

**LAND LEASE AGREEMENT**

This Land Lease Agreement (the "Agreement") made this 11<sup>th</sup> day of Nov., 2017, between City of Grand Junction, with its principal offices located at 250 North 5th Street, Grand Junction, CO 81501, hereinafter designated LESSOR and CommNet Cellular, Inc. d/b/a Verizon Wireless with its principal offices at One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920 (telephone number 866-862-4404), hereinafter designated LESSEE. LESSOR and LESSEE are at times collectively referred to hereinafter as the "Parties" or individually as the "Party."

**WITNESSETH**

In consideration of the mutual covenants contained herein and intending to be legally bound hereby, the Parties hereto agree as follows:

1. **GRANT.** In accordance with this Agreement, LESSOR hereby grants to LESSEE the right to install, maintain and operate communications equipment ("Use") upon the Premises (as hereinafter defined), which are a part of that real property owned, leased or controlled by LESSOR at 728 24 Rd., Grand Junction, CO 81505 (the "Property"). The Property is legally described on Exhibit "A" attached hereto and made a part hereof. The Premises are a portion of the Property consisting of two ground lease areas measuring approximately 363 square feet and 210 square feet, and are shown in detail on Exhibit "B" attached hereto and made a part hereof. LESSEE may survey the Premises. Upon completion, the survey shall replace Exhibit "B" in its entirety.

2. **INITIAL TERM.** This Agreement shall be effective as of the date of execution by both Parties ("Effective Date"). The initial term of the Agreement shall be for 5 years beginning on the first day of the month following the Commencement Date (as hereinafter defined). The "Commencement Date" shall be the first day of the month after LESSEE begins installation of LESSEE's communications equipment, but shall in no event be later than 12 months after the Effective Date.

3. **EXTENSIONS.** This Agreement shall automatically be extended for 4 additional 5 year terms unless Lessee terminates it at the end of the then current term by giving LESSOR written notice of the intent to terminate at least 3 months prior to the end of the then current term. The initial term and all extensions shall be collectively referred to herein as the "Term".

4. **RENTAL.**

(a). Rent shall begin accruing on the Commencement Date and shall be \$13,500.00 per year, to be paid in equal monthly installments on the first day of the month, paid in advance to LESSOR at 250 North 5th Street, Grand Junction, CO 81501, or to such other person, firm, or place as LESSOR may, from time to time, designate in writing at least 30 days in advance of any rental payment date by notice given in accordance with Paragraph 20 below. LESSOR and LESSEE acknowledge and agree that the initial rental payment shall not be delivered by LESSEE until 90 days after the Commencement Date, but rent will accrue during that initial 90 day period. Upon agreement of the Parties, LESSEE may pay rent by electronic funds transfer and in such event, LESSOR agrees to provide to LESSEE bank routing information for such purpose upon request of Lessee.

(b). The annual rent for each 5 year extension term, including any additional extensions, shall be increased by 10% over the annual rental due during the immediately preceding 5 year term.

(c). For any party to whom rental payments are to be made, LESSOR or any successor in interest of LESSOR hereby agrees to provide to LESSEE (i) a completed, current version of Internal Revenue Service Form W-9, or equivalent; (ii) complete and fully executed state and local withholding forms if required; and (iii) other documentation to verify LESSOR's or such other party's right to receive rental as is reasonably requested by LESSEE. Rental shall accrue in accordance with this Agreement, but LESSEE shall have no obligation to deliver rental payments until the requested documentation has been received by LESSEE. Upon receipt of the requested documentation, LESSEE shall deliver the accrued rental payments as directed by LESSOR.

5. ACCESS AND UTILITY. LESSEE shall have the non-exclusive right of ingress and egress from a public right-of-way, 7 days a week, 24 hours a day, over the Property to and from the Premises for the purpose of installation, operation and maintenance of LESSEE's communications equipment over or along a 12-foot wide right-of-way ("Easement"), which shall be depicted on Exhibit "B". LESSEE may use the Easement for the installation, operation and maintenance of wires, cables, conduits and pipes for all necessary electrical, telephone, fiber and other similar support services. In the event it is necessary, LESSOR agrees to grant LESSEE or the provider the right to install such services on, through, over and/or under the Property, provided the location of such services shall be reasonably approved by LESSOR. LESSEE shall also have the non-exclusive use of three utility easements for the installation and maintenance of utility wires, poles, cables, conduits, and pipes as depicted on Exhibit "B". Notwithstanding anything to the contrary, the Premises shall include such additional space sufficient for LESSEE's radio frequency signage and/or barricades as are necessary to ensure LESSEE's compliance with Laws (as defined in Paragraph 27).

6. CONDITION OF PROPERTY. LESSOR shall deliver the Premises to LESSEE in a condition ready for LESSEE's Use and clean and free of debris. LESSOR represents and warrants to LESSEE that as of the Effective Date, the Premises (a) in compliance with all Laws; and (b) in compliance with all EH&S Laws (as defined in Paragraph 24).

7. IMPROVEMENTS. The communications equipment including, without limitation, the tower structure, antennas, conduits, fencing and other screening, and other improvements shall be at LESSEE's expense and installation shall be at the discretion and option of LESSEE. LESSEE shall have the right to replace, repair, add or otherwise modify its communications equipment, tower structure, antennas, conduits, fencing and other screening, or other improvements or any portion thereof and the frequencies over which the communications equipment operates, whether or not any of the communications equipment, antennas, conduits or other improvements are listed on any exhibit.

8. GOVERNMENT APPROVALS. LESSEE's Use is contingent upon LESSEE obtaining all of the certificates, permits and other approvals (collectively the "Government Approvals") that may be required by any Federal, State or Local authorities (collectively, the "Government Entities") as well as a satisfactory soil boring test, environmental studies, or any other due diligence Lessee chooses that will permit LESSEE's Use. LESSOR shall cooperate with LESSEE in its effort to obtain such approvals and shall take no action which would adversely affect the status of the Property with respect to LESSEE's Use.

9. TERMINATION. LESSEE may, unless otherwise stated, immediately terminate this Agreement upon written notice to LESSOR in the event that (i) any applications for such Government Approvals should be finally rejected; (ii) any Government Approval issued to LESSEE is canceled, expires, lapses or is otherwise withdrawn or terminated by any Government Entity; (iii) LESSEE determines that such Government Approvals may not be obtained in a timely manner; (iv) LESSEE determines any structural analysis is unsatisfactory; (v) LESSEE, in its sole discretion, determines the Use of the Premises is obsolete or unnecessary; (vi) with 3 months prior notice to LESSOR, upon the annual anniversary of the Commencement Date; or (viii) at any time before the Commencement Date for any reason or no reason in LESSEE's sole discretion.

10. INDEMNIFICATION. Subject to Paragraph 11, LESSEE shall indemnify and hold harmless LESSOR against any claim of liability or loss from personal injury or property damage resulting from or arising out of the negligence or willful misconduct of the LESSEE, its employees, contractors or agents, or arising from the LESSEE's communications equipment, except to the extent such claims or damages may be due to or caused solely by the negligence or willful misconduct of the LESSOR, or its employees, contractors or agents. The LESSOR will provide the LESSEE with prompt, written notice of any claim covered by this indemnification; provided that any failure of the LESSOR to provide any such notice, or to provide it promptly, shall not relieve the LESSEE from its indemnification obligation in respect of such claim, except to the extent the LESSEE can establish actual prejudice and direct damages as a result thereof. The LESSOR will cooperate appropriately with the LESSEE in connection with the LESSEE's defense of such claim. The LESSEE shall defend LESSOR, at the LESSOR's request, against any claim with counsel reasonably satisfactory to the LESSOR. The LESSEE shall not settle or compromise any such claim or consent to the entry of any judgment without the prior written consent of LESSOR and without an unconditional release of all claims by each claimant or plaintiff in favor of LESSOR.

11. INSURANCE. LESSEE shall, at its own cost and expense, maintain commercial general liability insurance with limits of \$4,000,000 per occurrence for bodily injury (including death) and for damage or destruction, and shall include the LESSOR as an additional insured as their interest may appear under this Agreement. The Parties hereby waive and release any and all rights of action for negligence against the other which may hereafter arise on account of damage to the Premises or the Property, resulting from any fire, or other casualty which is insurable under "Causes of Loss – Special Form" property damage insurance or for the kind covered by standard fire insurance policies with extended coverage, regardless of whether or not, or in what amounts, such insurance is now or hereafter carried by the Parties, even if any such fire or other casualty shall have been caused by the fault or negligence of the other Party. These waivers and releases shall apply between the Parties and they shall also apply to any claims under or through either Party as a result of any asserted right of subrogation. All such policies of insurance obtained by either Party concerning the Premises or the Property shall waive the insurer's right of subrogation against the other Party. LESSOR maintains general liability insurance on the real property; LESSOR'S property is self-insured up to \$150,000, and covered up to \$10,000,000 through a governmental entity insurance pool. LESSEE will not be named an additional insured under the City's insurance and LESSEE'S personal property (tower, equipment and other facilities) are not insured under the City's policies.

