-5116

SITE ADDRESS:

14443 NW CHARLTON RD.
PORTLAND, OR 97231
MULTNOMAH COUNTY

Rev:	Date:	Description:	By:
A	05/13/2025	PRELIM/TITLE	IJ
0	05/19/2025	TRACED BUILDINGS(C)	SB
1	05/27/2025	LEGAL DESCRIPTIONS (C)	RR
2	10/07/2025	UPDATE DESIGN (C)	IJ
3	01/29/2026	ADDITIONAL TOPO (C)	CK
4	02/18/2026	REVISE DESIGN (C)	CK

LAND SURVEY PREPARED BY:

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

LICENSURE NO:

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
SEPTEMBER 14, 2021
MATTHEW R. FORD
90539
RENEW'S 12-31-2027

ALL SCALES ARE SET FOR 22"x34" SHEET

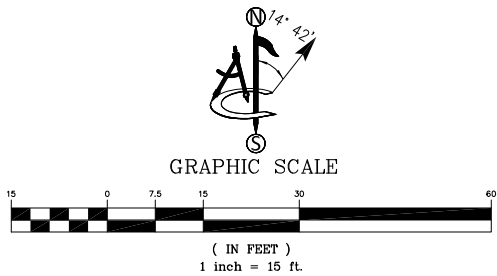
DRAWN BY:	CHK BY:	APV BY:
IJ	PD(3)	MF

Sheet Title:

SITE SURVEY

Sheet Number:

LS-1



LEGEND

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



verticalbridge

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

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BELLINGHAM, WA 98225
PH. (480) 659-4072
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ambit consulting

LICENSURE NO:

REGISTERED PROFESSIONAL LAND SURVEYOR

Matthew R. Ford

OREGON
SEPTEMBER 14, 2021
MATTHEW R. FORD
90539
RENEWS 12-31-2027

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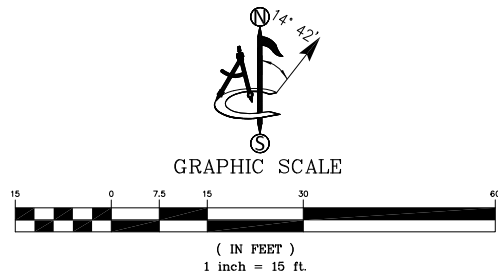
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IJ	PD(3)	MF

Sheet Title:

SURVEY DETAIL

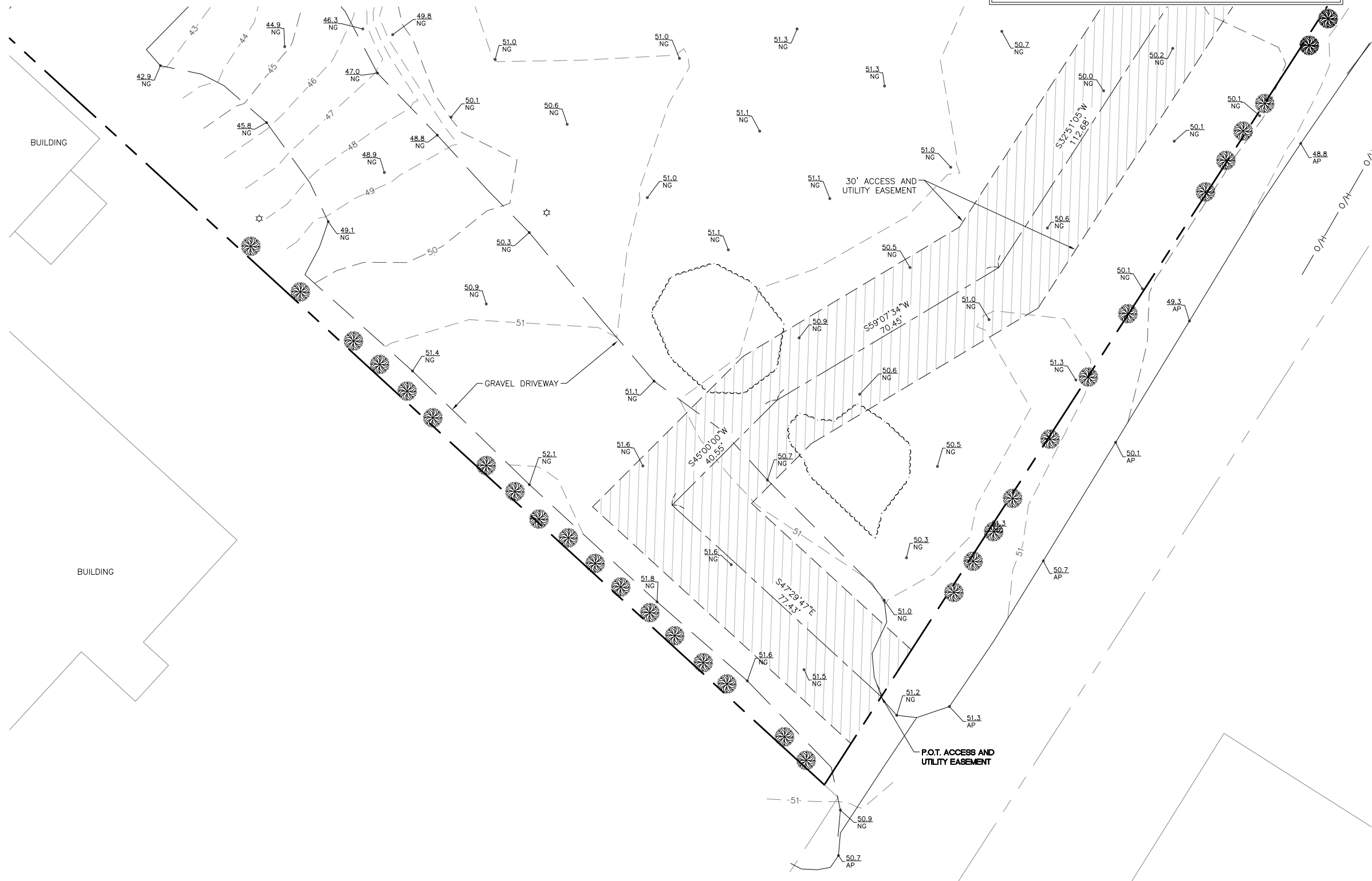
Sheet Number:

LS-2



LEGEND

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



verticalbridge

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

PROJECT INFORMATION:

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LICENSURE NO:

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Matthew R. Ford

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SEPTEMBER 14, 2021
MATTHEW R. FORD
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DRAWN BY:	CHK BY:	APV BY:
IJ	PD(3)	MF

Sheet Title:

SURVEY DETAIL

Sheet Number:

LS-3

SCHEDULE "B" NOTE

REFERENCE IS MADE TO THE TITLE REPORT ORDER #25-119300, ISSUED BY WFG NATIONAL TITLE INSURANCE COMPANY, DATED MARCH 12, 2025. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

ITEMIZED NOTES:

1.

RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROADS OR HIGHWAYS. (THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)
2.

EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF: REGARDING : DRAINAGE
IN FAVOR : SAUVIE ISLAND DRAINAGE DISTRICT
RECORDED : APRIL 4, 1939
RECORDING NO(S) : (BOOK) 490 (PAGE) 242
AFFECTS: EXACT LOCATION CANNOT BE DETERMINED FROM THE INFORMATION PROVIDED IN THE RECORDED EASEMENT INSTRUMENT (THE EXCEPTION DOES NOT HAVE SUFFICIENT DATA TO DETERMINE IF IT AFFECTS – NOT SHOWN)
3.

EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF: IN FAVOR OF : RIGHTS OF THE U.S.A. FOR FLOOD CONTROL, AS GRANTED IN EASEMENT FROM SAUVIE ISLAND
RECORDED : MAY 19, 1939
RECORDING NO(S) : (BOOK) 497 (PAGE) 251
AFFECTS: EXACT LOCATION CANNOT BE DETERMINED FROM THE INFORMATION PROVIDED IN THE RECORDED EASEMENT INSTRUMENT. (THE EXCEPTION DOES NOT HAVE SUFFICIENT DATA TO DETERMINE IF IT AFFECTS – NOT SHOWN)
4.

