

From: [Tucker Robinson](#)
To: [Alison Cantor](#)
Subject: Fwd: Space X Lease - Space Village Yards, Colorado Springs
Date: Thursday, September 10, 2026 9:49:29 AM
Attachments: [image002.png](#)
[image005.png](#)
[image007.png](#)
[image003.png](#)
[image004.png](#)
[image006.png](#)
[image008.png](#)
[image001.png](#)
[image009.png](#)
[image010.png](#)

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

See below

Tucker Robinson
Hampton Partners
3200 Cherry Creek Dr S Suite 630, Denver, CO 80209
303-915-4937

----- Forwarded message -----

From: **Joseph Sandstrom** <JosephSandstrom@elpasoco.com>
Date: Thu, Sep 10, 2026 at 12:45 PM
Subject: RE: Space X Lease - Space Village Yards, Colorado Springs
To: Lacey Dean <LaceyDean2@elpasoco.com>, Tucker Robinson <tucker@hamptonpartners.net>
CC: Jeff Robinson <jeff@hamptonpartners.net>

Hi Tucker,

I realized after returning that comment that I had incorrectly requested this, and it looks like I notified you about this via email on 7/1. I know time has passed and we've exchanged other emails since then and so I can understand if this was buried under the other emails.



American Public Works Association Accredited Agency



Joe Sandstrom, EIT, CFM

Associate Engineer

Department of Public Works

O: 719-520-6314

M: 719-505-0516

josephsandstrom@elpasoco.com

Office Hours: 7:00 am - 5:30 pm, Monday - Thursday

<https://publicworks.elpasoco.com>

Exciting News: El Paso County is combining the Engineering Criteria Manual and Drainage Criteria Manual into one streamlined

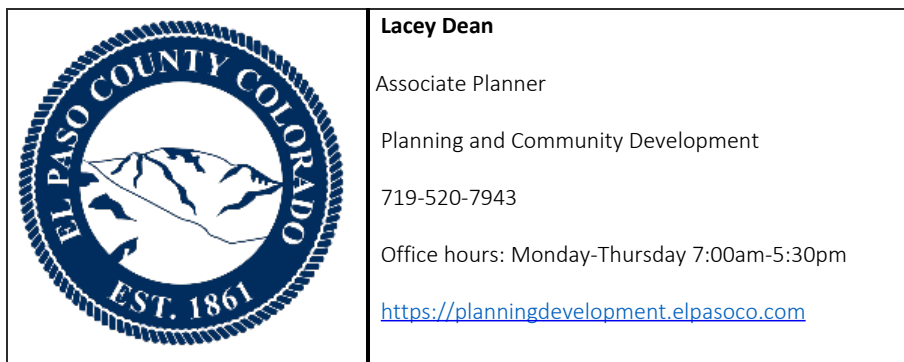
document. We'd love your input—please complete the kickoff survey at <http://www.elpasocountyecm.com> by selecting the **Participate** tab.

From: Lacey Dean <LaceyDean2@elpasoco.com>
Sent: Thursday, September 10, 2026 10:33 AM
To: Tucker Robinson <tucker@hamptonpartners.net>
Cc: Jeff Robinson <jeff@hamptonpartners.net>; Joseph Sandstrom <JosephSandstrom@elpasoco.com>
Subject: RE: Space X Lease - Space Village Yards, Colorado Springs

Hello,

I have CC'd the review Engineer, Joe Sandstrom, so he may respond in reference to the comment he made in the blue text box below....

Joe, this is regarding COM2613.



PLEASE NOTE: Scammers have been sending out fake invoices via email for permit fees. These invoices are fake. All fees are paid on <https://epcdevplanreview.com/> or in our main office building. During this time, I ask that you be hyper vigilant regarding fraud invoices.

You may report the emails to the following:

To the FTC: Go to [ReportFraud.ftc.gov](https://reportfraud.ftc.gov) to file a complaint.

To the IC3: Visit the FBI's Internet Crime Complaint Center website at ic3.gov to report the phishing attempt.

If you have any quesitons about fees or invoices please do not hesitate to reach out to me by phone or email.

From: Tucker Robinson <tucker@hamptonpartners.net>
Sent: Thursday, September 10, 2026 8:56 AM
To: Lacey Dean <LaceyDean2@elpasoco.com>
Cc: Jeff Robinson <jeff@hamptonpartners.net>

Subject: Fw: Space X Lease - Space Village Yards, Colorado Springs

CAUTION: This email originated from outside the El Paso County technology network.

Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

Lacey,

Got this request from SpaceX. We are happy to execute an easement but want to make sur that it is necessary. SpaceX has a leasehold interest in the property, and we will still own their premises. Why would we need to execute an access easement through our own space to our space?

Thank you,

Tucker Robinson

Partner

tucker@hamptonpartners.net

303-915-4937

From: Alison Cantor <acantor@tepgroup.net>

Sent: Wednesday, September 9, 2026 6:50 PM

To: tucker@hamptonpartners.net <tucker@hamptonpartners.net>

Cc: pat@hamptonpartners.net <pat@hamptonpartners.net>; jeff@hamptonpartners.net <jeff@hamptonpartners.net>; Caillou Pena <Caillou.Pena@spacex.com>; lindsay@hamptonpartners.net <lindsay@hamptonpartners.net>; Hannah Kamph <hkamph@tepgroup.net>; Jordan Mould <jmould@tepgroup.net>

Subject: RE: Space X Lease - Space Village Yards, Colorado Springs

Hello All

One of the comments we had back from the County requires us to record evidence of an access and maintenance agreement for the joint access to the site. I went ahead and drafted a Memorandum of Lease (MOL) that includes the access and maintenance language with our executed lease. Would you please review and let me know if there is any feedback? If everything looks good, please have the PDF version signed and notarized.

I am happy to provide a label once it is signed to route it for full execution.

Comment we received is below for reference:

3 SEWER DRAIN
E (TYP)
3 GATE (TYP)

DESIGNED 40' WIDE
UTILITY EASEMENT
4: 388' ±

5 ACCESS ROAD

A joint access and maintenance agreement is needed as the applicant will need legal access as well as the physical access that is already available. The document will specify both legal access and the responsibility of maintaining the access (i.e. applicant, property owner, etc.). The easement will be recorded with the El Paso County Clerk and Recorder Office prior to the approval of this application. Minimum width is 24'. Show the access easement on this drawing and include the reception number (once recorded) and submit the recorded document via EDARP.

LOT 2

Please let me know if you have any questions!

Thank you,

Alison Cantor

Senior Project Manager – Site Development Services

TEP | www.tepgroup.net | acantor@tepgroup.net

[3 Monroe Pkwy, Ste P #405](#), Lake Oswego, OR 97035

M: 616.821.7353



From: **Tucker Robinson** <tucker@hamptonpartners.net>

Date: Thu, Jul 9, 2026 at 11:54 AM

Subject: Re: Space X Lease - Space Village Yards, Colorado Springs

To: Alison Cantor <acantor@tepgroup.net>, Patrick Pritchard <pat@hamptonpartners.net>, Jeff Robinson <jeff@hamptonpartners.net>

Cc: Caillou Pena <Caillou.Pena@spacex.com>, Lindsay Drakos <lindsay@hamptonpartners.net>, Lucas Hsu <PiYen.Hsu@spacex.com>, Hannah Kamph <hkamph@tepgroup.net>, Jordan Mould <jmould@tepgroup.net>

Alison,

Try this.

<https://www.dropbox.com/scl/fi/9b3dja5chil9xyxnrr67n/Space-Village-Fil-No-4-Final-Drainage-Report.pdf?rlkey=6bckivxm1fgsktpp65lfpcl&st=kyvw2epx&dl=0>

Thanks,

Tucker Robinson

Partner

tucker@hamptonpartners.net

[303-915-4937](tel:303-915-4937)

From: Alison Cantor <acantor@tepgroup.net>

Sent: Thursday, July 9, 2026 2:47 PM

To: Tucker Robinson <tucker@hamptonpartners.net>; Patrick Pritchard <pat@hamptonpartners.net>; Jeff Robinson <jeff@hamptonpartners.net>

Cc: Caillou Pena <Caillou.Pena@spacex.com>; Lindsay Drakos <lindsay@hamptonpartners.net>; Lucas Hsu <PiYen.Hsu@spacex.com>; Hannah Kamph <hkamph@tepgroup.net>; Jordan Mould <jmould@tepgroup.net>

Subject: RE: Space X Lease - Space Village Yards, Colorado Springs

Hello Tucker,

Do you happen to have any design calculations for the detention ponds on site? It looks like the SWMP includes pollution prevention on site, but does not include the calcs that we would need to show/verify there is no net increase from our development.