12. LIMITATION OF LIABILITY. Except for indemnification pursuant to Paragraphs 10 and 24, a violation of Paragraph 29, or a violation of law, neither Party shall be liable to the other, or any of their respective agents, representatives, or employees for any lost revenue, lost profits, loss of technology, rights or services, incidental, punitive, indirect, special or consequential damages, loss of data, or

interruption or loss of use of service, even if advised of the possibility of such damages, whether under theory of contract, tort (including negligence), strict liability or otherwise.

13. INTERFERENCE.

(a). LESSEE agrees that LESSEE will not cause interference that is measurable in accordance with industry standards to LESSOR's equipment. LESSOR agrees that LESSOR and other occupants of the Property will not cause interference that is measurable in accordance with industry standards to the then existing equipment of LESSEE.

(b). Without limiting any other rights or remedies, if interference occurs and continues for a period in excess of 48 hours following notice to the interfering party via telephone to LESSEE'S Network Operations Center (at (800) 224-6620/(800) 621-2622) or to LESSOR at (970 244-1484), the interfering party shall or shall require any other user to reduce power or cease operations of the interfering equipment until the interference is cured.

(c). The Parties acknowledge that there will not be an adequate remedy at law for noncompliance with the provisions of this Paragraph and therefore the Parties shall have the right to equitable remedies such as, without limitation, injunctive relief and specific performance.

14. REMOVAL AT END OF TERM. Upon expiration or within 90 days of earlier termination, LESSEE shall remove LESSEE's Communications Equipment (except footings) and restore the Premises to its original condition, reasonable wear and tear and casualty damage excepted. LESSOR agrees and acknowledges that the communications equipment shall remain the personal property of LESSEE and LESSEE shall have the right to remove the same at any time during the Term, whether or not said items are considered fixtures and attachments to real property under applicable laws. If such time for removal causes LESSEE to remain on the Premises after termination of the Agreement, LESSEE shall pay rent at the then existing monthly rate or on the existing monthly pro-rata basis if based upon a longer payment term, until the removal of the communications equipment is completed.

15. HOLDOVER. If upon expiration of the Term the Parties are negotiating a new lease or a lease extension, then this Agreement shall continue during such negotiations on a month to month basis at the rental in effect as of the date of the expiration of the Term. In the event that the Parties are not in the process of negotiating a new lease or lease extension and LESSEE holds over after the expiration or earlier termination of the Term, then Lessee shall pay rent at the then existing monthly rate or on the existing monthly pro-rata basis if based upon a longer payment term, until the removal of the communications equipment is completed.

16. RIGHT OF FIRST REFUSAL. If at any time after the Effective Date, LESSOR receives an offer or letter of intent from any person or entity that is in the business of owning, managing or operating communications facilities or is in the business of acquiring landlord interests in agreements relating to communications facilities, to purchase fee title, an easement, a lease, a license, or any other interest in the Premises or any portion thereof or to acquire any interest in this Agreement, or an option for any of the foregoing, LESSOR shall provide written notice to LESSEE of said offer ("LESSOR's Notice"). LESSOR's Notice shall include the prospective buyer's name, the purchase price being offered, any other consideration being offered, the other terms and conditions of the offer, a description of the portion of and interest in the Premises and/or this Agreement which will be conveyed in the proposed transaction, and a copy of any letters of intent or form agreements presented to LESSOR by the third party offeror.

LESSEE shall have the right of first refusal to meet any bona fide offer of sale or transfer on the terms and conditions of such offer or by effectuating a transaction with substantially equivalent financial terms. If LESSEE fails to provide written notice to LESSOR that LESSEE intends to meet such bona fide offer within thirty (30) days after receipt of LESSOR's Notice, LESSOR may proceed with the proposed transaction in accordance with the terms and conditions of such third party offer, in which event this Agreement shall continue in full force and effect and the right of first refusal described in this Paragraph shall survive any such conveyance to a third party. If LESSEE provides LESSOR with notice of LESSEE's intention to meet the third party offer within thirty (30) days after receipt of LESSOR's Notice, then if LESSOR's Notice describes a transaction involving greater space than the Premises, LESSEE may elect to proceed with a transaction covering only the Premises and the purchase price shall be pro-rated on a square footage basis. Further, LESSOR acknowledges and agrees that if LESSEE exercises this right of first refusal, LESSEE may require a reasonable period of time to conduct due diligence and effectuate the closing of a transaction on substantially equivalent financial terms of the third party offer. LESSEE may elect to amend this Agreement to effectuate the proposed financial terms of the third party offer rather than acquiring fee simple title or an easement interest in the Premises. For purposes of this Paragraph, any transfer, bequest or devise of LESSOR's interest in the Property as a result of the death of LESSOR, whether by will or intestate succession, or any conveyance to LESSOR's family members by direct conveyance or by conveyance to a trust for the benefit of family members shall not be considered a sale for which LESSEE has any right of first refusal.

17. RIGHTS UPON SALE. Should LESSOR, at any time during the Term, decide (i) to sell or otherwise transfer all or any part of the Property, or (ii) to grant to a third party by easement or other legal instrument an interest in and to any portion of the Premises, such sale, transfer, or grant of an easement or interest therein shall be under and subject to this Agreement and any such purchaser or transferee shall recognize LESSEE's rights hereunder. In the event that LESSOR completes any such sale, transfer, or grant described in this Paragraph without executing an assignment of the Agreement whereby the third party agrees in writing to assume all obligations of LESSOR under this Agreement, then LESSOR shall not be released from its obligations to LESSEE under this Agreement, and LESSEE shall have the right to look to LESSOR and the third party for the full performance of the Agreement.

18. LESSOR'S TITLE. LESSOR covenants that LESSEE, on paying the rent and performing the covenants herein, shall peaceably and quietly have, hold and enjoy the Premises. LESSOR represents and warrants to LESSEE as of the Effective Date and covenants during the Term that LESSOR has full authority to enter into and execute this Agreement and that there are no liens, judgments, covenants, easement, restrictions or other impediments of title that will adversely affect LESSEE's Use.

19. ASSIGNMENT. Without any approval or consent of the other Party, this Agreement may be sold, assigned or transferred by either Party to (i) any entity in which the Party directly or indirectly holds an equity or similar interest; (ii) any entity which directly or indirectly holds an equity or similar interest in the Party; or (iii) any entity directly or indirectly under common control with the Party. LESSEE may assign this Agreement to any entity which acquires all or substantially all of LESSEE's assets in the market defined by the FCC in which the Property is located by reason of a merger, acquisition or other business reorganization without approval or consent of LESSOR. As to other parties, this Agreement may not be sold, assigned or transferred without the written consent of the other Party, which such consent will not be unreasonably withheld, delayed or conditioned. No change of stock ownership, partnership interest or control of LESSEE or transfer upon partnership or corporate dissolution of either Party shall constitute an assignment hereunder. LESSEE may sublet the Premises in LESSEE's sole discretion.

20. NOTICES. Except for notices permitted via telephone in accordance with Paragraph 13, all notices hereunder must be in writing and shall be deemed validly given if sent by certified mail, return receipt requested or by commercial courier, provided the courier's regular business is delivery service and provided further that it guarantees delivery to the addressee by the end of the next business day following the courier's receipt from the sender, addressed as follows (or any other address that the Party to be notified may have designated to the sender by like notice):

LESSOR: City of Grand Junction  
250 North 5th Street  
Grand Junction, CO 81501

LESSEE: CommNet Cellular, Inc.  
d/b/a Verizon Wireless  
180 Washington Valley Road  
Bedminster, New Jersey 07921  
Attention: Network Real Estate

Notice shall be effective upon actual receipt or refusal as shown on the receipt obtained pursuant to the foregoing.