LANDOWNERS' NOTICE, INCLUDING THE TERMS AND PROVISIONS THEREOF:
IN FAVOR OF : SAUVIE ISLAND DRAINAGE IMPROVEMENT COMPANY ("SIDIC")
RECORDED : JUNE 26, 2009
RECORDING NO(S) : 2009-091286
AFFECTS: EXACT LOCATION CANNOT BE DETERMINED FROM THE INFORMATION PROVIDED IN THE RECORDED COVENANT (THE EXCEPTION DOES NOT HAVE SUFFICIENT DATA TO DETERMINE IF IT AFFECTS – NOT SHOWN)
5.

CONDITIONS AND RESTRICTIONS, INCLUDING THE TERMS AND PROVISIONS THEREOF IN:
DOCUMENT : NOTICE AND DECLARATION OF RESTRICTION ON TRANSFER
RECORDED : AUGUST 11, 2015
RECORDING NO(S) : 2015-103425
(THE EXCEPTION IS BLANKET IN NATURE – PLOTTED AS PARENT PARCEL)
6.

AS DISCLOSED BY THE TAX ROLL THE PREMISES HEREIN DESCRIBED HAVE BEEN ZONED OR CLASSIFIED FOR FOREST LAND & 12 – FRATERNAL ORGANIZATIONS USE. AT ANY TIME THAT SAID LAND IS DISQUALIFIED FOR SUCH USE, THE PROPERTY MAY BE SUBJECT TO ADDITIONAL TAXES OR PENALTIES AND INTEREST.
NOTE: POTENTIAL ADDITIONAL TAX \$6,132.03, DEFERRAL-POTENTIAL ADDITIONAL TAX (THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

LESSOR'S LEGAL DESCRIPTION (PER TITLE)

A TRACT OF LAND IN THE MATTHEW WHITE D.L.C. IN SECTIONS 16 AND 17, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF MULTNOMAH AND STATE OF OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WITNESS MONUMENT BEING N40°51'00"E AND 363.78 FEET FROM THE MOST WESTERLY CORNER OF SAID MATTHEW WHITE D.L.C., AS PER MULTNOMAH COUNTY BOOK C-406, DATED APRIL 13, 1959; THENCE N40°51'00"E ALONG THE NORTHWESTERLY LINE OF SAID WHITE D.L. C. A DISTANCE OF 2,021.58 FEET; THENCE S49°09'00"E 25.00 FEET TO A 5/8 INCH IRON ROD AS SHOWN IN P.S. #44588; SAID ROD BEING IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF REEDER ROAD AND BEING THE NORTHEASTERLY CORNER OF THE SAUVIE ISLAND SCHOOL TRACT, AS PER SAID P.S. #44588; THENCE ALONG THE NORTHEASTERLY LINE OF SAID SAUVIE ISLAND SCHOOL TRACT AS SURVEYED IN P.S. #44588, A DISTANCE OF 322.53 FEET, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT HEREIN TO BE DESCRIBED; THENCE N48°15'07"E 172.34 FEET TO A 5/8 INCH IRON ROD SET; THENCE S49°09'00"E 20.00 FEET; THENCE N60°51'00"E, A DISTANCE OF 13.77 FEET TO A FOUND 5/8 INCH IRON ROD AS SHOWN IN P.S. #37065; THENCE N70°26'00"E 186.35 FEET; THENCE S49°09'00"E 328.01 FEET TO THE NORTHWESTERLY RIGHT- OF-WAY LINE OF CHARLTON ROAD; THENCE S31°11'52"W ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 350.86 FEET TO THE SOUTHEASTERLY CORNER OF SAID SCHOOL TRACT; THENCE N49°09'00"W ALONG THE NORTHEASTERLY LINE OF SAID SCHOOL TRACT, A DISTANCE OF 525.75 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION DISCLOSED IN DEED FOR ROAD PURPOSES RECORDED JUNE 16, 1998 AS RECORDER'S NO. 98-104531.

LEASE AREA LEGAL DESCRIPTION

THAT PORTION OF A TRACT OF LAND IN THE MATTHEW WHITE D.L.C. IN SECTIONS 16 AND 17, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF MULTNOMAH AND STATE OF OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND MONUMENT, IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF REEDER ROAD, BEING THE WEST MOST CORNER OF TRACT 1 AS SHOWN ON PROPERTY LINE ADJUSTMENT SURVEY FILED IN THE OFFICIAL RECORDS OF MULTNOMAH COUNTY RECORDED IN BOOK NO. 54933, SAID MONUMENT BEING SOUTH 49°54'20" WEST, 172.34 FEET AND NORTH 47°29'47" WEST, 322.53 FEET FROM A FOUND MONUMENT BEING THE EAST MOST CORNER OF SAID TRACT 1; THENCE SOUTH 47°29'47" EAST, 536.10 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF TRACT 2 AS AS SHOWN ON SAID PROPERTY LINE ADJUSTMENT SURVEY; THENCE DEPARTING SAID SOUTHWESTERLY LINE NORTH 42°30'13" EAST, 170.89 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 42°30'13" EAST, 50.00 FEET;
THENCE SOUTH 47°29'47" EAST, 50.00 FEET;
THENCE SOUTH 42°30'13" WEST, 50.00 FEET;
THENCE NORTH 47°29'47" WEST, 50.00 FEET;

CONTAINING 250.00 SQUARE FEET (0.05739 ACRES) OF LAND, MORE OR LESS.

30' ACCESS/UTILITY EASEMENT LEGAL DESCRIPTION

THAT PORTION OF A TRACT OF LAND IN THE MATTHEW WHITE D.L.C. IN SECTIONS 16 AND 17, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF MULTNOMAH AND STATE OF OREGON, BEING A STRIP OF LAND 30.00 FEET WIDE, LYING 15.00 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT A FOUND MONUMENT, IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF REEDER ROAD, BEING THE WEST MOST CORNER OF TRACT 1 AS SHOWN ON PROPERTY LINE ADJUSTMENT SURVEY FILED IN THE OFFICIAL RECORDS OF MULTNOMAH COUNTY RECORDED IN BOOK NO. 54933, SAID MONUMENT BEING SOUTH 49°54'20" WEST, 172.34 FEET AND NORTH 47°29'47" WEST, 322.53 FEET FROM A FOUND MONUMENT BEING THE EAST MOST CORNER OF SAID TRACT 1; THENCE SOUTH 47°29'47" EAST, 536.10 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF TRACT 2 AS AS SHOWN ON SAID PROPERTY LINE ADJUSTMENT SURVEY; THENCE DEPARTING SAID SOUTHWESTERLY LINE NORTH 42°30'13" EAST, 220.89 FEET; THENCE SOUTH 47°29'47" EAST, 25.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 42°30'33" EAST, 64.00 FEET TO A POINT HEREINAFTER KNOWN AS POINT "A";
THENCE SOUTH 47°29'57" EAST, 46.86 FEET;
THENCE SOUTH 15°54'49" EAST, 12.48 FEET TO A POINT OF TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 18.57 FEET;
THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°35'08" AN ARC DISTANCE OF 10.24 FEET;
THENCE SOUTH 47°29'57" EAST, 102.16 FEET TO A POINT OF TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 34.00 FEET;
THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 80°21'02" AN ARC DISTANCE OF 47.68 FEET;
THENCE SOUTH 32°51'05" WEST, 112.68 FEET;
THENCE SOUTH 59°07'34" WEST, 70.45 FEET;
THENCE SOUTH 45°00'00" WEST, 40.55 FEET;
THENCE SOUTH 47°29'47" EAST, 77.43 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF NW CHARLTON ROAD AND A POINT OF TERMINUS;

TOGETHER WITH:

BEGINNING AT AFOREMENTIONED POINT "A", THENCE NORTH 47°29'57" WEST, 64.01 FEET TO A POINT OF TERMINUS.