Thank you,

- - - - -
Alison Cantor

Senior Project Manager – Site Development Services, West Region |  **TEP** (www.tepgroup.net)

[3 Monroe Pkwy, Ste P #405](#), Lake Oswego, OR 97035

Mobile: [\(616\) 821-7353](tel:616-821-7353) | Email: acantor@tepgroup.net

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From: Tucker Robinson <tucker@hamptonpartners.net>

Sent: Thursday, July 9, 2026 10:46 AM

To: Alison Cantor <acantor@tepgroup.net>; Patrick Pritchard <pat@hamptonpartners.net>; Jeff Robinson <jeff@hamptonpartners.net>
Cc: Caillou Pena <Caillou.Pena@spacex.com>; Lindsay Drakos <lindsay@hamptonpartners.net>; Lucas Hsu <PiYen.Hsu@spacex.com>; Hannah Kamph <hkamph@tepgroup.net>; Jordan Mould <jmould@tepgroup.net>
Subject: Re: Space X Lease - Space Village Yards, Colorado Springs

Yes. See email attached from the County. We are cleaning up our development plan concurrently with your plan approval.

I'm also attaching our SWMP which I believe would have everything you'd need relating to the ponds.

Thanks,

Tucker Robinson

Partner

tucker@hamptonpartners.net

[303-915-4937](tel:303-915-4937)

From: Alison Cantor <acantor@tepgroup.net>
Sent: Thursday, July 9, 2026 12:30 PM
To: Tucker Robinson <tucker@hamptonpartners.net>; Patrick Pritchard <pat@hamptonpartners.net>; Jeff Robinson <jeff@hamptonpartners.net>
Cc: Caillou Pena <Caillou.Pena@spacex.com>; Lindsay Drakos <lindsay@hamptonpartners.net>; Lucas Hsu <PiYen.Hsu@spacex.com>; Hannah Kamph <hkamph@tepgroup.net>; Jordan Mould <jmould@tepgroup.net>
Subject: RE: Space X Lease - Space Village Yards, Colorado Springs

Hello Tucker,

I just wanted to check in to see if you had any luck reaching out to the county.

In addition, do you happen to have a stormwater/BMP plan for the parcel?. We only have the site development plan PPR2528. Per the County there are also project plans (MS2227 and PPR233). The County just wants us to confirm that our proposed development doesn't exceed the assumptions of the existing stormwater pond that is on site.

Thank you,

- - - - -

Alison Cantor

Senior Project Manager – Site Development Services, West Region |  TEP (www.tepgroup.net)

[3 Monroe Pkwy, Ste P #405](#), Lake Oswego, OR 97035

Mobile: [\(616\) 821-7353](tel:616-821-7353) | Email: acantor@tepgroup.net



From: Tucker Robinson <tucker@hamptonpartners.net>

Sent: Wednesday, July 1, 2026 10:16 AM

To: Alison Cantor <acantor@tepgroup.net>; Patrick Pritchard <pat@hamptonpartners.net>; Jeff Robinson <jeff@hamptonpartners.net>

Cc: Caillou Pena <Caillou.Pena@spacex.com>; Lindsay Drakos <lindsay@hamptonpartners.net>; Lucas Hsu <PiYen.Hsu@spacex.com>; Hannah Kamph <hkamph@tepgroup.net>; Jordan Mould <jmould@tepgroup.net>

Subject: Re: Space X Lease - Space Village Yards, Colorado Springs

-
Alison,

Who is your contact at the County? We will reach out.

Thank you,

Tucker Robinson

Partner

tucker@hamptonpartners.net

[303-915-4937](tel:303-915-4937)

From: Alison Cantor <acantor@tepgroup.net>

Sent: Wednesday, July 1, 2026 1:12 PM

To: Patrick Pritchard <pat@hamptonpartners.net>; Jeff Robinson <jeff@hamptonpartners.net>

Cc: Caillou Pena <Caillou.Pena@spacex.com>; Tucker Robinson <tucker@hamptonpartners.net>; Lindsay Drakos <lindsay@hamptonpartners.net>; Lucas Hsu <PiYen.Hsu@spacex.com>; Hannah Kamph <hkamph@tepgroup.net>; Jordan Mould <jmould@tepgroup.net>