21. SUBORDINATION AND NON-DISTURBANCE. Within 15 days of the Effective Date, LESSOR shall obtain a Non-Disturbance Agreement, as defined below, from its existing mortgagee(s), ground lessors and master lessors, if any, of the Property. At LESSOR's option, this Agreement shall be subordinate to any future master lease, ground lease, mortgage, deed of trust or other security interest (a "Mortgage") by LESSOR which from time to time may encumber all or part of the Property; provided, however, as a condition precedent to LESSEE being required to subordinate its interest in this Agreement to any future Mortgage covering the Property, LESSOR shall obtain for LESSEE's benefit a non-disturbance and attornment agreement for LESSEE's benefit in the form reasonably satisfactory to LESSEE, and containing the terms described below (the "Non-Disturbance Agreement"), and shall recognize LESSEE's rights under this Agreement. The Non-Disturbance Agreement shall include the encumbering party's ("Lender's") agreement that, if Lender or its successor-in-interest or any purchaser of Lender's or its successor's interest (a "Purchaser") acquires an ownership interest in the Property, Lender or such successor-in-interest or Purchaser will honor all of the terms of the Agreement. Such Non-Disturbance Agreement must be binding on all of Lender's participants in the subject loan (if any) and on all successors and assigns of Lender and/or its participants and on all Purchasers. In return for such Non-Disturbance Agreement, LESSEE will execute an agreement for Lender's benefit in which LESSEE (1) confirms that the Agreement is subordinate to the Mortgage or other real property interest in favor of Lender, (2) agrees to attorn to Lender if Lender becomes the owner of the Property and (3) agrees to accept a cure by Lender of any of LESSOR's defaults, provided such cure is completed within the deadline applicable to LESSOR. In the event LESSOR defaults in the payment and/or other performance of any mortgage or other real property interest encumbering the Property, LESSEE, may, at its sole option and without obligation, cure or correct LESSOR's default and upon doing so, LESSEE shall be subrogated to any and all rights, titles, liens and equities of the holders of such mortgage or other real property interest and LESSEE shall be entitled to deduct and setoff against all rents that may otherwise become due under this Agreement the sums paid by LESSEE to cure or correct such defaults.

22. DEFAULT. It is a "Default" if (i) either Party fails to comply with this Agreement and does not remedy the failure within 30 days after written notice by the other Party or, if the failure cannot reasonably be remedied in such time, if the failing Party does not commence a remedy within the allotted 30 days and diligently pursue the cure to completion within 90 days after the initial written notice, or (ii) LESSOR fails to comply with this Agreement and the failure interferes with LESSEE's Use and LESSOR does not remedy the failure within 5 days after written notice from LESSEE or, if the failure cannot reasonably be remedied in such time, if LESSOR does not commence a remedy within the allotted 5 days and diligently pursue the cure to completion within 15 days after the initial written notice. The cure periods set forth in this Paragraph 22 do not extend the period of time in which either Party has to cure interference pursuant to Paragraph 13 of this Agreement.

23. REMEDIES. In the event of a Default, without limiting the non-defaulting Party in the exercise of any right or remedy which the non-defaulting Party may have by reason of such default, the non-defaulting Party may terminate this Agreement and/or pursue any remedy now or hereafter available to the non-defaulting Party under the Laws or judicial decisions of the state in which the Property is located. Further, upon a Default, the non-defaulting Party may at its option (but without obligation to do so), perform the defaulting Party's duty or obligation. The costs and expenses of any such performance by the non-defaulting Party shall be due and payable by the defaulting Party upon invoice therefor. If LESSEE undertakes any such performance on LESSOR's behalf and LESSOR does not pay LESSEE the full undisputed amount within 30 days of its receipt of an invoice setting forth the amount due, LESSEE may offset the full undisputed amount due against all fees due and owing to LESSOR under this Agreement until the full undisputed amount is fully reimbursed to LESSEE.

24. ENVIRONMENTAL. LESSEE shall conduct its business in compliance with all applicable laws governing the protection of the environment or employee health and safety ("EH&S Laws"). LESSEE shall indemnify and hold harmless the LESSOR from claims to the extent resulting from LESSEE's violation of any applicable EH&S Laws or to the extent that LESSEE causes a release of any regulated substance to the environment. LESSOR shall indemnify and hold harmless LESSEE from all claims resulting from the violation of any applicable EH&S Laws or a release of any regulated substance to the environment except to the extent resulting from the activities of LESSEE. The Parties recognize that LESSEE is only leasing a small portion of LESSOR's property and that LESSEE shall not be responsible for any environmental condition or issue except to the extent resulting from LESSEE's specific activities and responsibilities. In the event that LESSEE encounters any hazardous substances that do not result from its activities, LESSEE may relocate its facilities to avoid such hazardous substances to a mutually agreeable location or, if LESSEE desires to remove at its own cost all or some the hazardous substances or materials (such as soil) containing those hazardous substances, LESSOR agrees to sign any necessary waste manifest associated with the removal, transportation and/or disposal of such substances.

25. CASUALTY. If a fire or other casualty damages the Property or the Premises and impairs LESSEE's Use, rent shall abate until LESSEE'S Use is restored. If LESSEE's Use is not restored within 45 days, LESSEE may terminate this Agreement.

26. CONDEMNATION. If a condemnation of any portion of the Property or Premises impairs LESSEE's Use, Lessee may terminate this Agreement. LESSEE may on its own behalf make a claim in any condemnation proceeding involving the Premises for losses related to LESSEE's communications equipment, relocation costs and, specifically excluding loss of LESSEE's leasehold interest, any other damages LESSEE may incur as a result of any such condemnation.

27. APPLICABLE LAWS. During the Term, LESSOR shall maintain the Property in compliance with all applicable laws, EH&S Laws, rules, regulations, ordinances, directives, covenants, easements, consent decrees, zoning and land use regulations, and restrictions of record, permits, building codes, and the requirements of any applicable fire insurance underwriter or rating bureau, now in effect or which may hereafter come into effect (including, without limitation, the Americans with Disabilities Act and laws regulating hazardous substances) (collectively "Laws"). LESSEE shall, in respect to the condition of the Premises and at LESSEE's sole cost and expense, comply with (i) all Laws relating solely to LESSEE's specific and unique nature of use of the Premises; and (ii) all building codes requiring modifications to the Premises due to the improvements being made by LESSEE in the Premises. It shall be LESSOR's obligation to comply with all Laws relating to the Property, without regard to specific use (including, without limitation, modifications required to enable LESSEE to obtain all necessary building permits).

28. TAXES.

(a). LESSOR shall invoice and LESSEE shall pay any applicable transaction tax (including sales, use, gross receipts, or excise tax) imposed on the LESSEE and required to be collected by the LESSOR based on any service, rental space, or equipment provided by the LESSOR to the LESSEE. LESSEE shall pay all personal property taxes, fees, assessments, or other taxes and charges imposed by any Government Entity that are imposed on the LESSEE and required to be paid by the LESSEE that are directly attributable to the LESSEE's equipment or LESSEE's use and occupancy of the Premises. Payment shall be made by LESSEE within 60 days after presentation of a receipted bill and/or assessment notice which is the basis for such taxes or charges. LESSOR shall pay all ad valorem, personal property, real estate, sales and use taxes, fees, assessments or other taxes or charges that are attributable to LESSOR's Property or any portion thereof imposed by any Government Entity.

(b). LESSEE shall have the right, at its sole option and at its sole cost and expense, to appeal, challenge or seek modification of any tax assessment or billing for which LESSEE is wholly or partly responsible for payment. LESSOR shall reasonably cooperate with LESSEE at LESSEE's expense in filing, prosecuting and perfecting any appeal or challenge to taxes as set forth in the preceding sentence, including but not limited to, executing any consent, appeal or other similar document. In the event that as a result of any appeal or challenge by LESSEE, there is a reduction, credit or repayment received by the LESSOR for any taxes previously paid by LESSEE, LESSOR agrees to promptly reimburse to LESSEE the amount of said reduction, credit or repayment. In the event that LESSEE does not have the standing rights to pursue a good faith and reasonable dispute of any taxes under this paragraph, LESSOR will pursue such dispute at LESSEE's sole cost and expense upon written request of LESSEE.

29. NON-DISCLOSURE. The Parties agree this Agreement and any information exchanged between the Parties regarding the Agreement are confidential. The Parties agree not to provide copies of this Agreement or any other confidential information to any third party without the prior written consent of the other or as required by law. If a disclosure is required by law, prior to disclosure, the Party shall notify the other Party and cooperate to take lawful steps to resist, narrow, or eliminate the need for that disclosure.

30. INTENTIONALLY DELETED.



31. MISCELLANEOUS. This Agreement contains all agreements, promises and understandings between the LESSOR and the LESSEE regarding this transaction, and no oral agreement, promises or understandings shall be binding upon either the LESSOR or the LESSEE in any dispute, controversy or proceeding. This Agreement may not be amended or varied except in a writing signed by all Parties. This Agreement shall extend to and bind the heirs, personal representatives, successors and assigns hereto. The failure of either party to insist upon strict performance of any of the terms or conditions of this Agreement or to exercise any of its rights hereunder shall not waive such rights and such party shall have the right to enforce such rights at any time. The performance of this Agreement shall be governed, interpreted, construed and regulated by the laws of the state in which the Premises is located without reference to its choice of law rules. Except as expressly set forth in this Agreement, nothing in this Agreement shall grant, suggest or imply any authority for one Party to use the name, trademarks, service marks or trade names of the other for any purpose whatsoever. LESSOR agrees to execute a Memorandum of this Agreement, which LESSEE may record with the appropriate recording officer. The provisions of the Agreement relating to indemnification from one Party to the other Party shall survive any termination or expiration of this Agreement.