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

10' UTILITY EASEMENT LEGAL DESCRIPTION

THAT PORTION OF A TRACT OF LAND IN THE MATTHEW WHITE D.L.C. IN SECTIONS 16 AND 17, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF MULTNOMAH AND STATE OF OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND MONUMENT, IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF REEDER ROAD, BEING THE WEST MOST CORNER OF TRACT 1 AS SHOWN ON PROPERTY LINE ADJUSTMENT SURVEY FILED IN THE OFFICIAL RECORDS OF MULTNOMAH COUNTY RECORDED IN BOOK NO. 54933, SAID MONUMENT BEING SOUTH 49°54'20" WEST, 172.34 FEET AND NORTH 47°29'47" WEST, 322.53 FEET FROM A FOUND MONUMENT BEING THE EAST MOST CORNER OF SAID TRACT 1; THENCE SOUTH 47°29'47" EAST, 536.10 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF TRACT 2 AS AS SHOWN ON SAID PROPERTY LINE ADJUSTMENT SURVEY; THENCE DEPARTING SAID SOUTHWESTERLY LINE NORTH 42°30'13" EAST, 220.89 FEET; THENCE SOUTH 47°29'47" EAST, 25.00 FEET; THENCE NORTH 42°30'33" EAST, 64.00 FEET;
THENCE SOUTH 47°29'57" EAST, 46.86 FEET;
THENCE SOUTH 15°54'49" EAST, 12.48 FEET TO A POINT OF TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 18.57 FEET;
THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°35'08" AN ARC DISTANCE OF 10.24 FEET;
THENCE SOUTH 47°29'57" EAST, 102.16 FEET;
THENCE SOUTH 70°59'37" EAST, 24.24 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 86°00'56" EAST, 51.69 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF NW CHARLTON ROAD;
THENCE ALONG SAID NORTHERLY RIGHT OF WAY SOUTH 32°51'05" WEST, 12.49 FEET;
THENCE DEPARTING SAID RIGHT OF WAY SOUTH 86°00'56" WEST, 42.33 FEET TO A POINT OF NON-TANGENT CURVE THE CENTER POINT OF WHICH BEARS SOUTH 81°24'05" WEST, 49.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°54'59" AN ARC DISTANCE OF 10.19 FEET (CHORD NORTH 14°33'24" WEST, 10.17 FEET) TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO:

VERTICAL BRIDGE REIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUBSIDIARIES, AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS; TORONTO DOMINION (TEXAS) LLC, AS ADMINISTRATIVE AGENT, FOR ITSELF AND ON BEHALF OF THE LENDERS PARTIES FROM TIME TO TIME TO THAT CERTAIN SECOND AMENDED AND RESTATED LOAN AGREEMENT DATED JUNE 17, 2016 WITH VERTICAL BRIDGE HOLDCO, LLC, AS BORROWER, AND VERTICAL BRIDGE HOLDCO PARENT, LLC, AS PARENT, AS MAY BE AMENDED, RESTATED, MODIFIED OR RENEWED, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR; AND WFG NATIONAL TITLE INSURANCE COMPANY

THIS SURVEYOR HAS RECEIVED AND REVIEWED THAT CERTAIN TITLE COMMITMENT NO. 25-119300, ISSUED BY WFG NATIONAL TITLE INSURANCE COMPANY, DATED MARCH 12, 2025, 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 OREGON TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

MATTHEW R. FORD PLS #90539

DATED: 02/19/2026



PROJECT INFORMATION:

SITE NAME:

SAUVIE

SITE ID:

US-OR-5116

SITE ADDRESS:

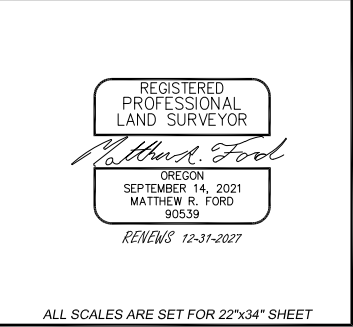
14443 NW CHARLTON RD.
PORTLAND, OR 97231
MULTNOMAH COUNTY

Rev:	Date:	Description:	By:
A	05/13/2025	PRELIM/TITLE	IJ
0	05/19/2025	TRACED BUILDINGS(C)	SB
1	05/27/2025	LEGAL DESCRIPTIONS (C)	RR
2	10/07/2025	UPDATE DESIGN (C)	IJ
3	01/29/2026	ADDITIONAL TOPO (C)	CK
4	02/18/2026	REVISE DESIGN (C)	CK

LAND SURVEY PREPARED BY:



LICENSURE NO:



DRAWN BY:	CHK BY:	APV BY:
IJ	PD(3)	MF

Sheet Title:

NOTES

Sheet Number:

LS-4

SITE NAME/NO.: _____

THE INFORMATION CONTAINED ON THIS REVISED SURVEY IS AGREED TO AND APPROVED BY THE LANDLORD ON THIS _____ DAY OF _____, 2024. THIS DOCUMENT SHALL BE DEEMED AN AMENDMENT TO THE LEASE AGREEMENT BY AND BETWEEN THE PARTIES.

LANDLORD NAME, TITLE _____

CONTACT INFORMATION

APPLICANT VERTICAL BRIDGE (THE TOWERS, LLC)
22 WEST ATLANTIC AVE, SUITE 310
DELRAY BEACH, FL 33444

GROUND OWNER SAUVIES ISLAND GRANGE #840
14443 NW CHARLTON RD
PORTLAND, OR 97231

TOWER OWNER VERTICAL BRIDGE (THE TOWERS, LLC)
22 WEST ATLANTIC AVE, SUITE 310
DELRAY BEACH, FL 33444
PH: 561.948.6367

ARCHITECT/
ENGINEER CAPITAL DESIGN SERVICES, LLC
1910 4TH AVE E, SUITE 196
OLYMPIA, WA 98506
BRANDON CLOWER
PH: 971.979.0075

CIVIL ENGINEER DUNCANSON COMPANY, INC.
145 SOUTHWEST 155TH STREET, #102
SEATTLE, WA 98166
CONTACT: HAROLD DUNCANSON
HAROLDD@DUNCANSONCO.COM
206-244-4141

SURVEYOR AMBIT CONSULTING, LLC
PATRICK B. DONOHUE, PLS
PH: 562.706.0621
PATDONOHUE@AMBITCONSULTING.US

SITE INFORMATION

SITE ADDRESS 14443 NW CHARLTON RD
PORTLAND, OR 97231

COUNTY MULTNOMAH COUNTY

TAX LOT NUMBER 2N1W16C-01200

PROPERTY OWNERS SAUVIES ISLAND GRANGE #840

ZONING MUA - MULTI USE AGRICULTURE

TOTAL LOT AREA ±3.5 AC

DISTURBED AREA ±17,000 SF

IMPERVIOUS AREA ±9,500 SF

CUT ±140 CY

FILL ±170 CY

SHEET INDEX

C1 EROSION, SEDIMENT AND POLLUTION CONTROL
PLAN

C2 ROAD AND GRADING PLAN

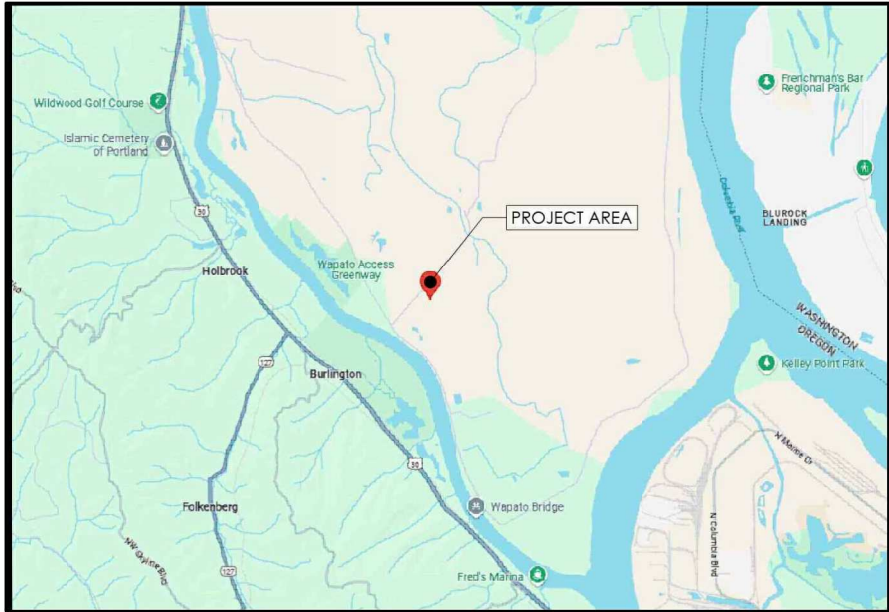
C3 DETAILS

C4 DETAILS

REFERENCE INFORMATION

SITE PLAN PROVIDED BY CAPITAL DESIGN SERVICES,
VERSION 1, DATED 05/29/2025.

