

**CMRS FACILITY REMOVAL AGREEMENT**

This Agreement is made and effective as of the 25TH day of FEBRUARY, 2020 by and between El Paso County ("County"), a political subdivision of the State of Colorado, and Qwest Corporation ("Owner") and is made pursuant to the provisions of the El Paso County Land Development Code ("LDC") and the authorities vested by the El Paso County Board of County Commissioners in the Executive Director of the Planning and Community Development Department to enforce zoning regulations and to execute CMRS Facility Removal Agreements and accept collateral in connection therewith.

The purpose of this Agreement is to guarantee the removal of a Commercial Mobile Radio Service (CMRS) Facility, as required by the LDC and development application conditions of approval, upon abandonment of or expiration or revocation of the approval for the CMRS Facility.

RECITALS

WHEREAS, the Owner either 1) owns the Property legally described in Exhibit A, attached hereto and incorporated herein by reference, upon which the CMRS Facility will be or has been constructed, or 2) has the legal right to enter upon the Property to install and remove the CMRS Facility and the legal authority to assign such rights of entry and removal to El Paso County, proof of which legal authority has been provided to the satisfaction of El Paso County; and

WHEREAS, the Owner is required by the LDC to provide adequate financial assurance to guarantee removal of the CMRS Facility in the event of abandonment of the Facility or expiration or revocation of the development approval; and

WHEREAS, the County and the Owner desire to set forth in this Agreement their respective understandings and agreement with regard to CMRS Facility removal; and

WHEREAS, the Owner wishes to provide adequate financial assurance to guarantee removal of the CMRS Facility in the form of one of the following:

____ Irrevocable Letter of Credit from _____ in the amount of \$ ____.

____ Cash or cashier's check in the amount of \$ ____.

X Performance Bond from RLI Insurance Company in the amount of \$55,000.00.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained, the parties agree as follows:

1. The Owner shall perform in accordance with all County approvals.
2. To secure and guarantee performance of its obligations as set forth herein, the Owner hereby provides collateral in an amount covering all loss caused by Owner relating to maintenance, replacement, removal or relocation of a CMRS Facility as set forth in the certified cost estimate attached hereto as Exhibit B and incorporated herein by reference. This cost estimate must be provided & stamped "Approved" by an Engineer certified to conduct business in the State of Colorado. The Owner shall not permit the collateral to expire until and unless the use of the property changes or the CMRS Facility is removed.
3. Upon completion of CMRS Facility removal indicated by the Project Plan, and inspection by the County and a determination that the Project Plan has been completed in conformance with Project Plan Approved Documents, the collateral provided will be released upon written request by the Owner.
4. Upon expiration of the project, should the required removals not be completed by the Owner, the County may draw upon the collateral to complete the required removals.
5. Should the Owner fail to remove the CMRS Facility within the specified time frame, the Owner hereby authorizes and grants right-of-entry onto the Property by the County or its agents to remove said CMRS Facility. This Agreement shall not be construed to impose any obligation upon the County to remove the CMRS Facility from the Property.
6. Violation of the terms of this Agreement shall also constitute a violation of the project approval and the LDC and may be prosecuted as such.
7. This Agreement does not relieve the Owner of any other obligations imposed by the LDC and/or the Engineering Criteria Manual nor authorize any violation of the same.

IN WITNESS WHEREOF, the parties hereto have affixed their signatures below.

OWNER

Qwest Corporation

By: 

Name: Dennis Davis

Title: SENIOR MANAGER

The foregoing instrument was acknowledged before me this 20th day of November, 2019, by Dennis Davis, as Senior Manager of Centrylink DDA Quest Corporation

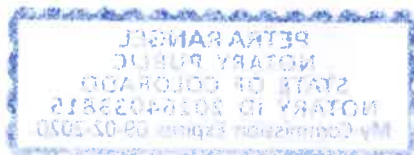
Witness my hand and official seal.

My commission expires: 8/2/22

Theresa C Curry

Notary Public

THERESA C CURRY
Notary Public - State of Kansas
My Commission Expires 8 2 22



BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

By: _____

Craig Dossey, Executive Director
Planning and Community Development Department
Authorized signatory pursuant to LDC

The foregoing instrument was acknowledged before me this 25TH day of
FEBRUARY, 2020, by Craig Dossey, Executive Director of El Paso
County Planning and Community Development Department.

—Witness my hand and official seal.

My commission expires: 09-02-2020

Petra Rangel

Notary Public

Approved as to form:

Lori L. Seago

County Attorney's Office

PETRA RANGEL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164033815
My Commission Expires 09-02-2020

EXHIBIT A

Legal Description:

TRACT IN SW4SW4 SEC 32-11-62 AS FOLS, COM AT RE-ESTAB SW COR OF SD SEC, TH
ELY ALG S SEC LN 920.50 FT, ANG L 90<00"00"" NLY 270.44 FT FOR POB, ANG L
90<00"00"" WLY 104.35 FT, ANG R 90<00"00"" NLY 208.71 FT, ANG R 90<00"00"" ELY
208.71 FT, ANG R 90<00"00"" SLY 208.71 FT, ANG R 90<00"00"" WLY 104.36 FT M/L TO
POB TOGETHER WITH A 20 FT R/W EASEMENT FOR ENGRESS AND EGRESS AS DES IN
BK 2339-206





Vertical Bridge REIT, LLC
750 Park of Commerce Drive
Suite 200
Boca Raton, FL 33487
561-948-6367
VerticalBridge.com

Exhibit B

January 17, 2020

Board of County Commissioners
El Paso County
200 South Cascade Avenue
Suite 100
Colorado Springs, Colorado 80903

Re: US-CO-8035 PEYTON
Wireless Communication Facility Removal Estimate

Dear Sirs:

In accordance with a request from El Paso County, we have prepared an estimate for the removal of a telecommunications facility at the above-mentioned location. Estimated removal costs are tabulated below:

1. Remove 95' SST \$25,000
2. Remove Foundation (2' below grade) \$10,000
3. Remove Chain Link Fence \$3,500
4. Remove Shelter/buildings \$13,000
5. Restore Site, seed and straw disturbed area \$500
6. Restore Site Area \$3,000

Total \$55,000

If you have any questions regarding this matter you may contact me at 605-540-4621.

Very truly yours,

Michael T. De Boer, PE



01/20/2020