[Signature page follows. The remainder of this page is intentionally blank.]

IN WITNESS WHEREOF, the Parties hereto have set their hands and affixed their respective seals the day and year first above written.

~~LESSOR:~~ LESSEE:

CommNet Cellular Inc.  
d/b/a Verizon Wireless

By: 

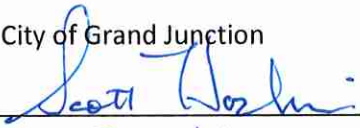
Name: Rick Goldschmidt

Its: Director Network Field Engineering

Date: 11/10/17

~~LESSEE:~~ LESSOR:

The City of Grand Junction

By: 

Name: Scott Hopkins

Its: Project Manager

Date: 10/16/17

EXHIBIT "A"

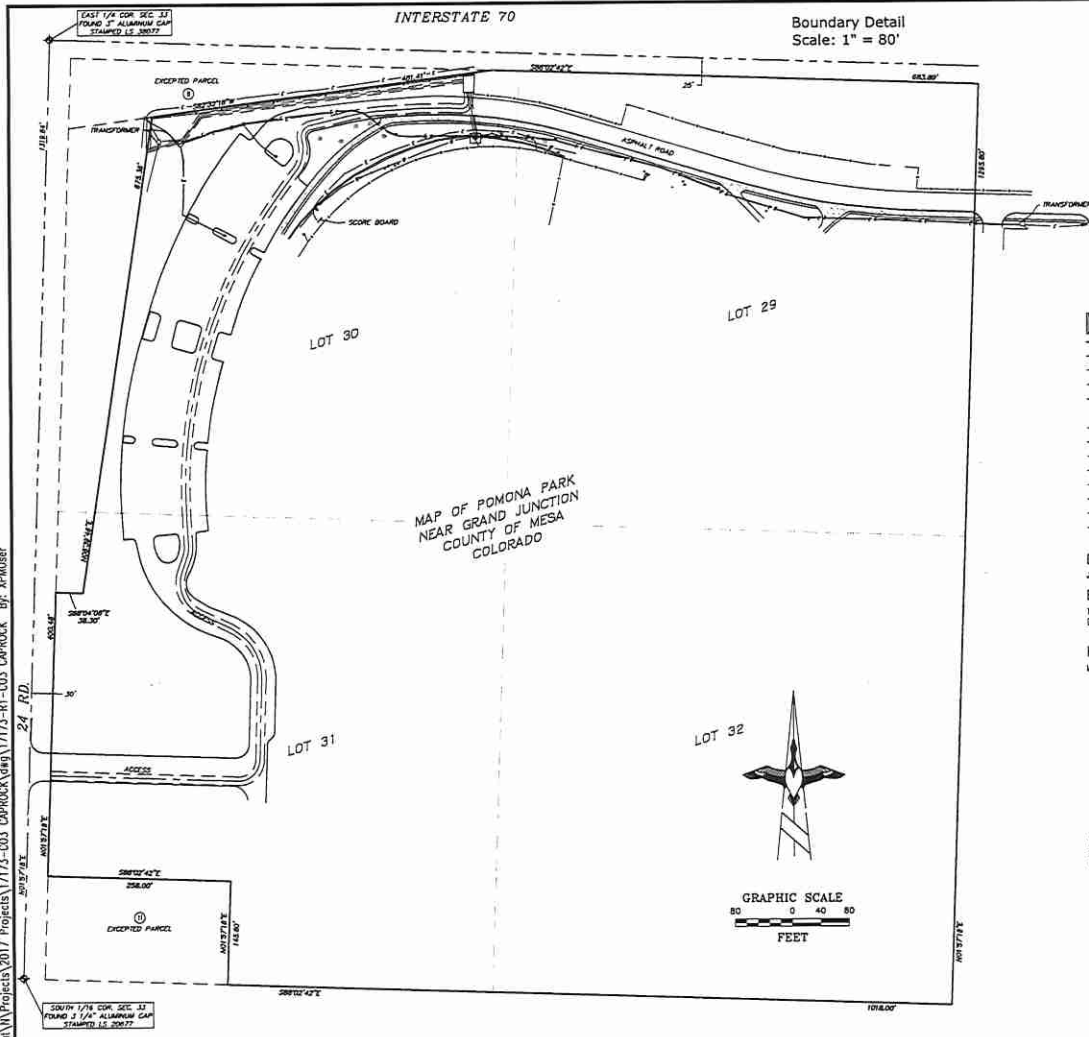
DESCRIPTION OF PROPERTY

Lots 29, 30, 31, and 32 and that part of Lot 28 which lies West of the Wash which cuts said Lot 28, all in Pomona Park, EXCEPT that part conveyed to Colorado Department of Highways by instrument recorded December 26, 1963 in Book 861 at Page 279, AND EXCEPT Beginning at the Southwest corner of Lot 31 of the Pomona Park and running thence North along the West boundary of said Lot 31 a distance of 145.80 feet, thence East 258.00 feet, thence South 145.80 feet to the South boundary of Lot 31, thence West 258.00 feet to the point of beginning, ALL IN MESA COUNTY, COLORADO. Together with any and all water, water rights, ditches and ditch rights of-way thereunto appertaining and/or used in connection therewith.

**EXHIBIT "B"**

**SITE PLAN OF THE PREMISES**





**LINE LEGEND**

- SUBJECT PARCEL BOUNDARY LINES
- SECTION LINES
- ADJOINING PARCEL BOUNDARY LINES
- ESDIMENT LINES
- PROOF OF WAY LINES
- FLOOD PLANE LINES
- BARBED WIRE FENCE
- CHAINLINK FENCE
- UNDERGROUND ELECTRIC LINES
- UNDERGROUND GAS LINES
- OVERHEAD ELECTRIC LINES
- UNDERGROUND SANITARY SEWER LINES
- UNDERGROUND TELEPHONE LINES
- UNDERGROUND WATER LINES

**Date of Survey**  
JUNE 1, 2017

**Basis of Bearings**  
THE COLORADO STATE PLANE COORDINATE SYSTEM, CONTROL ZONE (NAD83), CLASSIFICATION: HORIZONTAL ELECTRONIC ACQUISITY STANDARD 5.0 cm ± 1: 10,000

**Bench Mark**  
MESA COUNTY CONTROL POINT 70210', ELEVATION = 4571.61 FEET (NAD 83)

**Legend**

- CONCRETE PAVEMENT
- CONIFEROUS TREE
- DIAMETER
- DECIDUOUS TREE
- EDGE OF ASPHALT
- FINISHED FLOOR
- FINISH SURFACE
- FIRE HYDRANT
- FLOW LINE
- FOUND MONUMENT AS NOTED
- FOUND SECTION MONUMENT
- GEOGRAPHIC LOCATION
- GAS METER
- IRRIGATION CONTROL VALVE
- NATURAL GROUND
- PARKING BOLLARD
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- OVERHEAD ELECTRIC LINE
- POWER POLE
- PROPERTY LINE
- RIGHT OF WAY
- SEWER MANHOLE
- SIGN POST
- STREET LIGHT STANDARDS
- TELEPHONE PEDESTAL
- TYPICAL
- WATER METER
- WATER VALVE

**Underground Utility Note:**  
BURIED UTILITIES AND/OR PIPELINES SHOWN HEREON ARE PER VISIBLE AND APPARENT SURFACE EVIDENCE, RECORD DRAWINGS OF THE CONSTRUCTED UTILITIES OBTAINED FROM RELIABLE AND RESPONSIBLE SOURCES NOT CONNECTED WITH ALTIURA LAND CONSULTANTS, LLC OR WARRANTIES PROVIDED BY AN INDEPENDENT LOCATING CONTRACTOR. NO GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF SUCH INFORMATION. IF MORE ACCURATE LOCATIONS OF UNDERGROUND UTILITIES OR PIPE LINES ARE REQUIRED, THE UTILITY OR PIPELINE WILL HAVE TO BE VERIFIED BY FIELD PHOTOGRAPHY, ALTIURA LAND CONSULTANTS, LLC AND THE SURVEYOR OF RECORDS SHALL BE HELD LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES OR PIPELINES.