SURVEY PROVIDED BY AMBIT CONSULTING, REVISION 2,
DATED 06/13/2025.



VICINITY MAP
NOT TO SCALE

ESPCP NOTES

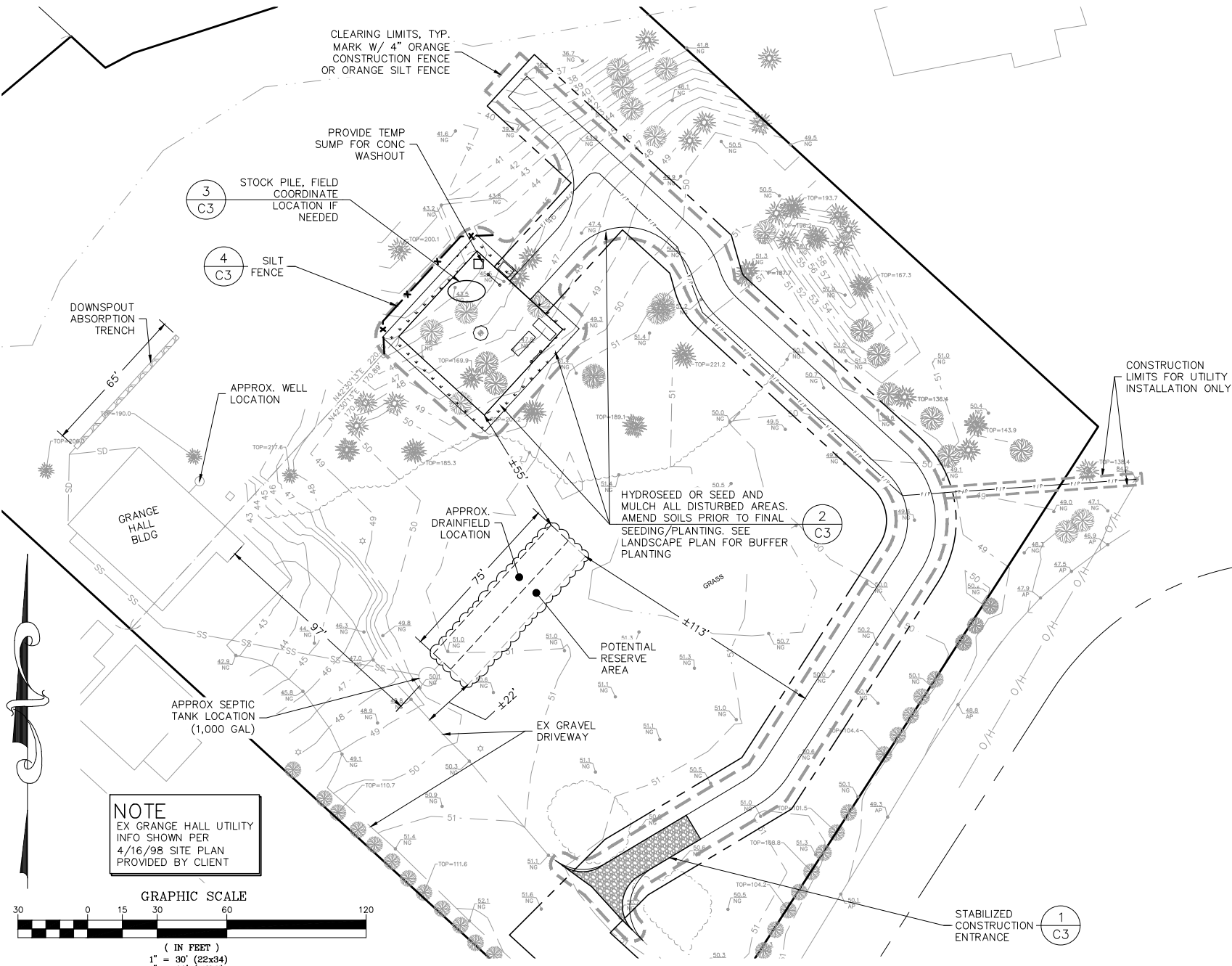
- COVER ALL STOCKPILED SOIL WITH PLASTIC SHEETING WHEN NOT IN USE.
- RE-SEED, OR INSTALL LANDSCAPING IN ALL DISTURBED AREAS AS SOON AS POSSIBLE.
- COVER ALL DISTURBED AREAS AS SOON AS POSSIBLE WITH ORGANIC MULCHING SUCH AS STRAW OR HAY.