Subject: RE: Space X Lease - Space Village Yards, Colorado Springs

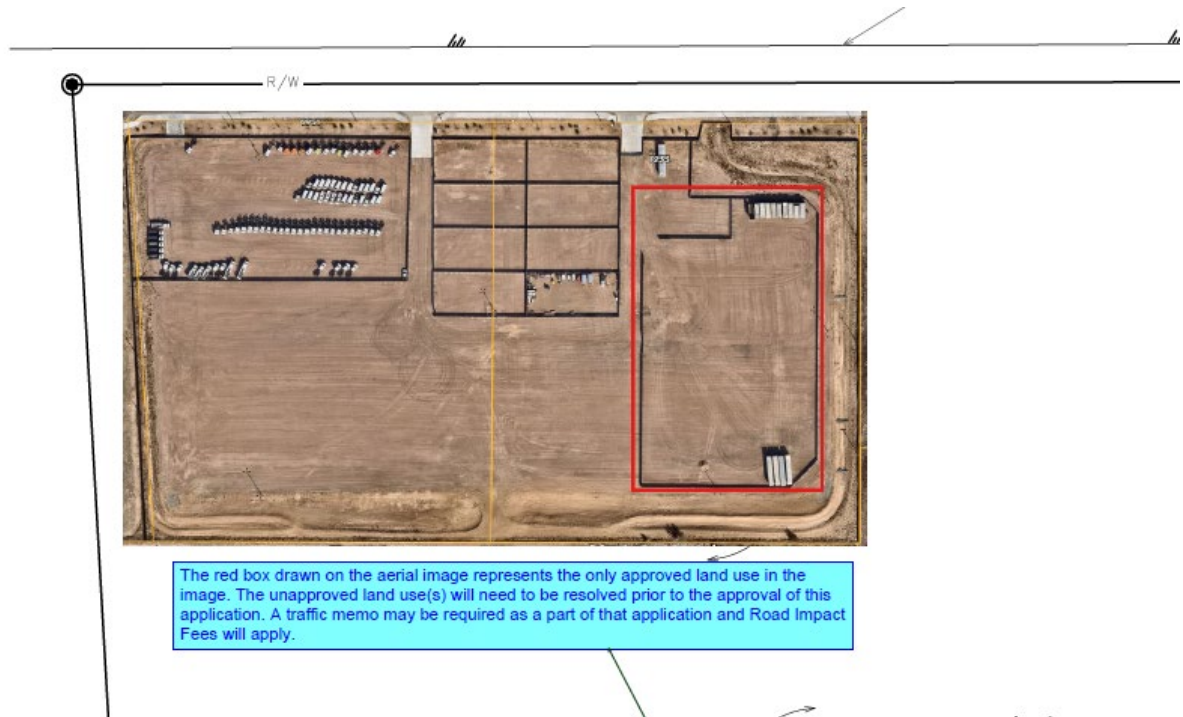
Hello Pat,

We received some comments back from the County regarding uses on the property and the property Site Development Plan. I wanted to touch base with you on these and see if we can come to a resolution with the JX that won't hold up our BP issuance. Let me know if you would like to hop on a call to discuss these further. Comments and notes are below:

1. The red box drawn on the aerial image represents the only approved land use in the image The unapproved land use(s)

will need to be resolved prior to the approval of this application. A traffic memo may be required as part of that application and road impact fees will apply.

1. Are you able to confirm if the additional uses shown in this image (anything not in the red box) are actually on site and if, so if anything was permitted or approved for a land use?
2. If the uses are indeed on site and unpermitted, are there plans to submit for an approved use?

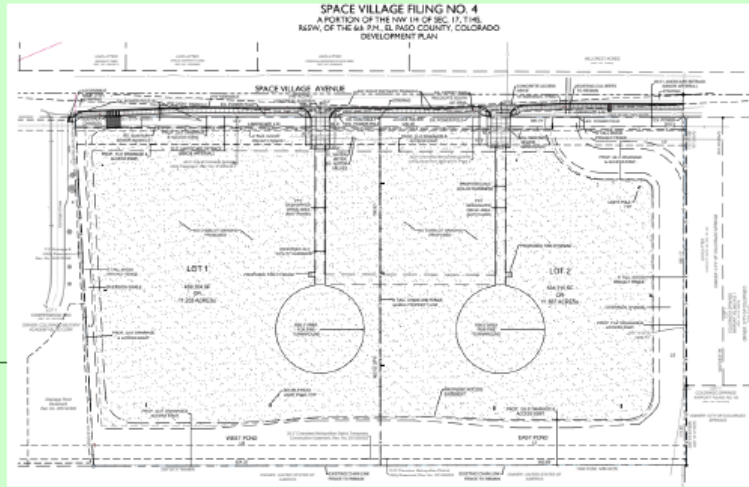


2) Please submit a revised Site Development Plan showing all existing and proposed activity on the site. The approved Site Development Plan we have on file (PPR233 shown below) does not depict the developments as shown in the imagery above. Or submit individual Site Development Plans per use. Please reach out to Planning and Community Development staff to submit the requested plans.

a. This comment is related to the first comment. If those uses shown above are indeed on site a property Site Development Plan or individual site plan per use will need to be submitted to Planning.