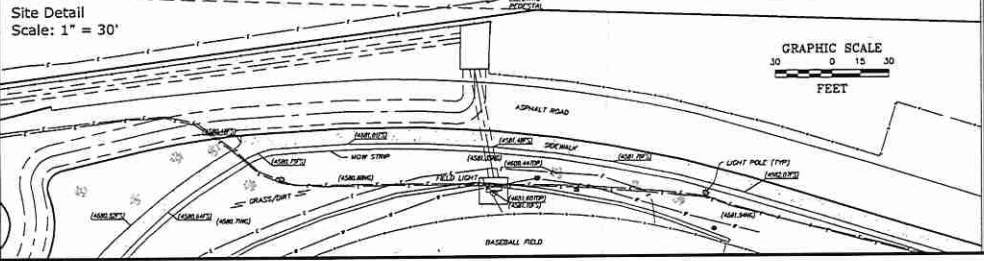
**Title Report**  
PREPARED BY: US TITLE SOLUTIONS  
ORDER NO: 5888A-COT703-0024  
EFFECTIVE DATE: APRIL 3, 2017

**Legal Description**  
LOTS 29, 30, 31, AND 32 AND THAT PART OF LOT 28 WHICH LIES WEST OF THE WASH WHICH CUTS SAID LOT 28, ALL IN POMONA PARK,  
EXCEPT THAT PART CONVEYED TO COLORADO DEPARTMENT OF HIGHWAYS BY INSTRUMENT RECORDED DECEMBER 26, 1983 IN BOOK 861 AT PAGE 276,  
AND EXCEPT BEGINNING AT THE SOUTHWEST CORNER OF LOT 31 OF THE POMONA PARK AND RUNNING THENCE NORTH ALONG THE WEST BOUNDARY OF SAID LOT 31 A DISTANCE OF 143.00 FEET, THENCE EAST 258.00 FEET, THENCE SOUTH 143.00 FEET TO THE SOUTH BOUNDARY OF LOT 31, THENCE WEST 258.00 FEET TO THE POINT OF BEGINNING, ALL IN MESA COUNTY, COLORADO  
TOGETHER WITH ANY AND ALL WATER, WATER RIGHTS, DITCHES AND DITCH RIGHTS-OF-WAY THEREIN AND APPURTENANCE AND/OR USED IN CONNECTION THEREWITH.

**Assessor's Parcel No.**  
2701-133-00-150

**Easements**  
7. EASEMENT BY J.M. REYNOLDS AND MRS. J.M. REYNOLDS, HIS WIFE AND C.E. REYNOLDS TO THE GRAND JUNCTION AND GRAND TOWER VALLEY RAILWAY COMPANY, DATED 4/12/1910 RECORDED 4/21/1910 IN BOOK 8125 PAGE 419.  
NOTES: EASEMENT FOR ELECTRIC RAILWAY DOES NOT AFFECT SUBJECT PROPERTY.  
8. AGREEMENT BY LEONARD LONG AND PALLAS V. LONG TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO, DATED 11/16/1963 RECORDED 12/26/1963 IN BOOK 8061 PAGE 282.  
NOTES: RIGHTS OF ACCESS. (PLATTED HEREON).  
9. PATENT RECORDED 9/1/1896 IN BOOK 11 PAGE 50. (BLANKET IN NATURE).  
10. MAP OF POMONA PARK NEAR GRAND JUNCTION, COLO. RECORDED 10/24/1910 IN INSTRUMENT NO. 12465. (NO EASEMENTS SHOWN ON PLAN).  
11. AGREEMENT FOR RIGHT OF FIRST REFUSAL DATED 11/8/1993 RECORDED 12/10/1993 IN BOOK 2032 PAGE 621. (PLATTED HEREON).  
12. AN ORDINANCE AMENDING TERRITORY TO THE CITY OF GRAND JUNCTION, COLORADO DATED 2/1/1995 RECORDED 4/13/1995 IN BOOK 2138 PAGE 814. (BLANKET IN NATURE).

**Lease Area/Access & Utility Easements**  
SEE SHEET 152



**Certificate of Survey**  
THIS IS TO CERTIFY THAT THIS TOPOGRAPHIC MAP AND IMPROVEMENTS SHOWN ON THIS MAP ARE THE BEST OF MY KNOWLEDGE AND BELIEF.  
JESUS QUINTANA PES 38081  
7/6/17

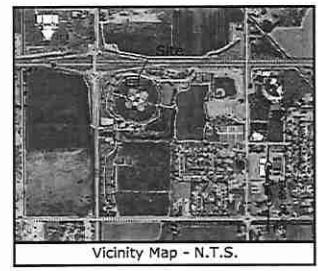
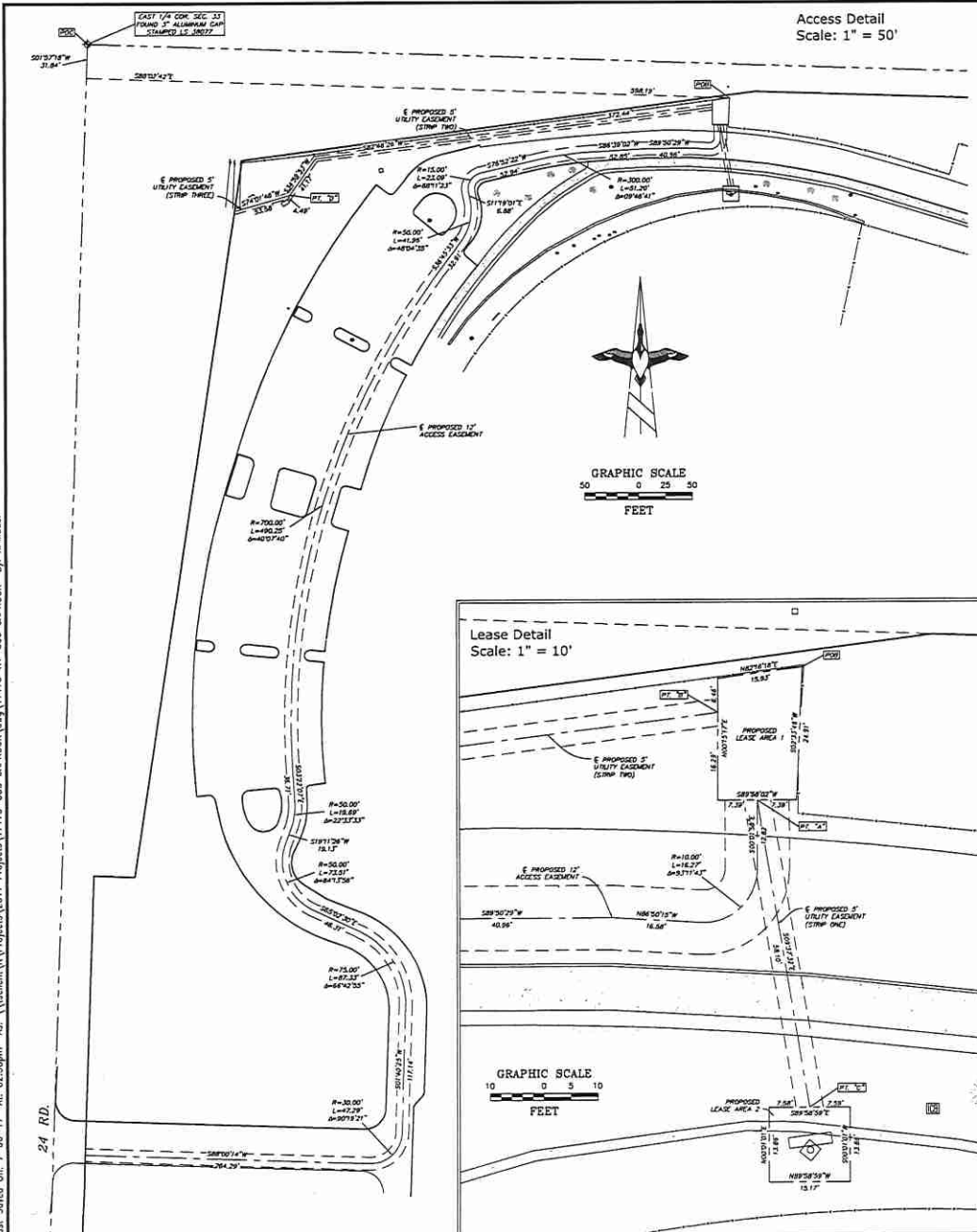
THIS DOES NOT REPRESENT A MONUMENTED SURVEY.  
REFERENCE IS MADE TO A COUNTY FOR TITLE INSURANCE NUMBER 5888A-COT703-0024, ISSUED BY US TITLE SOLUTIONS AND HAVING AN EFFECTIVE DATE OF APRIL 3, 2017. THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THE LESSOR'S LEGAL DESCRIPTION AND RECORD BOUNDARY ARE SHOWN HEREON FOR REFERENCE ONLY.  
THIS SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE LESSOR'S PROPERTY.

