



**FIRST AMENDMENT TO PRIVATE DETENTION BASIN /
STORMWATER QUALITY BEST MANAGEMENT PRACTICE
MAINTENANCE AGREEMENT AND EASEMENT**

This First Amendment to the Private Detention Basin / Stormwater Quality Best Management Practice Maintenance Agreement and Easement ("First Amendment") is made and entered into as of this 16 day of MARCH, 2026 (the "Effective Date") by and between El Paso County by and through The Board of County Commissioners of El Paso County, Colorado ("Board" or "County") and Security Fire Protection District ("Owner" or "Developer") each a "Party" and together, the "Parties").

RECITALS

WHEREAS, Owner and County are parties to that certain Private Detention Basin / Stormwater Quality Best Management Practice Maintenance Agreement and Easement dated January 24, 2022 (the "Agreement"), which Agreement is recorded in the El Paso County Clerk & Recorder's Office at Reception No. 222015900 and secures performance of Owner's promises contained within the Agreement to construct and maintain adequate drainage, water runoff control facilities and stormwater quality structural Best Management Practices ("BMPs") for Owner's property located at 7800 Wayfarer Drive, Fountain, CO 80817 (the "Property"); and

WHEREAS, within the Agreement, Owner granted to County a perpetual easement over the Property for the purpose of allowing the County to periodically access, inspect, and when necessary, to clean, maintain and/or repair the detention basin/BMP(s) "(Detention Pond Easement)"; and

WHEREAS, Owner and TowerCo VI LLC, a Delaware limited liability company (the "Tower Company") have entered into a Ground Lease Agreement dated October 30, 2024 (the "Tower Lease") whereby the Tower Company has leased approximately two thousand two hundred seventy-five (2,275) exclusive square feet of the Property, together with access and utility easements, if any, required for the construction, operation and maintenance of a communications tower (the "Tower Premises"); and

WHEREAS, a portion of the County's Detention Pond Easement overlaps with the Tower Premises; and

WHEREAS, the County has agreed to release that portion of the Detention Pond Easement that overlaps with the Tower Premises.

WHEREAS, the Parties desire to amend the Agreement as detailed below.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and agreed, the Parties hereto agree as follows:

1. The Recitals hereinbefore appearing are incorporated herein as a material part of this First Amendment.
2. The Agreement is hereby amended to redefine the Detention Pond Easement conveyed to the County pursuant to the Agreement. Pursuant to this First Amendment, the Detention Pond Easement conveyed to the County shall exclude that certain area to be leased by the Tower Company for the Tower Premises, as further legally described in **Exhibit B-1** attached hereto, and County does hereby remise, release and quitclaim to Owner all of its rights, title, interest and estate in the Tower Premises during the Term and all Renewal Terms of the Tower Lease.
3. Exhibit B to the Agreement is deleted in its entirety and replaced and superseded by Exhibit B-1, attached hereto and incorporated herein.
4. Capitalized terms used herein but not defined herein shall have the respective meanings ascribed to such terms as specified in the Agreement.
5. The balance of the terms, obligations, and provisions of the Agreement shall remain in full force and effect.

[Balance of Page Intentionally Left Blank; Signature Page Follows]

IN WITNESS WHEREOF, Owner and County, acting through their duly authorized representatives, have executed this First Amendment on the date and year first written above with the intent that it be effective as of the Effective Date, and certify that they have read, understand, and agree to the terms and conditions of this First Amendment.

OWNER:

SECURITY FIRE PROTECTION DISTRICT

By: _____

Name: Glen Silloway

Title: Fire Chief

OWNER ACKNOWLEDGEMENT:

STATE OF COLORADO)

COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this 16th day of March, 2026 by Glen Silloway, Fire Chief of Security Fire Protection District, on behalf of Security Fire Protection District.

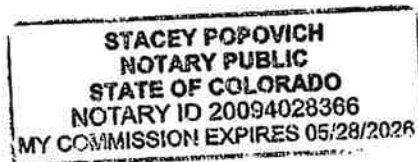
Witness my hand and official seal.

Notary Public

Print Name

My commission expires: 5/28/26

(seal)



COUNTY:

BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO

By: 
Christina Prete, P.E., Stormwater Operations & Compliance Manager
Engineering Division, Department of Public Works
Designee of Joshua J. Palmer, P.E., Count Engineer
Authorized signatory pursuant to Resolution No. 24-145

COUNTY ACKNOWLEDGEMENT:

STATE OF COLORADO)

COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this 16 day of march, 2026 by Christina prete (name), Stormwater Operations & Compliance Manager, El Paso County Department of Public Works.