FINISHED
DIRT LOT

Please submit a revised Site Development Plan showing all existing and proposed activity on the site. The approved Site Development Plan we have on file (PPR233 shown below) does not depict the developments as shown in the imagery above. Or submit individual Site Development Plans per use. Please reach out to Planning and Community Development staff to submit the requested plans.



APPROXIMATE
OF PROPOSED
MOUNTED TOWER

PROPOSED
(1 AC) LEASE

PROPOSED
FENCED COM

PROPOSED
SATELLITE E
ANTENNA, 1
DIAMETER (1

EXISTING TO
OF SLOPE -

Thank you,

Alison Cantor

Senior Project Manager – Site Development Services, West Region |  TEP (www.tepgroup.net)

[3 Monroe Pkwy, Ste P #405](#), Lake Oswego, OR 97035

Mobile: [\(616\) 821-7353](tel:6168217353) | Email: acantor@tepgroup.net

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From: Alison Cantor <acantor@tepgroup.net>

Sent: Thursday, June 25, 2026 3:07 PM

To: 'Patrick Pritchard' <pat@hamptonpartners.net>; 'Jeff Robinson' <jeff@hamptonpartners.net>

Cc: 'Caillou Pena' <Caillou.Pena@spacex.com>; 'Tucker Robinson' <tucker@hamptonpartners.net>; 'Lindsay Drakos' <lindsay@hamptonpartners.net>; 'Lucas Hsu' <PiYen.Hsu@spacex.com>; Hannah Kamph <hkamph@tepgroup.net>; Jordan Mould <jmould@tepgroup.net>

Subject: RE: Space X Lease - Space Village Yards, Colorado Springs

Thank you, Pat!

Thank you,

Alison Cantor

Senior Project Manager – Site Development Services, West Region |  TEP (www.tepgroup.net)

[3 Monroe Pkwy, Ste P #405](#), Lake Oswego, OR 97035

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From: Patrick Pritchard <pat@hamptonpartners.net>

Sent: Thursday, June 25, 2026 3:06 PM

To: Alison Cantor <acantor@tepgroup.net>; Jeff Robinson <jeff@hamptonpartners.net>

Cc: Caillou Pena <Caillou.Pena@spacex.com>; Tucker Robinson <tucker@hamptonpartners.net>; Lindsay Drakos <lindsay@hamptonpartners.net>; Lucas Hsu <PiYen.Hsu@spacex.com>; Hannah Kamph <hkamph@tepgroup.net>

Subject: RE: Space X Lease - Space Village Yards, Colorado Springs

Alison,

So we will install the fencing and gates now. You will have a 40 foot opening (2 -20 ft swing gates).

Thank you

Pat

Pat Pritchard

Hampton Partners

[3200 Cherry Creek S Drive, Suite 630](#)

[Denver, Colorado 80209](#)

[303-815-0699](tel:303-815-0699)



From: Alison Cantor <acantor@tepgroup.net>
Sent: Thursday, June 25, 2026 4:03 PM
To: Patrick Pritchard <pat@hamptonpartners.net>; Jeff Robinson <jeff@hamptonpartners.net>
Cc: Caillou Pena <Caillou.Pena@spacex.com>; Tucker Robinson <tucker@hamptonpartners.net>; Lindsay Drakos <lindsay@hamptonpartners.net>; Lucas Hsu <PiYen.Hsu@spacex.com>; Hannah Kamph <hkamph@tepgroup.net>
Subject: RE: Space X Lease - Space Village Yards, Colorado Springs

Hello Patrick,

I apologize for the delayed response. This must have fallen off my radar. My team did discuss this while it was out and we are good with Hampton handling the north end fencing and gate.

