

POSITION OF GEODETIC COORDINATES
 LATITUDE 34° 06' 32.32" (34.108978°) NORTH (NAD83)
 LONGITUDE 116° 25' 32.04" (116.425567°) WEST(NAD83)
 GROUND ELEVATION @ 3425.7' (NAVD88)

SURVEY DATE
 06/28/2024

BASIS OF BEARING
 BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM CALIFORNIA STATE PLANE COORDINATE ZONE FIVE, DETERMINED BY GPS OBSERVATIONS.

BENCHMARK
 PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS 'GEOD 12B' MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE 'SMARTNET' REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88.

GRID-TO-GROUND SCALE FACTOR NOTE
 ALL BEARINGS AND DISTANCES ARE BASED ON THE CALIFORNIA STATE PLANE COORDINATE ZONE FIVE, GRID. TO DERIVE GROUND DISTANCES DIVIDE BY 0.99997779.

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 #06071C8860H, DATED 08/28/2008.

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

AT THE TIME OF THE SURVEY, THERE WERE NO VISIBLE ENCROACHMENTS AFFECTING THE LEASE AREA OR ANY OF THE EASEMENTS

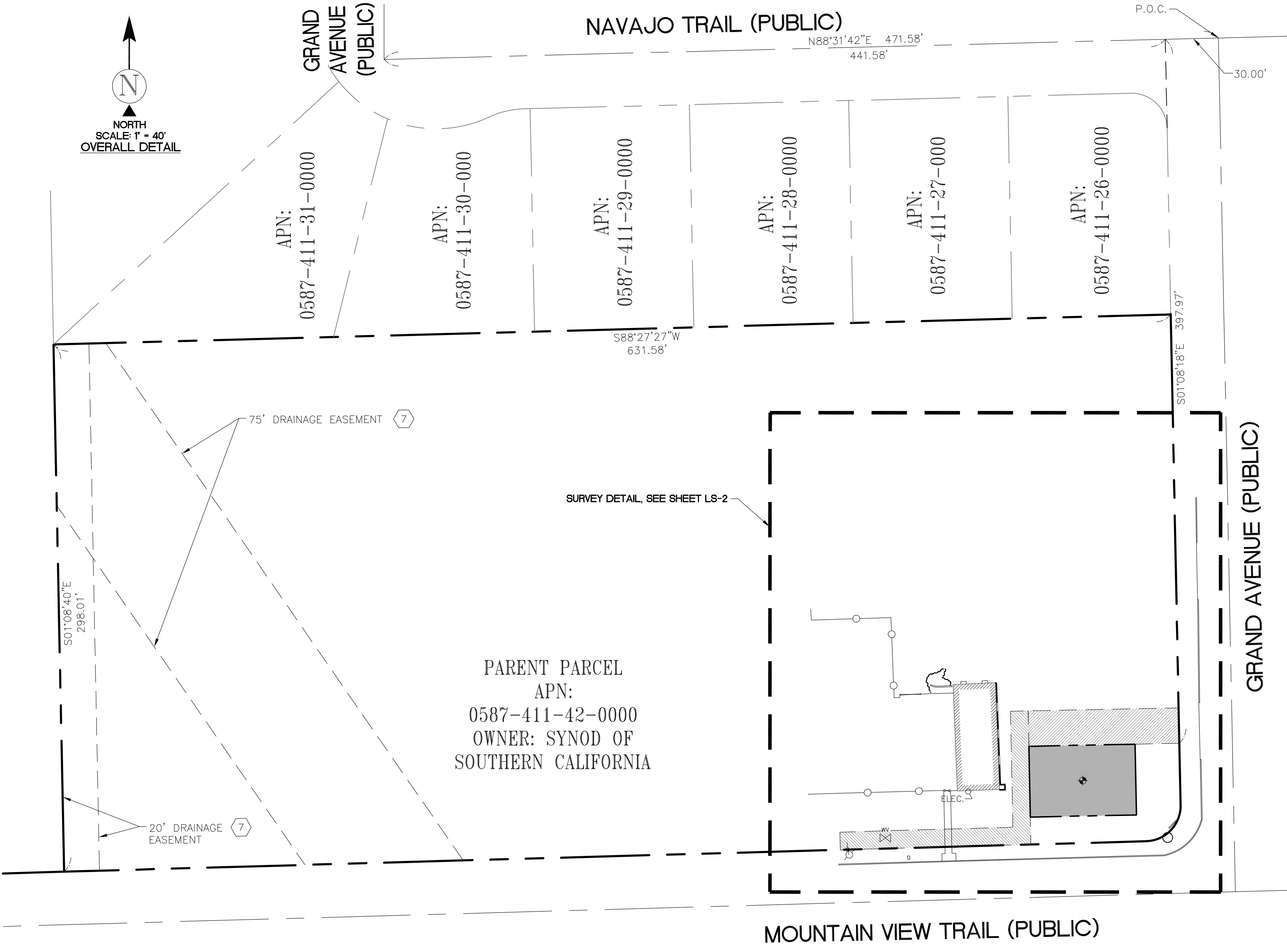
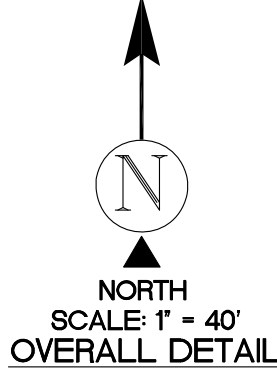
THE LEASE AREA IS ENTIRELY WITHIN THE PARENT PARCEL