Witness my hand and official seal.


Notary Public
Print Name Timothy chambers
My commission expires: 08/11/2029

(seal)

Approved as to form:

Lori L Seago
County Attorney's Office

**TIMOTHY CHAMBERS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20254030547
MY COMMISSION EXPIRES 08/11/2029**

EXHIBIT B-1

Detention Pond Easement

LEGAL DESCRIPTION: (DETENTION POND EASEMENT)

A TRACT OF LAND LOCATED IN THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 28, TOWNSHIP 15 SOUTH (T15S), RANGE 65 WEST (R65W) OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 18, THE GLEN AT WIDFIELD SUBDIVISION FILING NO. 4 AS RECORDED IN RECEPTION NO. 203290551 OF THE RECORDS OF EL PASO COUNTY, COLORADO, WHOSE NORTHWEST BEARS N14°53'47"E, 119.83 FEET (BASIS OF BEARING), THENCE S47°10'21"W, 91.08 FEET TO A POINT ON THE SOUTHERLY LINE OF WAYFARER DRIVE, THENCE S20°45'22"W, 195.11 FEET TO THE **TRUE POINT OF BEGINNING** OF THE EASEMENT HEREIN DESCRIBED;

THENCE CONTINUEING S20°45'22"W, 144.92 FEET TO A POINT ON THE NORTHERLY LINE OF MESA RIDGE PARKWAY;

THENCE 84.91 FEET ALONG THE NORTHERLY LINE OF SAID MESA RIDGE PARKWAY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1680.00 FEET, A CENTRAL ANGLE OF 02°53'45" AND BEING SUBTENDED BY A CHORD WHICH BEARS N80°50'41"W, 84.90 FEET;

THENCE N00°54'03"E, 172.23 FEET;

THENCE S69°14'38"E, 141.66 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 17,470 SF (0.401 ±) ACRES MORE OR LESS.

LESS AND EXCEPT:

LEASE AREA:

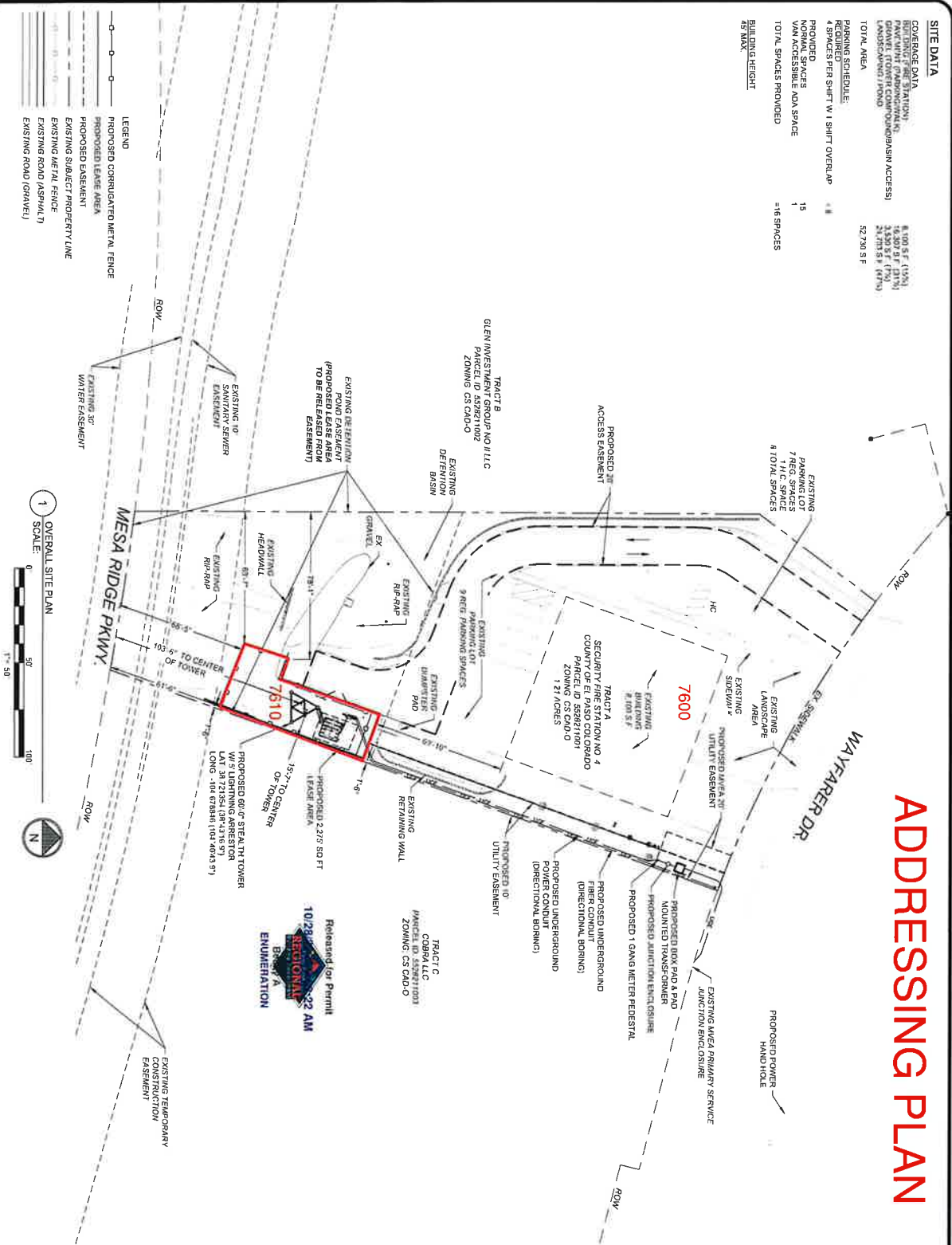
BEING A TELECOMMUNICATIONS LEASE PARCEL LYING WITHIN A PORTION OF TRACT A, AS SHOWN ON THE PLAT OF SECURITY FIRE STATION NO. 4, IN INSTRUMENT NO. 222714904, RECORDED ON 02/01/2022 IN EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT A; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID TRACT, S20°12'22"W, 198.78 FEET; THENCE N69°47'38"W, 1.50 FEET TO THE POINT OF BEGINNING; THENCE S20°12'22"W, 80.00 FEET; THENCE N69°47'38"W, 36.0 FEET; THENCE N20°12'22"E, 25.00 FEET; THENCE S69°47'38"E, 11.00 FEET; THENCE N20°12'22"E, 11.58 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE CONTINUING N20°12'22"E, 43.32 FEET; THENCE S69°47'38"E, 21.50 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "B"; THENCE CONTINUING S69°47'38"E, 3.50 FEET TO THE POINT OF BEGINNING.