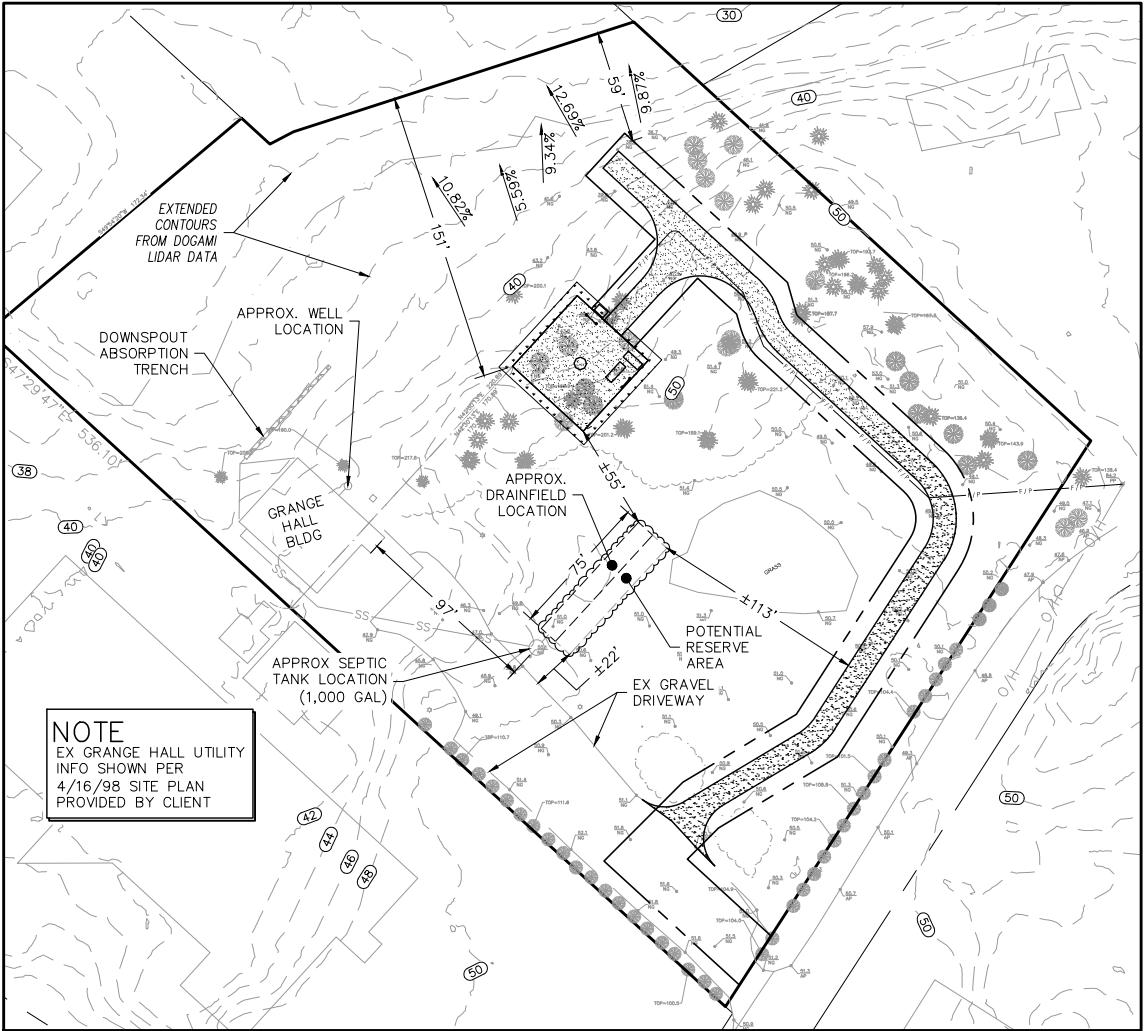
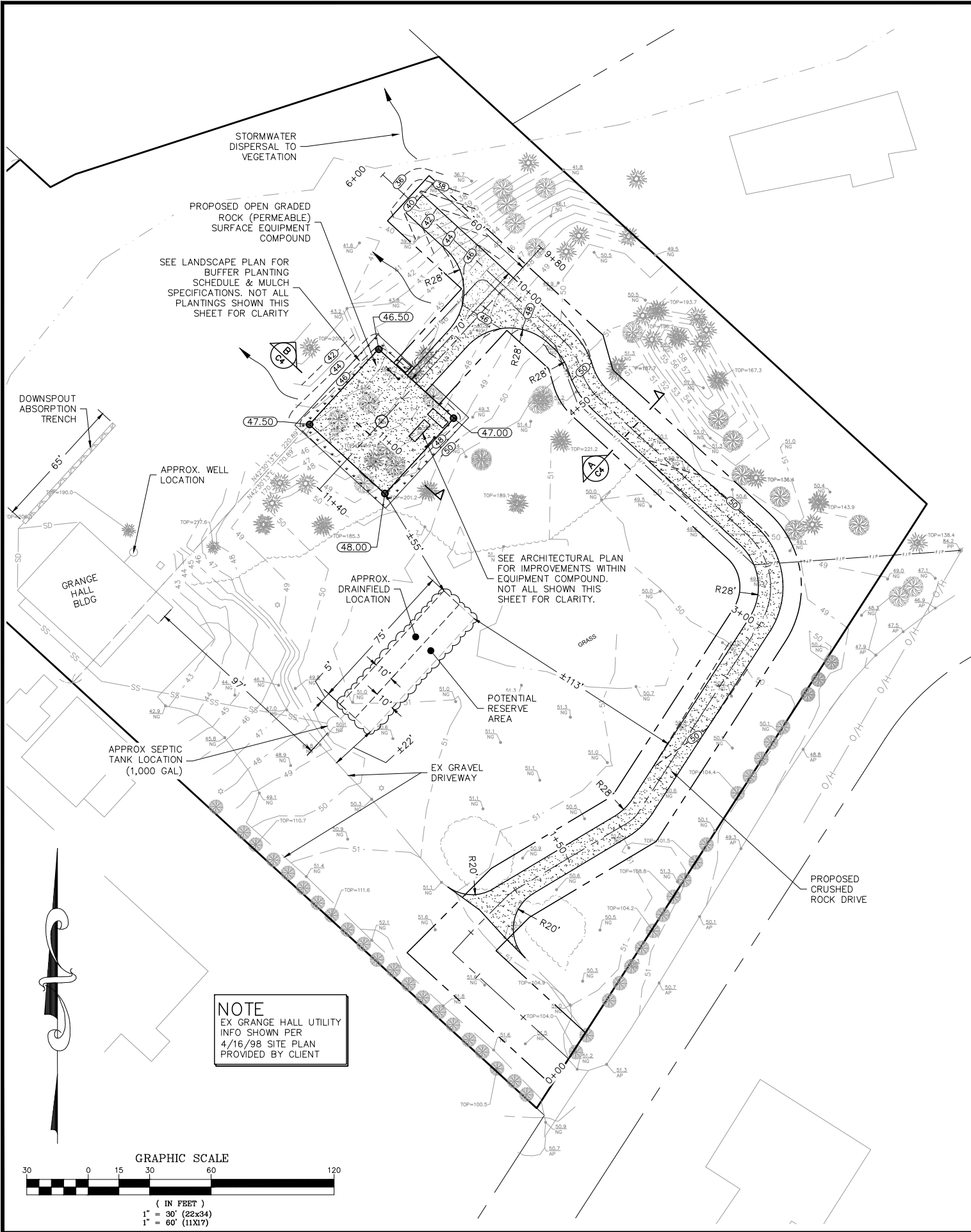
PER THE CITY OF PORTLAND, OREGON "EROSION & SEDIMENT CONTROL MANUAL",
MARCH 2022:

- 24-HOUR ONSITE EROSION AND SEDIMENT CONTROL MANAGER CONTACT NAME: PHONE NO:
- APPROVAL OF THIS EROSION, SEDIMENT AND POLLUTION CONTROL PLAN (ESPCP) DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION BEST MANAGEMENT PRACTICES [BMPs], OR UTILITIES).
- THE IMPLEMENTATION OF THIS ESPCP AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESPCP BMPs IS THE RESPONSIBILITY OF THE RESPONSIBLE PARTY UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED PERMANENT STABILIZATION IS ESTABLISHED.
- THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE RESPONSIBLE PARTY FOR THE DURATION OF CONSTRUCTION. EXCEEDING THE APPROVED LIMITS OF DISTURBANCE MAY RESULT IN ADDITIONAL PERMITTING REQUIREMENTS, PERMIT REVISIONS, STOP WORK ORDERS, OR OTHER ENFORCEMENT ACTIONS.
- THE ESPCP BMPs SHOWN ON THIS PLAN MUST BE CONSTRUCTED PER CITY STANDARDS AND MADE FUNCTIONAL PRIOR TO GROUND-DISTURBING ACTIVITIES, AND IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS. THE INITIAL CLEARING MUST BE THE MINIMUM REQUIRED TO INSTALL ESPCP BMPs.
- THE ESPCP BMPs SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESPCP BMPs SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS OR SITE CONDITIONS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE. ADDITION AND REMOVAL OF BMPs SHOULD BE DOCUMENTED IN THE DAILY INSPECTION LOG AND, IN CASES OF ESPCP REVISION, ON THE REVISED ESPCP.
- FUELS, OILS, SOLVENTS, HAZARDOUS CHEMICALS, AND OTHER TOXIC MATERIALS SHALL BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE SOILS AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM, NOR BE ALLOWED TO SETTLE OR INFILTRATE INTO SOIL.
- OFFSITE RELEASE OF FUEL, OILS, SOLVENTS, HAZARDOUS CHEMICALS, SEDIMENT, TRASH, DEBRIS, OR OTHER SUBSTANCES RESULTING FROM CONSTRUCTION ACTIVITIES IS NOT ALLOWED. ALL SPILLS IN EXCESS OF REPORTABLE QUANTITIES SHALL BE REPORTED TO BUREAU OF ENVIRONMENTAL SPILL RESPONSE, 503-823-7180.
- SIGNAGE SHALL BE POSTED ON THE SITE OF THE PERMITTED GROUND-DISTURBING ACTIVITY THAT IDENTIFIES THE CITY'S EROSION CONTROL COMPLAINT HOTLINE NUMBER OR THE RESPONSIBLE CITY PROJECT MANAGER/INSPECTOR.
- BETWEEN OCTOBER 1 AND APRIL 30, ALL DENUDED SITES SHALL BE PROVIDED WITH TEMPORARY SOIL STABILIZATION AS SOON AS PRACTICABLE, BUT IN NO CASE MORE THAN 2 DAYS AFTER GROUND-DISTURBING ACTIVITY OCCURS.
- BETWEEN MAY 1 AND SEPTEMBER 30, TEMPORARY EROSION AND SEDIMENT CONTROL BMPs TO REDUCE DUST AND SEDIMENT TRANSPORT SHALL BE APPLIED AS SOON AS PRACTICABLE, BUT IN NO CASE MORE THAN 7 DAYS AFTER GROUND-DISTURBING ACTIVITY OCCURS.