Thank you,

- - - - -

Alison Cantor

Senior Project Manager – Site Development Services, West Region |  TEP (www.tepgroup.net)

[3 Monroe Pkwy, Ste P #405](#), Lake Oswego, OR 97035

Mobile: [\(616\) 821-7353](tel:(616)821-7353) | Email: acantor@tepgroup.net

[Civil | Surveying | Environmental | PM&E | Structural | Inspections | Geotechnical and Material Testing | Construction | Fiber | RF](#)



From: Patrick Pritchard <pat@hamptonpartners.net>
Sent: Thursday, June 25, 2026 11:16 AM
To: Alison Cantor <acantor@tepgroup.net>; Jeff Robinson <jeff@hamptonpartners.net>
Cc: Caillou Pena <Caillou.Pena@spacex.com>; Tucker Robinson <tucker@hamptonpartners.net>; Lindsay Drakos <lindsay@hamptonpartners.net>; Lucas Hsu <PiYen.Hsu@spacex.com>; Hannah Kamph <hkamph@tepgroup.net>
Subject: RE: Space X Lease - Space Village Yards, Colorado Springs

—
Hello Alison,

You were on PTO when I asked the question below. I am just following up to find out your preference on the North end fencing and gate.

Best Regards,

Pat

Pat Pritchard

Hampton Partners

[3200 Cherry Creek S Drive, Suite 630](#)

[Denver, Colorado 80209](#)

[303-815-0699](#)



From: Patrick Pritchard <pat@hamptonpartners.net>

Sent: Monday, June 15, 2026 2:30 PM

To: 'Alison Cantor' <acantor@tepgroup.net>; Jeff Robinson <jeff@hamptonpartners.net>

Cc: 'Caillou Pena' <Caillou.Pena@spacex.com>; Tucker Robinson <tucker@hamptonpartners.net>; Lindsay Drakos <lindsay@hamptonpartners.net>; 'Lucas Hsu' <PiYen.Hsu@spacex.com>; 'Hannah Kamph' <hkamph@tepgroup.net>

Subject: RE: Space X Lease - Space Village Yards, Colorado Springs

Hello Alison,

We are working on the fencing out at the site and I was curious to know if you would like us to close off the Northend with the 40 foot gate and fencing installed. Or would it be beneficial to close this off once you have delivered your equipment. Either way works for us, just need to know your preference.

Regards,

Pat

Pat Pritchard

Hampton Partners

[3200 Cherry Creek S Drive, Suite 630](#)

[Denver, Colorado 80209](#)

[303-815-0699](#)

HAMPTON

PARTNERS

From: Alison Cantor <acantor@tepgroup.net>
Sent: Thursday, May 28, 2026 1:37 PM
To: Patrick Pritchard <pat@hamptonpartners.net>; Jeff Robinson <jeff@hamptonpartners.net>
Cc: Caillou Pena <Caillou.Pena@spacex.com>; Tucker Robinson <tucker@hamptonpartners.net>; Lindsay Drakos <lindsay@hamptonpartners.net>; Lucas Hsu <PiYen.Hsu@spacex.com>; Hannah Kamph <hkamph@tepgroup.net>
Subject: RE: Space X Lease - Space Village Yards, Colorado Springs

Sounds good, Pat!

Thank you,

- - - - -

Alison Cantor

Senior Project Manager – Site Development Services, West Region |  TEP (www.tepgroup.net)

[3 Monroe Pkwy, Ste P #405](#), Lake Oswego, OR 97035

Mobile: [\(616\) 821-7353](tel:(616)821-7353) | Email: acantor@tepgroup.net

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From: Patrick Pritchard <pat@hamptonpartners.net>
Sent: Thursday, May 28, 2026 12:36 PM
To: Alison Cantor <acantor@tepgroup.net>; Jeff Robinson <jeff@hamptonpartners.net>
Cc: Caillou Pena <Caillou.Pena@spacex.com>; Tucker Robinson <tucker@hamptonpartners.net>; Lindsay Drakos <lindsay@hamptonpartners.net>; Lucas Hsu <PiYen.Hsu@spacex.com>; Hannah Kamph <hkamph@tepgroup.net>
Subject: RE: Space X Lease - Space Village Yards, Colorado Springs

Hello Alison,

We do not have any comments. We will be working on the fences pretty soon and I will just make sure the contractor does not install the Northern part of your lot until we get close to knowing if this will be moving forward. Also, this will make it easy

for construction vehicles in the beginning of the work.