THE ACCESS AND UTILITY EASEMENT GOES TO A CONFIRMED PUBLIC RIGHT OF WAY, GRAND AVENUE

THIS SURVEY WAS PREPARED FOR VB BTS II, LLC

SCHEDULE "B" NOTE
 REFERENCE IS MADE TO THE COMMITMENT FOR TITLE INSURANCE ORDER #IC-TWR-126727-C, ISSUED BY WESTCOR LAND TITLE INSURANCE COMPANY, DATED DECEMBER 28, 2022. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

- ITEMIZED NOTES:
- ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I REQUIREMENTS ARE MET. (THE EXCEPTION IS STANDARD IN NATURE AND NOT THE TYPE TO BE DEPICTED HEREON)
 - ANY RIGHTS, INTERESTS OR CLAIMS, WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF LAND OR WHICH MAY BE ASSERTED BY PERSONS IN POSSESSION THEREOF. (THE EXCEPTION IS STANDARD IN NATURE AND NOT THE TYPE TO BE DEPICTED HEREON)
 - DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS WHICH A CORRECT SURVEY WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS. (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A),(B) OR (C) ARE SHOWN IN THE PUBLIC RECORDS. (THE EXCEPTION IS STANDARD IN NATURE AND NOT THE TYPE TO BE DEPICTED HEREON)
 - TAXES AND ASSESSMENTS FOR THE YEAR AND ALL SUBSEQUENT YEARS ARE A LIEN BUT NOT YET DUE AND PAYABLE. (THE EXCEPTION IS STANDARD IN NATURE AND NOT THE TYPE TO BE DEPICTED HEREON)
 - ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "RECORD OF SURVEY" DATED DECEMBER 3, 1945 AND RECORDED DECEMBER 3, 1945 IN (BOOK) 5 (PAGE) 5, (INSTRUMENT) 305 IN SAN BERNARDINO COUNTY, CALIFORNIA. (NO)
 - GRANT OF EASEMENT BETWEEN PRESBYTERY OF RIVERSIDE, CALIFORNIA, A NON-PROFIT ORGANIZATION; AND THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DATED JANUARY 20, 1966 AND RECORDED MARCH 31, 1966 IN (BOOK) 6599 (PAGE) 367 (INSTRUMENT) 602, IN SAN BERNARDINO COUNTY, CALIFORNIA. (THE EXCEPTION AFFECTS THE PARENT PARCEL, BUT DOES NOT AFFECT THE LEASE AREA OR ANY VB EASEMENTS - SHOWN AS PUBLIC RIGHT-OF-WAY)
 - GRANT OF EASEMENT BETWEEN SYNOD OF SOUTHERN CALIFORNIA, A RELIGIOUS CORPORATION; AND THE COUNTY OF SAN BERNARDINO, A BODY CORPORATE AND POLITIC OF THE STATE OF CALIFORNIA, DATED JANUARY 11, 1971 AND RECORDED JANUARY 28, 1971 IN (BOOK) 7599 (PAGE) 838 (INSTRUMENT) 645, IN SAN BERNARDINO COUNTY, CALIFORNIA. (THE EXCEPTION AFFECTS THE PARENT PARCEL, BUT DOES NOT AFFECT THE LEASE AREA OR ANY VB EASEMENTS - AS SHOWN ON SURVEY)
 - ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "TRACT NO 10680" DATED JULY 13, 1982 AND RECORDED JANUARY 27, 1984 IN (BOOK) 170 (PAGE) 86, (INSTRUMENT) 84-021018 IN SAN BERNARDINO COUNTY, CALIFORNIA. (THE EXCEPTION DOES NOT AFFECT THE PARENT PARCEL)
 - RIGHTS OF FEE SIMPLE OWNERS IN AND TO THE SUBJECT PROPERTY. (THE EXCEPTION IS STANDARD IN NATURE AND NOT THE TYPE TO BE DEPICTED HEREON)



PARENT PARCEL
 APN:
 0587-411-42-0000
 OWNER: SYNOD OF
 SOUTHERN CALIFORNIA

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 WESTCOR LAND TITLE INSURANCE COMPANY.