CONTACT SURVEYOR FOR
SITE BENCHMARK



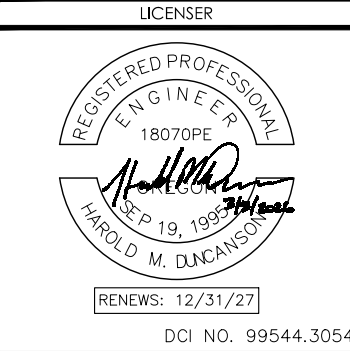


PARCEL MAP
1"=50'



DRAWN BY: DLS
CHECKED BY: HMD

DRAWING VERSION		
VER.	DATE	DESCRIPTION
1	11/21/25	PRELIM
2	2/12/26	UPDATE ACCESS ALIGNMENT
3	3/3/26	ADD INFO FOR SEPTIC EVAL



PROJECT INFORMATION

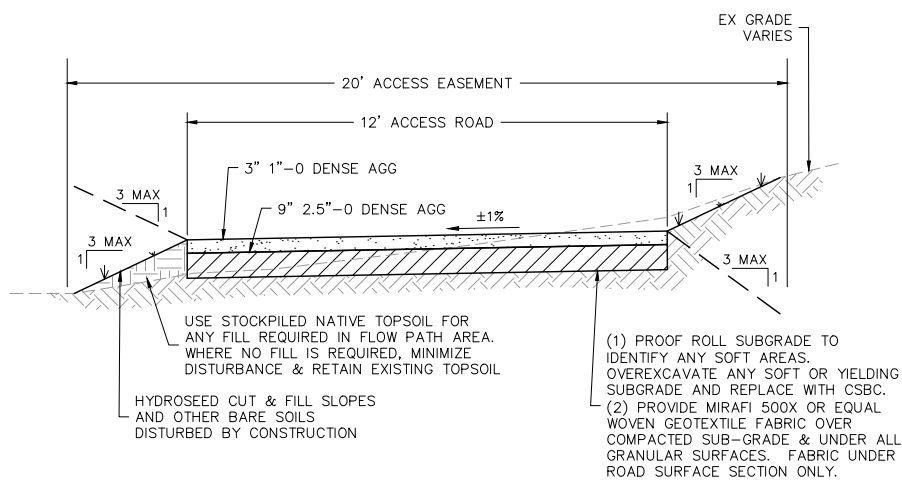
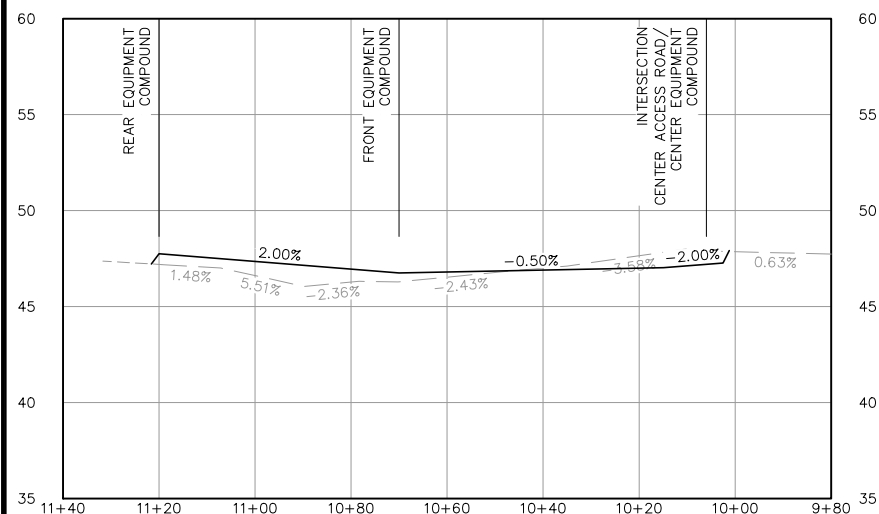
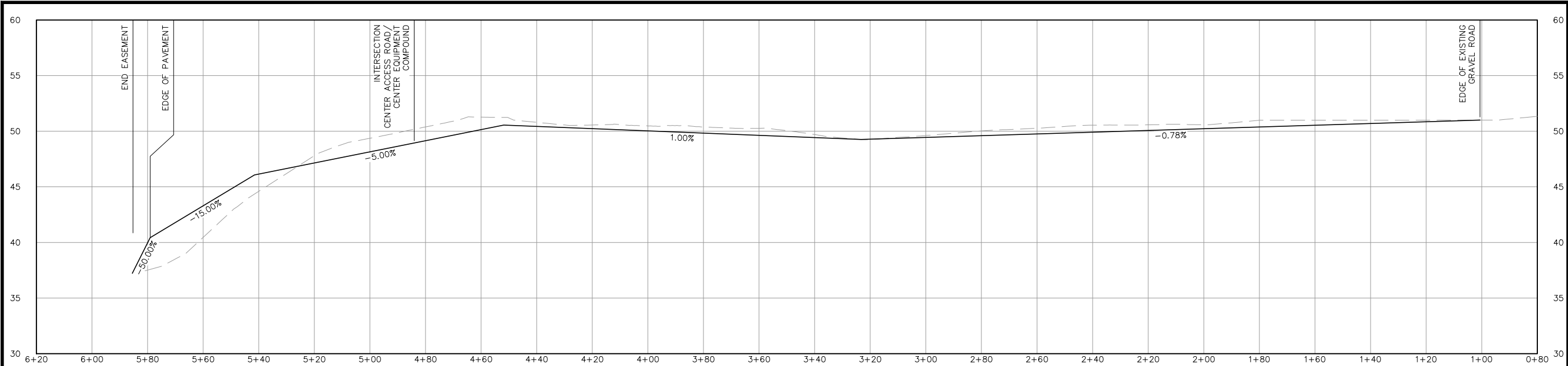
US-OR-5116
SAUVIE
14443 NW CHARLTON RD
PORTLAND, OR 97231

SHEET TITLE

ROAD AND
GRADING PLAN

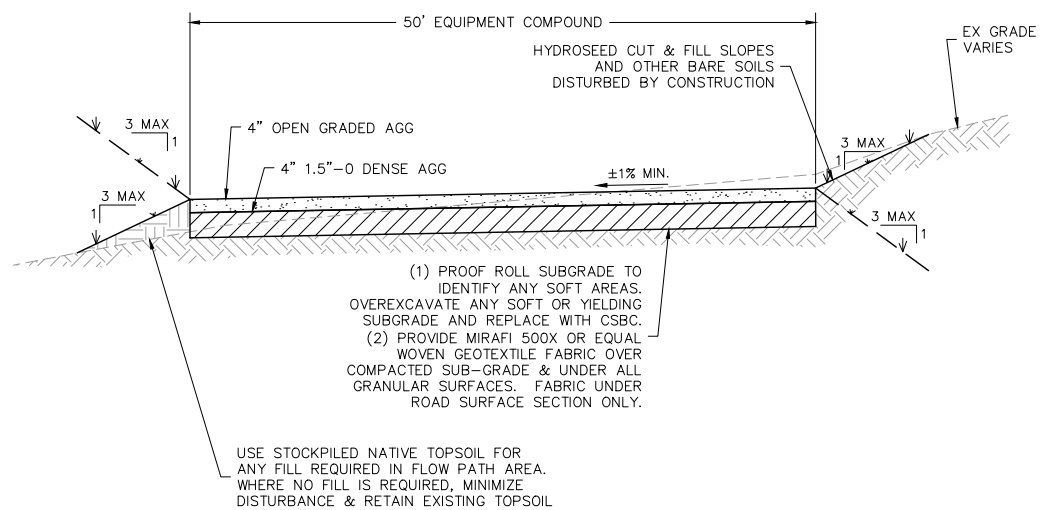
SHEET NO.