Pat

Pat Pritchard

Hampton Partners

[3200 Cherry Creek S Drive, Suite 630](#)

[Denver, Colorado 80209](#)

[303-815-0699](#)



From: Alison Cantor <acantor@tepgroup.net>

Sent: Thursday, May 28, 2026 10:06 AM

To: Patrick Pritchard <pat@hamptonpartners.net>; Jeff Robinson <jeff@hamptonpartners.net>

Cc: Caillou Pena <Caillou.Pena@spacex.com>; Tucker Robinson <tucker@hamptonpartners.net>; Lindsay Drakos <lindsay@hamptonpartners.net>; Lucas Hsu <PiYen.Hsu@spacex.com>; Hannah Kamph <hkamph@tepgroup.net>

Subject: RE: Space X Lease - Space Village Yards, Colorado Springs

Hello All,

Please see attached revised drawings for your review. Please let me know if these are approved Hampton Partners and I can get these back into review with the jurisdiction.

Thank you,

— — — — —

Alison Cantor

Senior Project Manager – Site Development Services, West Region |  **TEP** (www.tepgroup.net)

[3 Monroe Pkwy, Ste P #405](#), Lake Oswego, OR 97035

Mobile: [\(616\) 821-7353](tel:6168217353) | Email: acantor@tepgroup.net

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From: Patrick Pritchard <pat@hamptonpartners.net>
Sent: Monday, May 18, 2026 2:07 PM
To: Alison Cantor <acantor@tepgroup.net>; Jeff Robinson <jeff@hamptonpartners.net>
Cc: Caillou Pena <Caillou.Pena@spacex.com>; Tucker Robinson <tucker@hamptonpartners.net>; Lindsay Drakos <lindsay@hamptonpartners.net>; Lucas Hsu <PiYen.Hsu@spacex.com>; Hannah Kamph <hkamph@tepgroup.net>
Subject: RE: Space X Lease - Space Village Yards, Colorado Springs

Hello Alison,

One item that I just noticed on the drawing. Once the perimeter fence is up with the black screening, you will not be required to do silt fencing. All you have to install are rock socks on the Southend (pond end). We received that approval for Geocycle from El Paso, so it would apply to you folks too. This would go thru the Stom water group at El Paso County.

Pat

Pat Pritchard

Hampton Partners

[3200 Cherry Creek S Drive, Suite 630](#)

[Denver, Colorado 80209](#)

[303-815-0699](tel:303-815-0699)



From: Alison Cantor <acantor@tepgroup.net>
Sent: Monday, May 18, 2026 12:38 PM
To: Jeff Robinson <jeff@hamptonpartners.net>
Cc: Caillou Pena <Caillou.Pena@spacex.com>; Tucker Robinson <tucker@hamptonpartners.net>; Lindsay Drakos <lindsay@hamptonpartners.net>; Lucas Hsu <PiYen.Hsu@spacex.com>; Hannah Kamph <hkamph@tepgroup.net>; Pat Pritchard <pat@hamptonpartners.net>
Subject: RE: Space X Lease - Space Village Yards, Colorado Springs

Hello Jeff,

Attached is our current version, but please note that these are currently in revision due to some permitting comments we received and we are adjusting the compound area based on the existing fence layout and the exhibit that you sent over this morning. If there are any questions or additional feedback on these, please let us know.

Thank you,

Alison Cantor

Senior Project Manager – Site Development Services, West Region |  TEP (www.tepgroup.net)

[3 Monroe Pkwy, Ste P #405](#), Lake Oswego, OR 97035

Mobile: [\(616\) 821-7353](tel:6168217353) | Email: acantor@tepgroup.net

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From: Jeff Robinson <jeff@hamptonpartners.net>

Sent: Monday, May 18, 2026 11:28 AM

To: Alison Cantor <acantor@tepgroup.net>

Cc: Caillou Pena <Caillou.Pena@spacex.com>; Tucker Robinson <tucker@hamptonpartners.net>; Lindsay Drakos <lindsay@hamptonpartners.net>; Lucas Hsu <PiYen.Hsu@spacex.com>; Hannah Kamph <hkamph@tepgroup.net>; Pat Pritchard <pat@hamptonpartners.net>

Subject: Re: Space X Lease - Space Village Yards, Colorado Springs

- - -
Alison,

Howdy, would you mind forwarding a proposed site plan for Space X? Thanks.