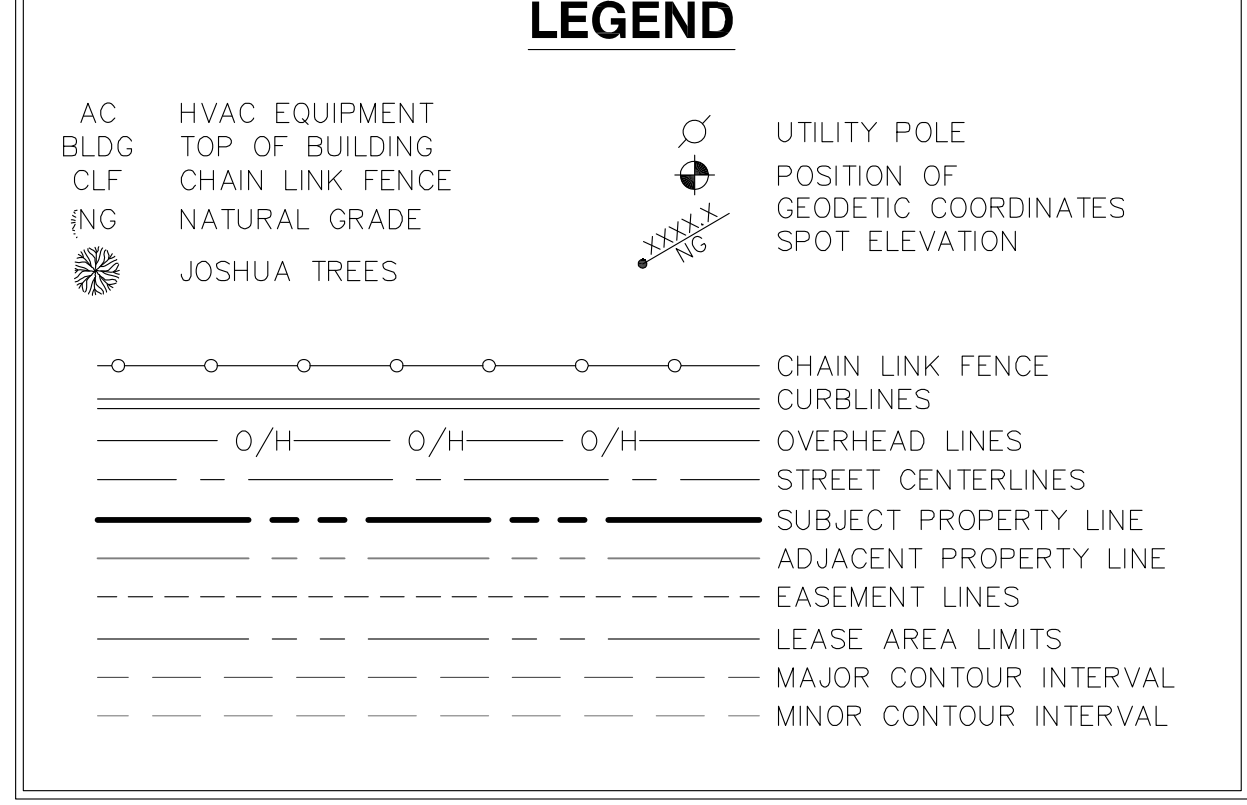
THIS SURVEYOR HAS RECEIVED AND REVIEWED THAT CERTAIN TITLE COMMITMENT NO. IC-TWR-126727-C, ISSUED BY WESTCOR LAND TITLE INSURANCE COMPANY, DATED DECEMBER 28, 2022, WHICH PROPOSES TO INSURE THE LANDS DESCRIBED UNDER ITS SCHEDULE A.