C2



ACCESS ROAD

NOT TO SCALE



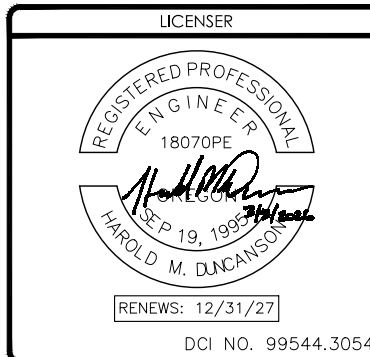
EQUIPMENT COMPOUND

NOT TO SCALE



DRAWN BY: DLS
CHECKED BY: HMD

DRAWING VERSION		
VER.	DATE	DESCRIPTION
1	11/21/25	PRELIM
2	2/12/26	UPDATE ACCESS ALIGNMENT
3	3/3/26	ADD INFO FOR SEPTIC EVAL



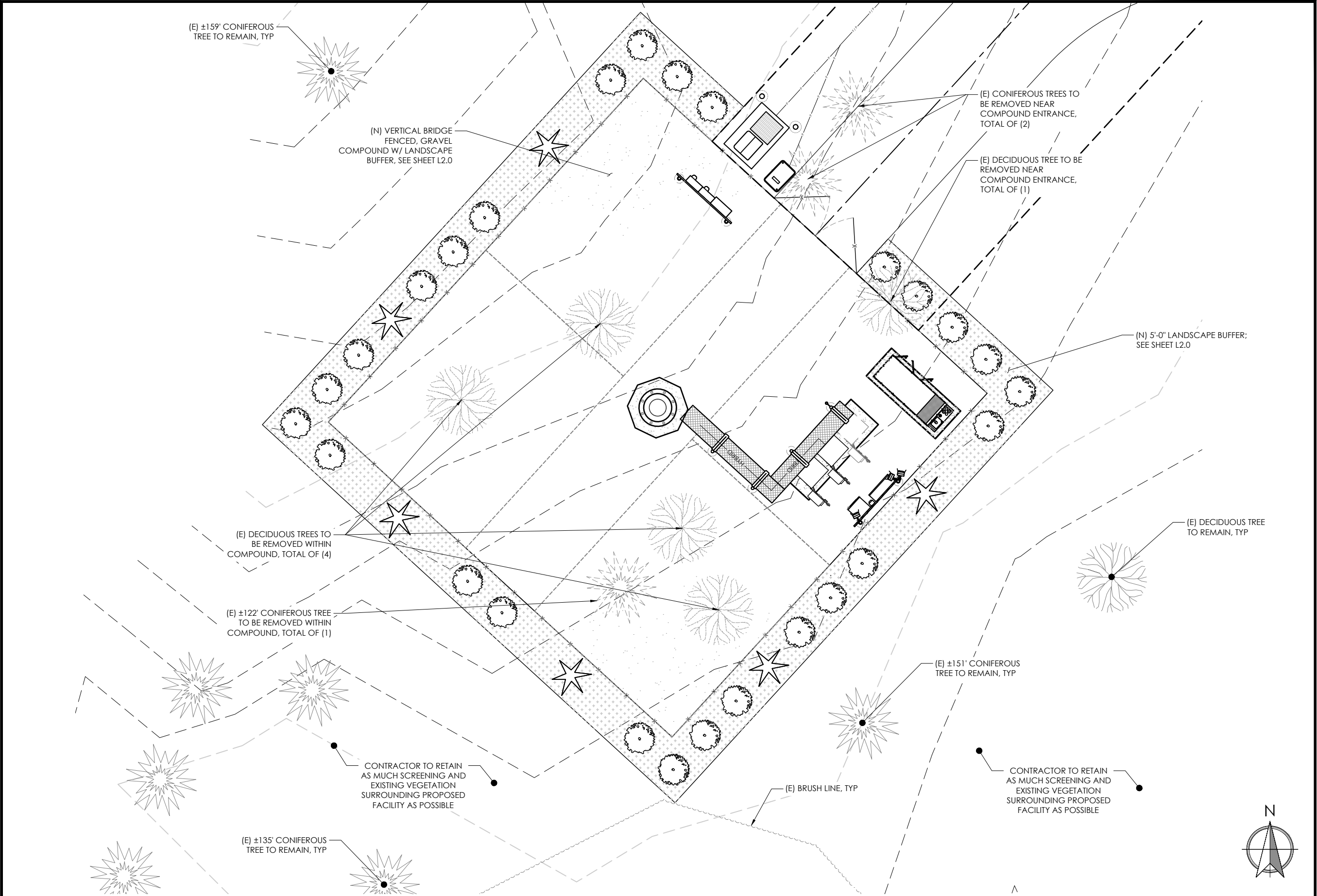
PROJECT INFORMATION
US-OR-5116
SAUVIE
14443 NW CHARLTON RD
PORTLAND, OR 97231

SHEET TITLE
DETAILS

SHEET NO.
C4



Know what's below.
Call before you dig.



1910 4TH AVE E, PMB 196
OLYMPIA, WA 98506
360.915.6750
WWW.CAPITALDESIGNSERVICES.COM

DRAWN BY: KN/JG
CHECKED BY: GS

DRAWING VERSION		
VER.	DATE	DESCRIPTION
1	06/12/25	PRELIM ZONING DRAWINGS
2	10/15/25	REV TO TOWER LOCATION
3	11/12/25	W/ PRELIM CIVIL DESIGN
4	11/24/25	FINAL ZONING DRAWINGS
5	12/23/25	REVISED UTILITY PLANS
6	01/22/26	REVISED UTILITY PLANS
7	05/13/26	RVSD FINAL ZONING DWGS

LICENSER

PROJECT INFORMATION

**US-OR-5116
SAUVIE**

14443 NW CHARLTON RD
PORTLAND, OR 97231

SHEET TITLE

TREE REMOVAL PLAN

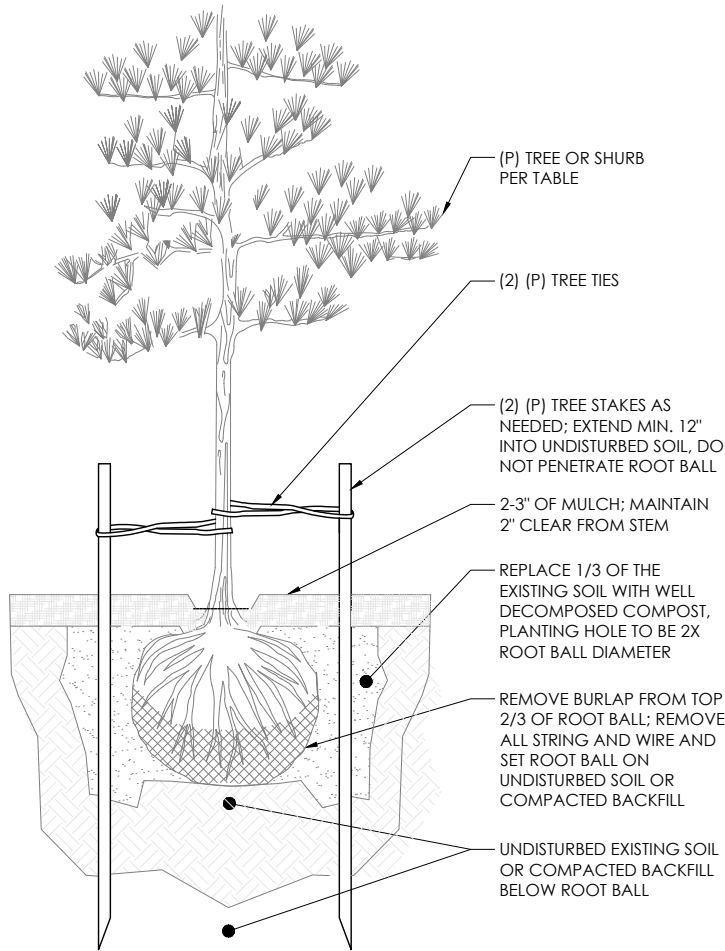
SHEET NO.

L1.0

1. ALL LANDSCAPING SHALL BE INSTALLED PRIOR TO RECEIVING FINAL BUILDING INSPECTION APPROVAL.
2. ALL PLANTINGS ARE DROUGHT TOLERANT, NO IRRIGATION IS REQUIRED FOLLOWING INITIAL WATERING AT INSTALLATION.
3. ALL PLANTINGS WILL BE WARRANTED BY LANDSCAPER FOR A PERIOD OF ONE YEAR FROM INSTALLATION.
4. ALL DEBRIS AND EXISTING GROUND COVER REMOVAL IS TO BE DONE BY THE CONTRACTOR.
5. MULCH (AS A GROUND COVER) MUST BE CONFINED TO AREAS UNDERNEATH PLANTS AND IS NOT A SUBSTITUTE FOR GROUND COVER PLANTS.
6. CONTRACTOR TO PROVIDE SUFFICIENT WATERING UPON INITIAL INSTALLATION OF PLANTINGS.
7. ALL PLANTINGS SHALL BE FERTILIZED PER SPECIFIC SPECIE REQUIREMENTS.
8. THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE TO ARRANGE AN ON-SITE MEETING TO DISCUSS PROJECT PRIOR TO COMMENCEMENT OF ANY WORK.
9. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES AND OTHER OBSTRUCTIONS THAT MAY AFFECT THE WORK, AND SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING, AT HIS OR HER OWN EXPENSE, ANY DAMAGES FROM HIS OR HER OPERATION.
10. CLEAR AND GRUB ALL NEW PLANTING AREAS PRIOR TO THE INSTALLATION OF ANY NEW PLANT MATERIAL.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ALL EXISTING LANDSCAPED AREAS DAMAGED AS A RESULT OF THE CONSTRUCTION OF THIS PROJECT, AND REPLANT WITH SAME SPECIES AS NEEDED.