CONTAINING: 2,275 SQ. FT. OR 0.052 ACRES MORE OR LESS.

ADDRESSING PLAN

SITE DATA	
CONFERENCE HALL	8,100 S.F. (15%)
ROBOTICS LAB STATION	16,400 S.F. (31%)
RAW MATERIAL MANUFACTURING	20,700 S.F. (39%)
LABORATORY (NON-RESEARCH ACCESS)	21,700 S.F. (41%)
LOU, MEA	52,700 S.F.
PARADE SCHEDULE	
4 BUCKETS PER SHIFT W/ 1 SHIFT OVERLAP	1
PRODUCED	15
NORMAL SPACES	1
NON ACCESSIBLE NON SPACE	
TOTAL SPACES PROVIDED	=16 SPACES
BUILDING HEIGHT	
45 MAX.	



PREPARED BY POD POWERED DESIGN 18400 WILLOW PARKWAY SUITE 100 DALLAS, TEXAS 75248 PREPARED FOR TowerCo PREPARED FOR: T-Mobile...	10/27/2025 	CONSTRUCTION DRAWINGS	<table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>08/06/23</td> <td>PRELIM ISSUE</td> </tr> <tr> <td>B</td> <td>10/02/25</td> <td>CLIENT COMMENTS</td> </tr> <tr> <td>C</td> <td>10/23/25</td> <td>CONSTRUCTION</td> </tr> </tbody> </table>	REV	DATE	DESCRIPTION	A	08/06/23	PRELIM ISSUE	B	10/02/25	CLIENT COMMENTS	C	10/23/25	CONSTRUCTION	SITE NAME: WIDEFIELD SITE INFORMATION: 7610 WAFFARER DRIVE COLORADO SPRINGS, CO 80925 EL PASO COUNTY T-MOBILE SITE NAME: WIDEFIELD - SECURITY FIRE #4 T-MOBILE SITE ID: DN019B5A POD PROJECT NUMBER: 25-17823 DRAWN BY: GH CHECKED BY: MP DATE: 10/23/25	SHEET TITLE OVERALL SITE PLAN SHEET NUMBER C-1
REV	DATE	DESCRIPTION															
A	08/06/23	PRELIM ISSUE															
B	10/02/25	CLIENT COMMENTS															
C	10/23/25	CONSTRUCTION															