THIS SURVEYOR KNOWS OF HIS OWN KNOWLEDGE THAT THE LANDS DESCRIBED UNDER SAID SCHEDULE A OF 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 CALIFORNIA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

Matthew R. Ford
 MATTHEW R. FORD PLS#9588 DATED: 07/24/2024



PROJECT INFORMATION:

SITE NAME:
 YUCCA VALLEY

SITE ID:
 US-CA-5466

SITE ADDRESS:
 56750 MOUNTAIN VIEW TRAIL
 YUCCA VALLEY, CA 92284
 SAN BERNARDINO COUNTY

Rev:	Date:	Description:	By:
A	03/31/2023	PRELIMINARY	TA
0	04/12/2023	TITLE & DESIGN	TA
1	07/10/2024	ADDITIONAL TOPO	AC
2	07/19/2024	REVISE DESIGN (C)	CK

LAND SURVEY PREPARED BY:

428 MAIN STREET
 SUITE 206
 HUNTINGTON BEACH, CA 92648
 PH: (480) 659-4072
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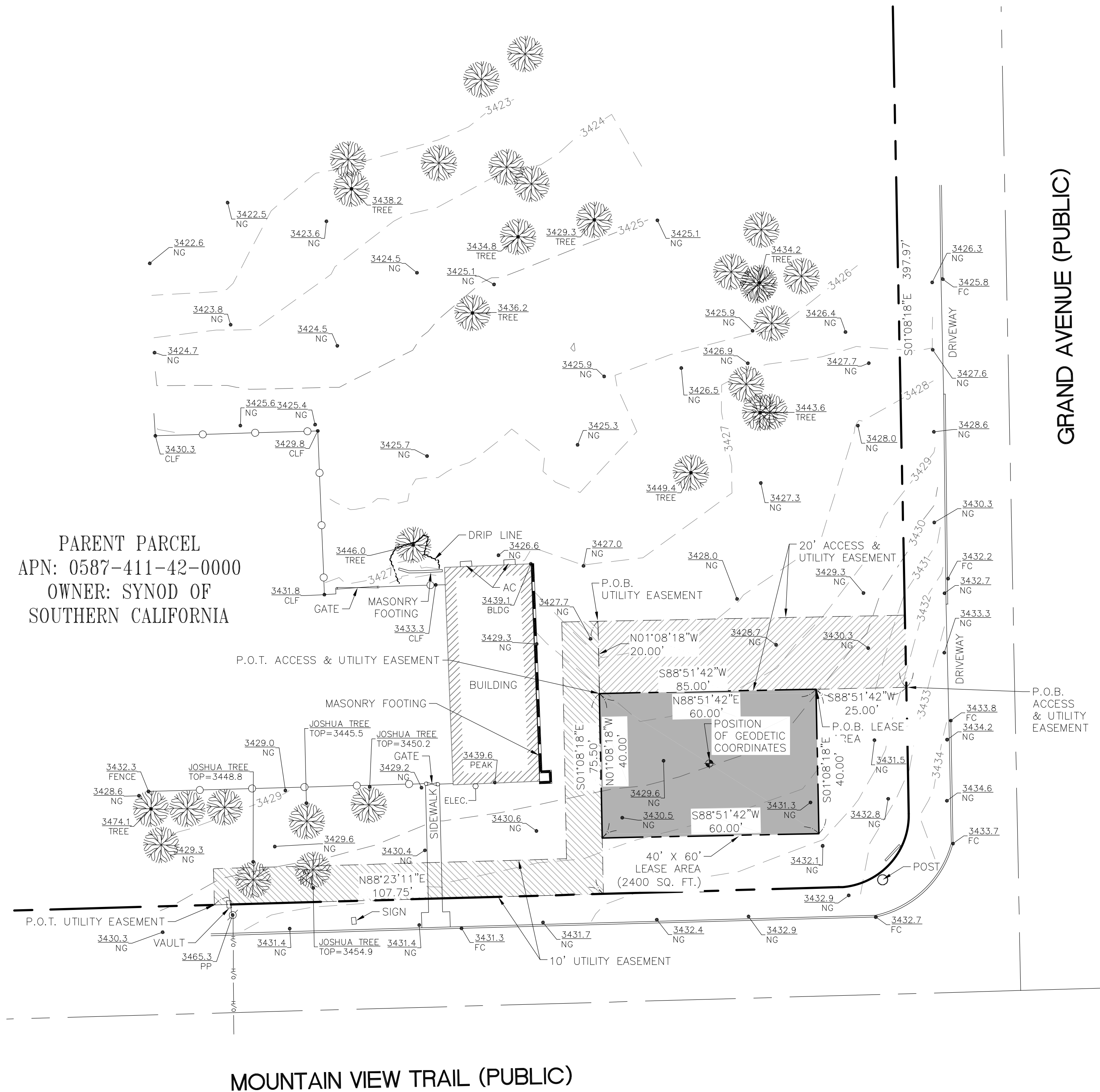
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ALL SCALES ARE SET FOR 22"x34" SHEET