Altiura logo and contact information:  
3131 S. Morgan Hwy, Suite 550  
Grand Junction, CO 81504  
(970) 242-7000

CO3 CAPROCK logo and address:  
788 24 RD.  
GRAND JUNCTION, CO 81506  
COUNTY OF MESA  
TOPOGRAPHIC SURVEY

LS1 logo and survey information table.

Access Detail  
Scale: 1" = 50'



**Title Report**  
 PREPARED BY: US TITLE SOLUTIONS  
 ORDER NO: 2686-02173-03-04  
 EFFECTIVE DATE: APRIL 3, 2017

**Legal Description**  
 LOTS 28, 31, AND 32 AND THAT PART OF LOT 28 WHICH LIES WEST OF THE WASH WHICH CUTS SAID LOT 28, ALL IN PONDWA PARK, COUNTY OF MESA, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 EXCEPT THAT PART COMING TO COLORADO DEPARTMENT OF HIGHWAYS BY INSTRUMENT RECORDED DECEMBER 26, 1963 IN BOOK 861 AT PAGE 276,  
 AND EXCEPT BEGINNING AT THE SOUTHWEST CORNER OF LOT 31 OF THE PONDWA PARK AND RUNNING THENCE NORTH ALONG THE WEST BOUNDARY OF SAID LOT 31 A BEARING OF 16.50 FEET, THENCE EAST 25.00 FEET, THENCE SOUTH 14.50 FEET TO THE SOUTH BOUNDARY OF LOT 31, THENCE WEST 25.00 FEET TO THE POINT OF BEGINNING, ALL IN MESA COUNTY, COLORADO,  
 TOGETHER WITH ANY AND ALL WATER, WATER RIGHTS, DITCHES AND DITCH RIGHTS-OF-WAY THEREUNTO APPERTAINING AND/OR USED IN CONNECTION THEREWITH.

**Assessor's Parcel No.**  
 2791-333-00-100  
**Easements**  
 SEE SHEET L51

**Lease Area/Access & Utility Easements**  
**LEASE AREA 1**  
 BEING A TELECOMMUNICATIONS LEASE PARCEL LYING WITHIN A PORTION OF LOT 30, IN PONDWA PARK, COUNTY OF MESA, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE EAST 1/4 CORNER OF SECTION 33, THENCE ALONG THE EAST LINE OF SAID SECTION, 307°37'18"W, 31.84 FEET, THENCE S80°27'47"E, 396.19 FEET TO THE POINT OF BEGINNING, THENCE S02°54'16"W, 14.91 FEET, THENCE S89°50'26"W, 7.38 FEET TO A POINT HERENFTER REFERRED TO AS POINT "A"; THENCE CONTINUING S89°50'26"W, 7.38 FEET, THENCE NORTH 17°17', 16.28 FEET TO A POINT HERENFTER REFERRED TO AS POINT "B"; THENCE CONTINUING NORTH 17°17', 6.84 FEET, THENCE NORTH 17°17', 15.83 FEET TO THE POINT OF BEGINNING,  
 CONTAINING 383.52 FT. OR 0.008 ACRES MORE OR LESS.  
**ACCESS EASEMENT**  
 BEING A STRIP OF LAND 12.00 FEET IN WIDTH LYING WITHIN A PORTION OF LOTS 30 & 31, IN PONDWA PARK, COUNTY OF MESA, STATE OF COLORADO, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:  
 BEGINNING AT POINT "A" AS DESCRIBED ABOVE, THENCE S00°31'54"E, 12.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 16.00 FEET, THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 87°11'47", AN ARC LENGTH OF 16.27 FEET, THENCE N89°50'15"W, 16.58 FEET, THENCE S89°50'26"W, 40.84 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 300.00 FEET, THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 59°44'11", AN ARC LENGTH OF 15.30 FEET, THENCE S75°22'22"W, 53.84 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET, THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88°17'27", AN ARC LENGTH OF 23.09 FEET, THENCE S11°07'17", 6.88 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 30.00 FEET, THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48°54'35", AN ARC LENGTH OF 41.95 FEET, THENCE S30°42'31"W, 33.91 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 70.00 FEET, THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40°57'47", AN ARC LENGTH OF 99.23 FEET, THENCE S02°22'07", 30.71 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 30.00 FEET, THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°55'17", AN ARC LENGTH OF 19.83 FEET, THENCE S11°07'17", 15.13 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 50.00 FEET, THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 84°13'56", AN ARC LENGTH OF 73.51 FEET, THENCE S02°22'07", 46.11 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 75.00 FEET, THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 87°42'37", AN ARC LENGTH OF 87.33 FEET, THENCE S01°42'25", 117.14 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 30.00 FEET, THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88°19'21", AN ARC LENGTH OF 47.28 FEET, THENCE S88°07'46", 384.28 FEET TO THE RIGHT-OF-WAY OF 24 ROAD AND THE END OF SAID STRIP OF LAND.

**LINE LEGEND**

---	SUBJECT PARCEL BOUNDARY LINES
---	SECTION LINES
---	ADJOINING PARCEL BOUNDARY LINES
---	EASEMENT LINES
---	RIGHT OF WAY LINES
---	FLOOD PLANE LINES
---	BARBED WIRE FENCE
---	CHAINLINK FENCE
---	UNDERGROUND ELECTRIC LINES
---	UNDERGROUND GAS LINES
---	OVERHEAD ELECTRIC LINES
---	UNDERGROUND SANITARY SEWER LINES
---	UNDERGROUND TELEPHONE LINES
---	UNDERGROUND WATER LINES

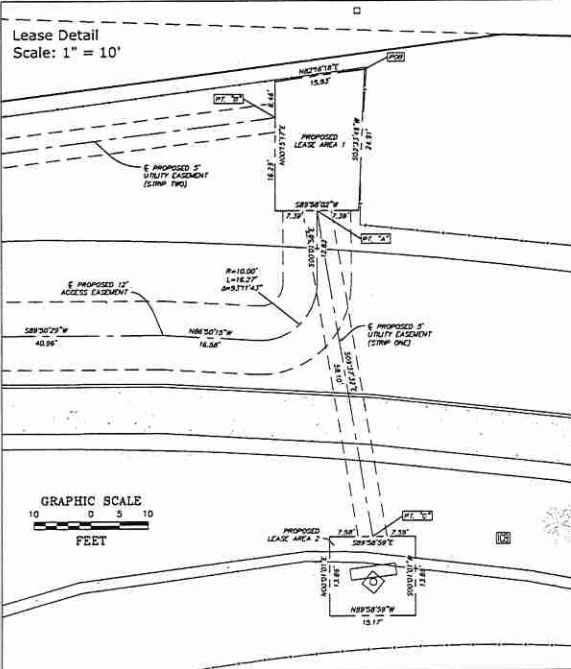
**Date of Survey**  
 JUNE 1, 2017  
**Basis of Bearings**  
 THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD83), DATUM: NAD83, HORIZONTAL ACCURACY STANDARD: 3.0 CM ± 1:10,000

**Bench Mark**  
 MESA COUNTY CONTROL POINT "70710", ELEVATION = 4571.61 FEET (NAVD 88)

**Legend**

---	CONCRETE PAVEMENT	MC	NATURAL CROSSLAND
---	CONTOURED TREE	CT	PARKING DECORATED
---	DIAMETER	POB	POINT OF BEGINNING
---	DECIDUOUS TREE	POC	POINT OF COMMENCEMENT
---	EDGE OF ASPHALT	---	OVERHEAD ELECTRIC LINE
---	FINISHED FLOOR	---	POWER POLE
---	FRESH SURFACE	R.O.W.	PROPERTY LINE
---	FIRE HYDRANT	---	RIGHT OF WAY
---	FLOW LINE	---	SEWER MANHOLE
---	FOUND MONUMENT AS NOTED	---	SIGN POST
---	FOUND SECTION MONUMENT	---	STREET LIGHT STANDINGS
---	GEODOMIC LOCATION	---	TELEPHONE PEGDIAL
---	GAS METER	---	WATER METER
---	IRRIGATION CONTROL VALVE	---	WATER VALVE

**Underground Utility Note:**  
 BURIED UTILITIES AND/OR PRELINES SHOWN HEREON ARE PER VISIBLE AND APPARENT SURFACE EVIDENCE. RECORD DRAWINGS OF THE CONSTRUCTED UTILITY LINES OBTAINED FROM RELIABLE AND REPUTABLE SOURCES NOT CONNECTED WITH ALTRIA LAND CONSULTANTS, LLC OR HARRISONS PROVIDED BY AN INDEPENDENT LOCATING CONTRACTOR. NO GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OR IMPROBABILITY OF SUCH INFORMATION. IF MORE ACQUAINT LOCATIONS OF UNDERGROUND UTILITIES OR PIPE LINES ARE REQUIRED, THE UTILITY OR PIPELINE WILL HAVE TO BE VERIFIED BY FIELD PHOTOGRAPHY. ALTRIA LAND CONSULTANTS, LLC AND THE SUPERVISOR OF RECORD SHALL NOT BE HELD LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES OR PIPELINES.



