OPTIMUS COMMUNICATIONS, LLC
DBA OPTIMUS BROADBAND
PO Box 742
Grand Junction, CO, 81502
970-609-1234
tylor@optimusnet.us

Date: 2/1/26

NOTICE OF OWNERSHIP TRANSFER – LANDS END TOWER SITE

To Whom It May Concern:

This letter serves as formal notification that the telecommunications tower site commonly known as **Lands End**, located at:

Latitude: 39°02'57.05" N
Longitude: 108°15'06.20" W

has been sold by **Optimus Communications, LLC, doing business as Optimus Broadband**, to **Buford Enterprises**.

The transfer of ownership became effective on **February 1, 2026**. As of that date, Buford Enterprises has assumed ownership and responsibility for the Lands End tower site and any associated rights, interests, and obligations related to the property.

Accordingly, all future correspondence, site access requests, lease administration matters, maintenance coordination, operational inquiries, and other business relating to the Lands End tower site will stay the same.

Should you have any questions regarding this transfer, please contact Optimus Broadband.

Sincerely,

Mark McGowan
Owner
Optimus Communications, LLC
DBA Optimus Broadband

Signature: _____

Date: 2/1/26

Tylor McGowan
Managing Member
Optimus Communications, LLC
DBA Optimus Broadband

Signature: _____

Date: 2/1/26

Ownership Transfer Summary

Site Name: Lands End Tower Site

Coordinates:
Latitude: 39°02'57.05" N
Longitude: 108°15'06.20" W

Previous Owner:
Optimus Communications, LLC
DBA Optimus Broadband

New Owner:
Buford Enterprises

Effective Date of Transfer:
February 1, 2026

MEMORANDUM OF LAND LEASE

THIS MEMORANDUM OF LAND LEASE is made as of the 1st Day of March 2021, by and between **the City of Grand Junction**, a Colorado home rule municipality, 250 N. 5th Street, Grand Junction, CO, 81501("Landlord" or "City") and **Optimus Communications, LLC,** 288 28 Road, Grand Junction, CO 81503 ("Lessee").

WHEREAS, the parties have this day entered into a lease of land more specifically described in Exhibit A; and

WHEREAS, the parties wish to memorialize the said lease in conformity with C.R.S.

§ 38-10-108.

NOW THEREFORE, with respect to said lease the parties represent that:

1. The parties to said lease are as above-named.
2. The leased land is located in Mesa County, Colorado, as described in Exhibit A.
3. The term of the lease is 25-years.
4. The consideration for the lease is the payment of rent in monthly installments of $250 each, commencing March 1, 2021.

WHEREFORE, this Memorandum of Land Lease is:

Signed as of the day and year first written above:

City of Grand Junction, a home rule municipality,

By: _____
Greg Caton, City Manager

Dated: 2/23/2021

Optimus Communications, LLC, a limited liability company,

By: _____
Mark McGowan, Managing Member

Dated: 3/2/2021

STATE OF COLORADO)

:ss

COUNTY OF MESA)

The foregoing MEMORANDUM OF LAND LEASE was acknowledged before me on ~~March~~ February 23, 2021, by GREG CANTON, as City Manager of the City of Grand Junction, ~~and by MARK McGOWAN, as Manager of Optimus Communications, LLC~~

Witness my hand and official seal.
My commission expires: July 31, 2021.

SELESTINA SANDOVAL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #19994023991
My Commission Expires July 31, 2021

Notary Public

Exhibit A

A parcel of land situate in the NE 1/4 Section 32, Township 11 South, Range 97 West of the 6th Principal Meridian, Mesa County, Colorado being described as follows;
Commencing at the center of the concrete base of an existing tower;
thence N45º00'00"E a distance of 282.84 feet to the Point of Beginning;
thence S00º00'00"W a distance of 40.00 feet;
thence N90º00'00"W a distance of 582.97 feet more or less to the rim of Grand Mesa;
thence N57º46'03"W a distance of 91.50 feet along said rim;
thence N06º59'46"W a distance of 166.13 feet along said rim;
thence N37º46'07"E a distance of 146.29 feet along said rim;
thence N04º56'41"E a distance of 70.93 feet along said rim;
thence N90º00'00"E a distance of 548.89 feet to the Point of Beginning:
Said parcel contains 5.88 acres more or less.

CENTER OF BASE
LATITUDE = 39º02'57.05"N
LONGITUDE = 180º15'06.20"W