DRAWN BY: TA CHK BY: SB APV BY: MF

Sheet Title:
SITE SURVEY

Sheet Number:
LS-1



PARENT PARCEL
 APN: 0587-411-42-0000
 OWNER: SYNOD OF
 SOUTHERN CALIFORNIA

MOUNTAIN VIEW TRAIL (PUBLIC)

GRAND AVENUE (PUBLIC)

LEGEND

AC	HVAC EQUIPMENT		UTILITY POLE
BLDG	TOP OF BUILDING		POSITION OF GEODETIC COORDINATES
CLF	CHAIN LINK FENCE		SPOT ELEVATION
NG	NATURAL GRADE		
	JOSHUA TREES		

	CHAIN LINK FENCE
	CURBLINES
	OVERHEAD LINES
	STREET CENTERLINES
	SUBJECT PROPERTY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINES
	LEASE AREA LIMITS
	MAJOR CONTOUR INTERVAL
	MINOR CONTOUR INTERVAL

GRAPHIC SCALE

(IN FEET)
 1 inch = 20 ft.

POSITION OF GEODETIC COORDINATES
 LATITUDE 34° 06' 31.47" (34.108742°) NORTH (NAD83)
 LONGITUDE 116° 25' 31.14" (116.425317°) WEST (NAD83)
 GROUND ELEVATION @ 3430.0' (NAVD88)

LEASE AREA LEGAL DESCRIPTION

A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 5 EAST, SAN BERNARDINO MERIDIAN, SAN BERNARDINO COUNTY, CALIFORNIA ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, MAY 28, 1903, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EASTERLY CENTERLINE INTERSECTION OF NAVAJO TRAIL AND GRAND AVENUE AS SHOWN ON TRACT MAP NUMBER 10680 RECORDED IN BOOK 170, PAGE 86 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, FROM WHICH THE WESTERLY INTERSECTION OF NAVAJO TRAIL AND GRAND AVENUE BEARS SOUTH 88°31'42" WEST, 471.58 FEET; THENCE FROM SAID POINT OF COMMENCEMENT SOUTH 88°31'42" WEST, 471.58 FEET; THENCE ALONG THE CENTERLINE OF NAVAJO TRAIL, 30.00 FEET; THENCE DEPARTING SAID CENTERLINE SOUTH 01°08'18" EAST, 397.97 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF GRAND AVENUE; THENCE DEPARTING SAID RIGHT OF WAY SOUTH 88°51'42" WEST, 25.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 01°08'18" EAST, 40.00 FEET; THENCE SOUTH 88°51'42" WEST, 60.00 FEET; THENCE NORTH 01°08'18" WEST, 40.00 FEET; THENCE NORTH 88°51'42" EAST, 60.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3600 SQUARE FEET (0.083 ACRES) OF LAND, MORE OR LESS.

ACCESS AND UTILITY EASEMENT LEGAL DESCRIPTION

A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 5 EAST, SAN BERNARDINO MERIDIAN, SAN BERNARDINO COUNTY, CALIFORNIA ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, MAY 28, 1903, BEING A STRIP OF LAND 20.00 FEET WIDE, LYING CONTIGUOUS TO AND 20.00 FEET NORTH OF THE FOLLOWING DESCRIBED SIDE LINE:

COMMENCING AT THE EASTERLY CENTERLINE INTERSECTION OF NAVAJO TRAIL AND GRAND AVENUE AS SHOWN ON TRACT MAP NUMBER 10680 RECORDED IN BOOK 170, PAGE 86 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, FROM WHICH THE WESTERLY INTERSECTION OF NAVAJO TRAIL AND GRAND AVENUE BEARS SOUTH 88°31'42" WEST, 471.58 FEET; THENCE FROM SAID POINT OF COMMENCEMENT SOUTH 88°31'42" WEST, 471.58 FEET; THENCE ALONG THE CENTERLINE OF NAVAJO TRAIL, 30.00 FEET; THENCE DEPARTING SAID CENTERLINE SOUTH 01°08'18" EAST, 397.97 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF GRAND AVENUE FOR THE POINT OF BEGINNING;

THENCE SOUTH 88°51'42" WEST, 85.00 FEET TO THE POINT OF TERMINUS.