1

NOTES



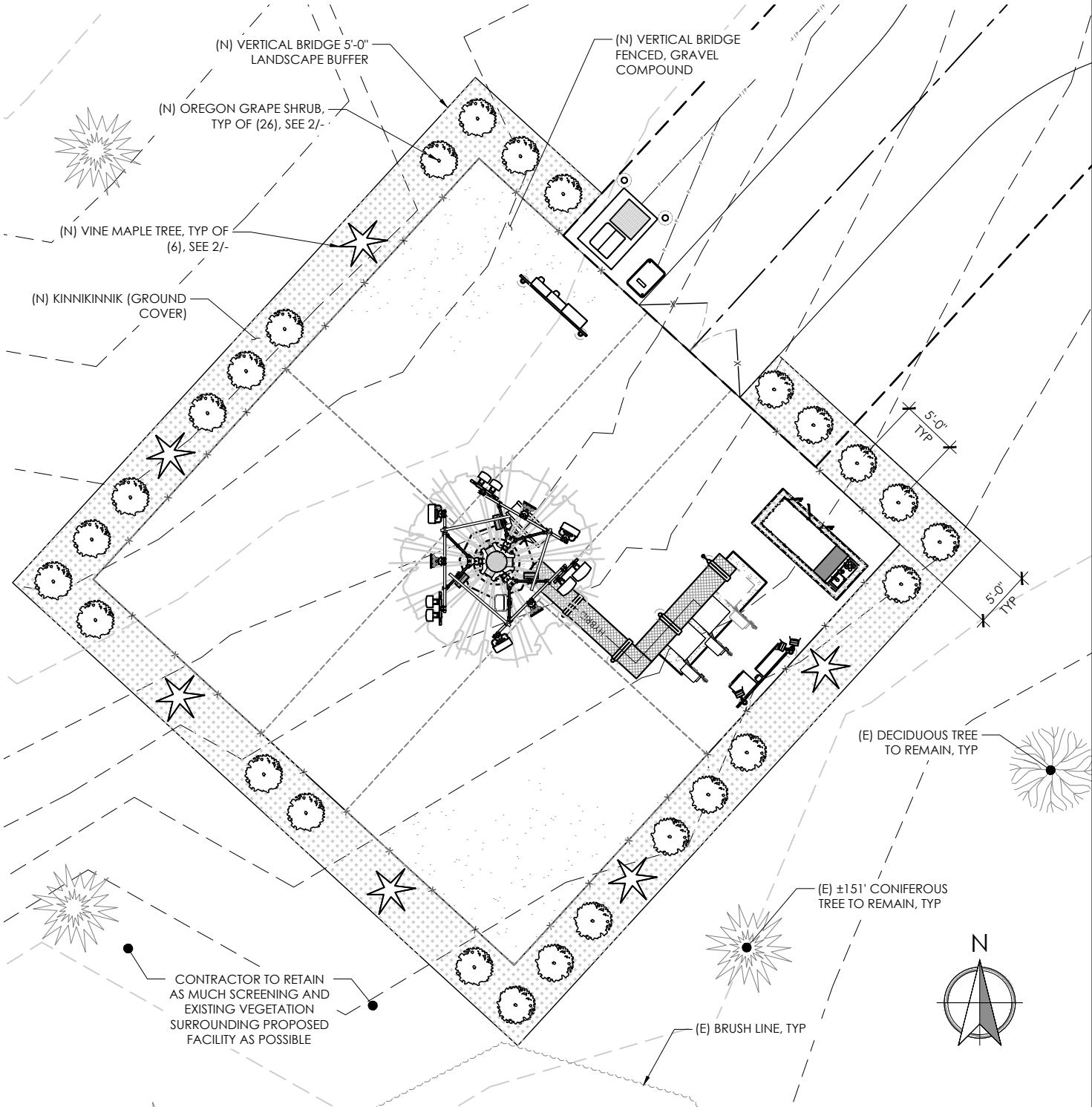
2

TREE / SHRUB PLANTING

11X17 SCALE: NTS

22 x 34 SCALE: NTS

PLANT LIST					
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	CLASS.
	MAHONIA AQUIFOLIUM	OREGON GRAPE	(26)	5 GAL. & 60" O.C. EACH WAY	HIGH SCREEN SHRUB
	ACER CIRCINATUM	VINE MAPLE	(6)	10' TALL AT TIME OF PLANTING	TREE
	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNIK (BEARBERRY)	(T.B.D.)	1 GAL. & 30" O.C. EACH WAY	GROUND COVER



3

LANDSCAPE PLAN

11X17 SCALE: NTS

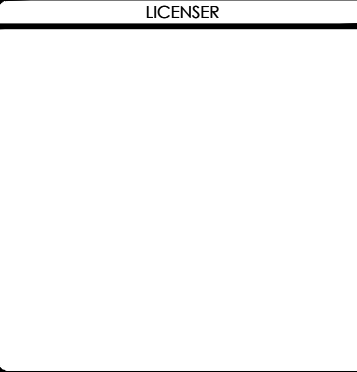
22 x 34 SCALE: NTS



DRAWN BY: KN/JG

CHECKED BY: GS

DRAWING VERSION		
VER.	DATE	DESCRIPTION
1	06/12/25	PRELIM ZONING DRAWINGS
2	10/15/25	REV TO TOWER LOCATION
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PROJECT INFORMATION

US-OR-5116 SAUVIE

14443 NW CHARLTON RD
PORTLAND, OR 97231

SHEET TITLE

LANDSCAPE PLAN

SHEET NO.

L2.0

THESE DRAWINGS ARE GENERATED FROM MULTIPLE SOURCES INCLUDING, BUT NOT LIMITED TO; GIS MAPS, AERIAL MAPS, PHOTOS, IMAGES, AND TOPOGRAPHIC SURVEY PROVIDED BY AMBIT CONSULTING, LLC.



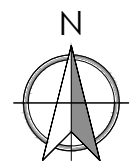
DRAWING VERSION		
VER.	DATE	DESCRIPTION
1	06/12/25	PRELIM ZONING DRAWINGS
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6	01/22/26	REVISED UTILITY PLANS
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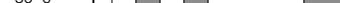
LICENSER	

PROJECT INFORMATION
US-OR-5116 SAUVIE 14443 NW CHARLTON RD PORTLAND, OR 97231

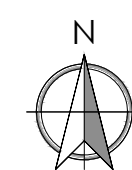
SHEET TITLE
OVERALL SITE PLAN

SHEET NO.
A1.0



11 X 17 SCALE: 1" = 100'-0"	0' 50' 100' 200'
22 X 34 SCALE: 1" = 50'-0"	

THESE DRAWINGS ARE GENERATED FROM MULTIPLE SOURCES INCLUDING, BUT NOT LIMITED TO; GIS MAPS, AERIAL MAPS, PHOTOS, IMAGES, AND TOPOGRAPHIC SURVEY PROVIDED BY AMBIT CONSULTING, LLC.



SHEET NO.
A2.0

1. THE PROJECT CM / PM TO VERIFY ANY REQUIRED PAINTING REQUIREMENTS FOR PROPOSED TOWER, ANTENNAS, ANCILLARY EQUIPMENT, CABLES, AND HARDWARE PRIOR TO ORDERING / INSTALLING EQUIPMENT.
2. NEW OR REPLACEMENT ANTENNA MOUNTS SHALL COMPLY WITH NSTD-445 STANDARDS AS REQUIRED BY VERIZON.