**CO3 CAPROCK**  
 728 24 RD,  
 GRAND JUNCTION, CO 81505  
 COUNTY OF MESA  
 TOPOGRAPHIC SURVEY

**ALTRIA**  
 1616 ALTRIA BLVD, SUITE 100  
 GRAND JUNCTION, CO 81505  
 DRIVERS BY: JT  
 JOB NO.: 17173

**verizonwireless**  
 3131 S. Virginia Way, Suite 450  
 Aurora, CO 80014  
 (800) 272-7000

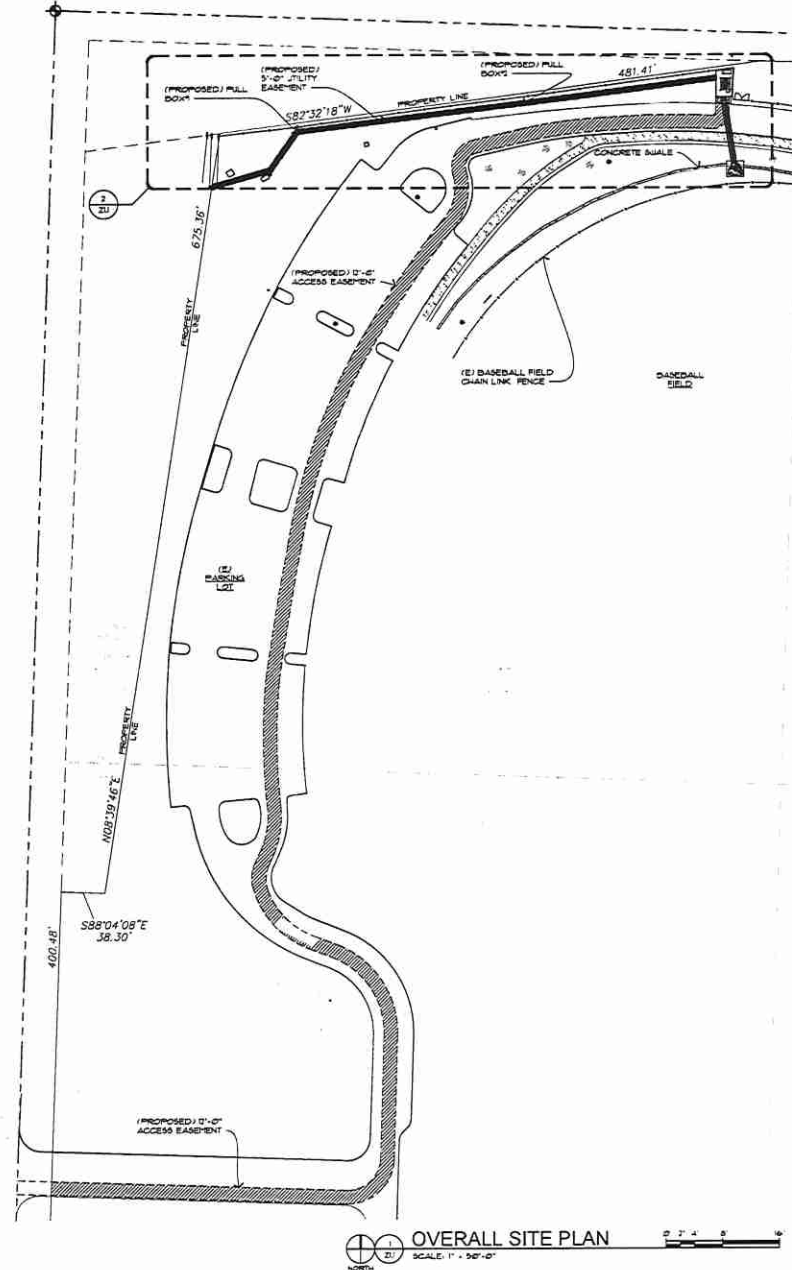
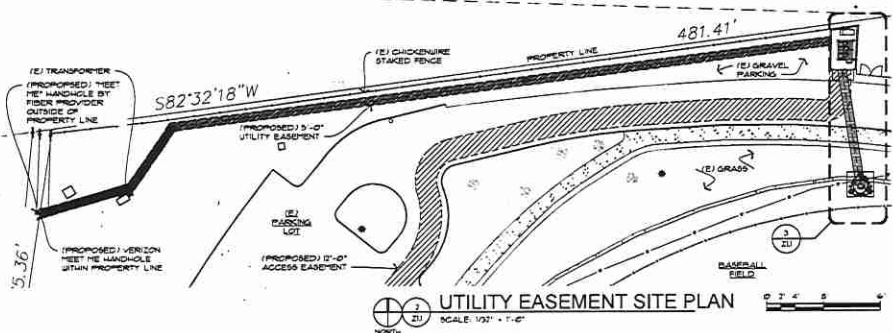
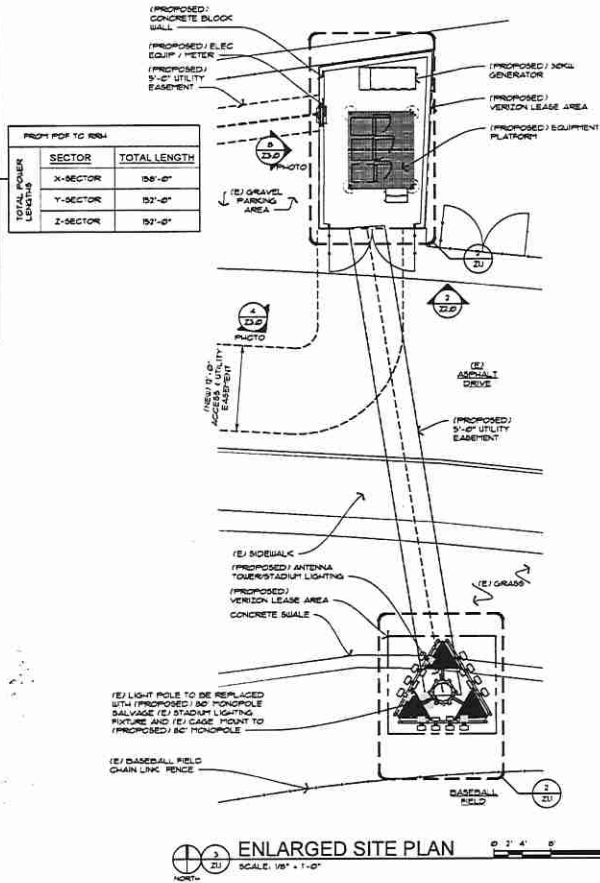
**LS2**

DATE	
APPROVED	
DATE	
BY	
DATE	
BY	
DATE	
BY	
DATE	
BY	

POWER CABLE LENGTH					
FROM PDF TO BASE OVP'S (LOWER)					
SECTOR	TYPE	SIZE	LENGTH	QTY	TOTAL
N/A	DC PAIR	10"	10'	2	20'
HYBRID CABLE LENGTHS					
FROM BASE OVP'S (LOWER) TO BASE OVP'S (UPPER)					
SECTOR	TYPE	SIZE	LENGTH	QTY	TOTAL
N/A	6X12	3/4"	134'	2	308'
FROM BASE OVP (UPPER) TO RIBS					
SECTOR	TYPE	SIZE	LENGTH	QTY	TOTAL
X-SECTOR	101	3/4"	12'	4	48'
Y-SECTOR	101	3/4"	8'	4	32'
Z-SECTOR	101	3/4"	8'	4	32'
					TOTAL 112'
COAXIAL CABLE LENGTHS					
FROM RIBS TO ANTENNAS					
SECTOR	TYPE	SIZE	LENGTH	QTY	TOTAL
X-SECTOR	LDF4 -SCA	3/4"	6'	12	72'
Y-SECTOR	LDF4 -SCA	3/4"	6'	12	72'
Z-SECTOR	LDF4 -SCA	3/4"	6'	12	72'
					TOTAL 216'

POWER LENGTH	
FROM (E) TRANSFORMER TO PANEL ON EQUIPMENT CABINETS	
LOCATION	LENGTH
FROM TRANSFORMER TO ELEC. METER	425'
FROM ELEC. METER TO CABINET PANEL	18'
TOTAL 443'-10" = 487'	

FIBER LENGTH	
FROM HAND HOLE AT PROPERTY LINE TO EQUIPMENT CABINETS	
LOCATION	LENGTH
FROM HAND HOLE TO BELOW CABINET	415'
FROM BELOW CABINET TO FIBER CABINET	15'
TOTAL 430'-10" = 540'	



STAMP

**PRELIMINARY**  
NOT FOR CONSTRUCTION

**Rex**  
Architex  
146 Madison Street  
Denver, CO 80204  
303.388.2918

Drawings and documents are prepared by the author and are not to be used for any other project without the written consent of the author. The author is not responsible for any errors or omissions in these drawings or documents. The user of these drawings and documents is advised to verify all information and dimensions before use. The author is not responsible for any damage or injury resulting from the use of these drawings and documents.