THE SIDELINES OF SAID STRIP OF LAND ARE TO INTERSECT AT ALL ANGLE POINTS TO PROVIDE THE SPECIFIED WIDTH THROUGHOUT SO AS TO CAUSE NO GAPS OR OVERLAPS IN SAID EASEMENT AND ARE TO BE LENGTHENED OR SHORTENED TO TERMINATE ON SAID GRAND AVENUE RIGHT OF WAY.

UTILITY EASEMENT LEGAL DESCRIPTION

A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 5 EAST, SAN BERNARDINO MERIDIAN, SAN BERNARDINO COUNTY, CALIFORNIA ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, MAY 28, 1903, BEING A STRIP OF LAND 10.00 FEET WIDE, LYING CONTIGUOUS TO AND 10.00 FEET NORTH AND WEST OF THE FOLLOWING DESCRIBED SIDE LINE:

COMMENCING AT THE EASTERLY CENTERLINE INTERSECTION OF NAVAJO TRAIL AND GRAND AVENUE AS SHOWN ON TRACT MAP NUMBER 10680 RECORDED IN BOOK 170, PAGE 86 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, FROM WHICH THE WESTERLY INTERSECTION OF NAVAJO TRAIL AND GRAND AVENUE BEARS SOUTH 88°31'42" WEST, 471.58 FEET; THENCE FROM SAID POINT OF COMMENCEMENT SOUTH 88°31'42" WEST, 471.58 FEET; THENCE ALONG THE CENTERLINE OF NAVAJO TRAIL, 30.00 FEET; THENCE DEPARTING SAID CENTERLINE SOUTH 01°08'18" EAST, 397.97 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF GRAND AVENUE; THENCE DEPARTING SAID RIGHT OF WAY SOUTH 88°51'42" WEST, 85.00 FEET; THENCE NORTH 01°08'18" WEST, 20.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 01°08'18" EAST, 75.50 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID PARCEL OF LAND, ALSO BEING THE NORTHERLY RIGHT OF WAY OF MOUNTAIN VIEW TRAIL; THENCE SOUTH 88°23'11" WEST ALONG SAID RIGHT OF WAY, 107.75 FEET TO THE POINT OF TERMINUS;

THE SIDELINES OF SAID STRIP OF LAND ARE TO INTERSECT AT ALL ANGLE POINTS TO PROVIDE THE SPECIFIED WIDTH THROUGHOUT SO AS TO CAUSE NO GAPS OR OVERLAPS IN SAID EASEMENT.

LESSOR'S LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA:

THE FOLLOWING DESCRIBED REAL PROPERTY IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA:

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 5 EAST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, MAY 28, 1903.

SUBJECT TO: LIENS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS OF RECORD.

PARCEL ID: 0587-411-42-0000

THIS BEING THE SAME PROPERTY AS CONVEYED TO SYNOD OF SOUTHERN CALIFORNIA, A RELIGIOUS CORPORATION FROM PRESBYTERY OF RIVERSIDE, CALIFORNIA IN A DEED DATED FEBRUARY 10, 1969 AND RECORDED FEBRUARY 17, 1969 IN BOOK 7183 AND PAGE 216.

TITLE TO THE ABOVE REFERENCED PROPERTY CONVEYED TO SYNOD OF SOUTHERN CALIFORNIA, A RELIGIOUS CORPORATION FROM PRESBYTERY OF RIVERSIDE, CALIFORNIA AND RECORDED ON FEBRUARY 17, 1969 IN BOOK 7183 216, PAGE .

PARCEL ID: 0587-411-42-0000

PROPERTY COMMONLY KNOWN AS: 56750 MT. VIEW TRAIL, YUCCA VALLEY, CA 92284



PROJECT INFORMATION:

SITE NAME:
YUCCA VALLEY

SITE ID:
US-CA-5466

SITE ADDRESS:
 56750 MOUNTAIN VIEW TRAIL
 YUCCA VALLEY, CA 92284
 SAN BERNARDINO COUNTY

Rev:	Date:	Description:	By:
A	03/31/2023	PRELIMINARY	TA
0	04/12/2023	TITLE & DESIGN	TA
1	07/10/2024	ADDITIONAL TOPO	AC
2	07/19/2024	REVISE DESIGN (C)	CK

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LICENSURE NO:

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Sheet Title:
SURVEY DETAIL

Sheet Number:
LS-2