PROJECT FOR  
**verizon**

DATE ISSUED  
**JULY 12, 2017**

DATE	ISSUED AS
---	ZD APPROVAL
---	CD PRELIMINARY / REVIEW
---	BID SETS
---	PERMIT SUBMITTED

DATE	REVISIONS
7-12-17	100% ZONING DRAWINGS
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---	---
---	---

PROJECT NAME  
**CO3-CAPROCK**

CELL SITE  
**ZD'S - ALT. #1**  
750 24 RD, GRAND JUNCTION,  
CO 81505

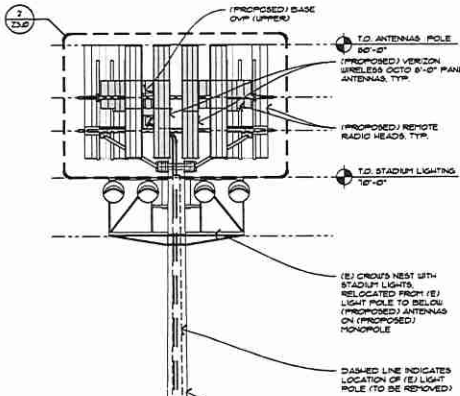
COUNTY OF MESA  
STATE OF COLORADO

**Z1.1**  
1 OF 4

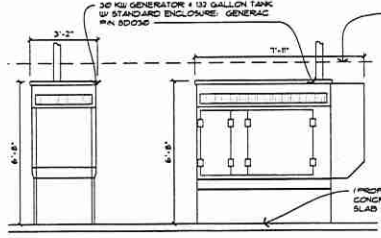




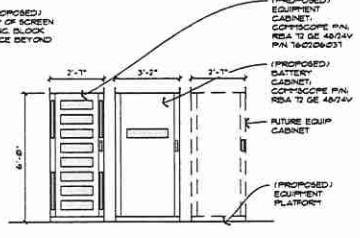
CO3 Caprock



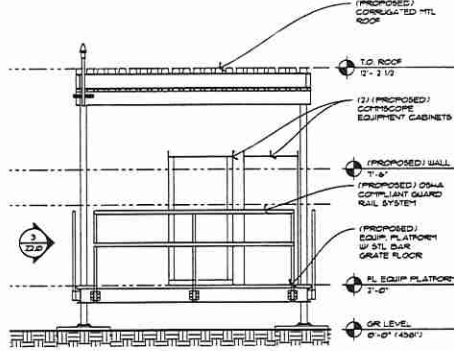
**ANTENNA AND LIGHTING TOWER ELEVATION**  
SCALE: 3/8" = 1'-0"



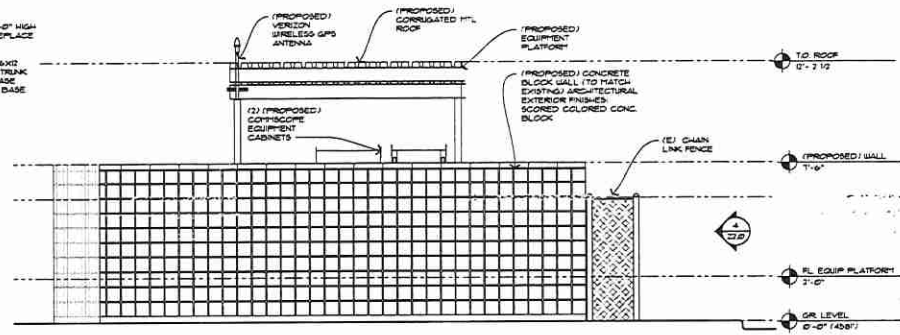
**EQUIPMENT PLATFORM ELEVATION**  
SCALE: 3/8" = 1'-0"



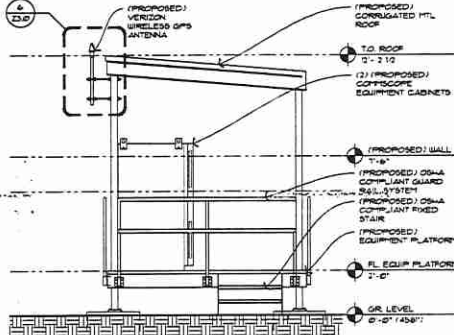
**EQUIPMENT PLATFORM ELEVATION**  
SCALE: 3/8" = 1'-0"



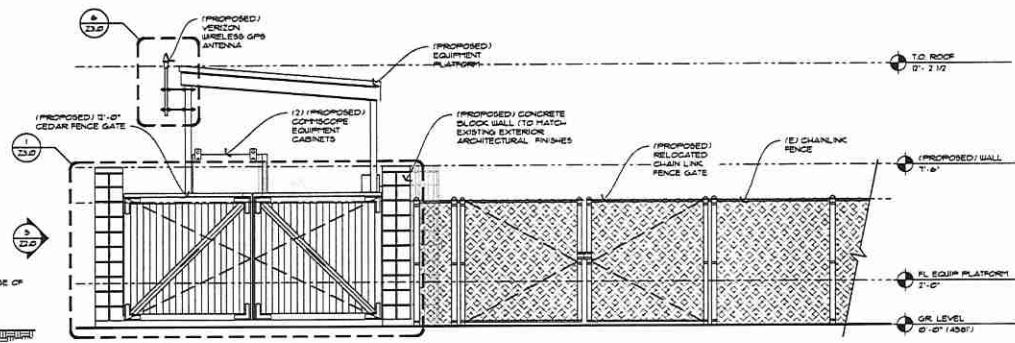
**EQUIPMENT PLATFORM ELEVATION WEST**  
SCALE: 3/8" = 1'-0"



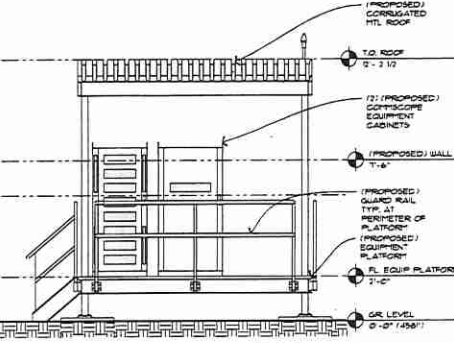
**LEASE AREA ELEVATION WEST**  
SCALE: 3/8" = 1'-0"



**EQUIPMENT PLATFORM ELEVATION SOUTH**  
SCALE: 3/8" = 1'-0"



**LEASE AREA ELEVATION SOUTH**  
SCALE: 3/8" = 1'-0"



**EQUIPMENT PLATFORM ELEVATION EAST**  
SCALE: 3/8" = 1'-0"

STAMP  
**PRELIMINARY**  
NOT FOR CONSTRUCTION

**Rex** Architect  
148 Madison Street  
Urbana, IL 61802  
303.308.2918

Drawings and Specifications are preliminary in nature and are not intended to be used for construction. The Client and the contractor shall be responsible for verifying the accuracy of the information provided in these drawings and specifications. The Contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The Contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The Contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

PROJECT FOR  
**verizon**

DATE ISSUED  
**JULY 12, 2017**

DATE	ISSUED AS
---	2D APPROVAL
---	CD PRELIMINARY / REVIEW
---	BID SETS
---	PERMIT SUBMITTED

DATE	REVISIONS
7-12-17	100% ZONING DRAWINGS
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PROJECT NAME  
**CO3-CAPROCK**  
  
CELL SITE  
**ZD'S - ALT. #1**  
730 24 RD, GRAND JUNCTION,  
CO 81505  
COUNTY OF MESA  
STATE OF COLORADO

**Z2.0**  
3 OF 4

B-6