Jeff Robinson

Office: [303-694-1085](tel:3036941085)

Cell: [303-915-1110](tel:3039151110)

[3200 E. Cherry Creek South Drive Suite 630](#)

Jeff@HamptonPartners.net

On May 18, 2026, at 11:32 AM, Alison Cantor <acantor@tepgroup.net> wrote:

Hello Tucker,

It is great to meet you! I am handling the permitting for this project. I did receive a notification late last week that PPRD would be submitting an over the counter application connected to my original submittal. We are currently revising our drawings for some comments we received, but I will reach out to Lacey to ensure that communication about the permit is run through me. I apologize for any confusion.

Thank you,

- - - - -

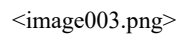
Alison Cantor

Senior Project Manager – Site Development Services, West Region |  **TEP** (www.tepgroup.net)

[3 Monroe Pkwy, Ste P #405](#), Lake Oswego, OR 97035

Mobile: [\(616\) 821-7353](tel:6168217353) | Email: acantor@tepgroup.net

[Civil | Surveying | Environmental | PM&E | Structural | Inspections | Geotechnical and Material Testing | Construction | Fiber | RF](#)



From: Caillou Pena <Caillou.Pena@spacex.com>

Sent: Monday, May 18, 2026 10:24 AM

To: Tucker Robinson <tucker@hamptonpartners.net>; Lindsay Drakos <lindsay@hamptonpartners.net>; Lucas Hsu <PiYen.Hsu@spacex.com>; Hannah Kamph <hkamph@tepgroup.net>; Alison Cantor <acantor@tepgroup.net>

Cc: Jeff Robinson <jeff@hamptonpartners.net>; Pat Pritchard <pat@hamptonpartners.net>

Subject: RE: Space X Lease - Space Village Yards, Colorado Springs

Hi Tucker!

Adding [@Hannah Kamph](#) and [@Alison Cantor](#).

Best,

Caillou

From: Tucker Robinson <tucker@hamptonpartners.net>

Sent: Monday, May 18, 2026 8:31 AM

To: Lindsay Drakos <lindsay@hamptonpartners.net>; Lucas Hsu <PiYen.Hsu@spacex.com>

Cc: Jeff Robinson <jeff@hamptonpartners.net>; Caillou Pena <Caillou.Pena@spacex.com>; Pat Pritchard <pat@hamptonpartners.net>

Subject: Re: Space X Lease - Space Village Yards, Colorado Springs

Hi All,

I'd love to connect with the permitting team. We just got notified of the below. I want to make sure the County copied y'all on it as well.

<image004.png>

Thanks,

Tucker Robinson

Partner

tucker@hamptonpartners.net

[303-915-4937](tel:303-915-4937)

From: Lindsay Drakos <lindsay@hamptonpartners.net>

Sent: Thursday, March 19, 2026 11:43 AM

To: Lucas Hsu <PiYen.Hsu@spacex.com>

Cc: Tucker Robinson <tucker@hamptonpartners.net>; Hannah Kamph <hkamph@tepgroup.net>; Heather McKeen <hmckeen@coscommercial.com>; Aaron Valdez <aaron.valdez@cushwake.com>; Alison Cantor <acantor@tepgroup.net>; Victoria Scott <vscott@tepgroup.net>; Jeff Robinson <jeff@hamptonpartners.net>; Caillou Pena <Caillou.Pena@spacex.com>; Amanda Halstead <ahh@mhzlegal.com>

Subject: Re: Space X Lease - Space Village Yards, Colorado Springs

Yes, I can do that.

Thanks,

Lindsay Drakos

Hampton Partners

[3200 Cherry Creek South Drive](#)

[Suite 630](#)

[Denver, CO 80209](#)

O: [303.694.1085](tel:303.694.1085) x 4

C: [303.547.4387](tel:303.547.4387)

lindsay@hamptonpartners.net

On Mar 18, 2026, at 4:56 PM, Lucas Hsu <PiYen.Hsu@spacex.com> wrote:

Hi Lindsay,

I just forward that statement to our AP Team and asked them to pay against the PO 3654403

If they proceed successfully, I will start to ask you to provide the similar statement monthly for the site lease and its fees to StarlinkInvoices@spacex.com on a monthly basis.

Moving forward, can you please help to add PO # 3654403 on the statement is possible ?

Best,

Lucas Hsu

Buyer - Gateway Infrastructure

From: Lindsay Drakos <lindsay@hamptonpartners.net>

Sent: Wednesday, March 18, 2026 2:48 PM

To: Caillou Pena <Caillou.Pena@spacex.com>

Cc: Tucker Robinson <tucker@hamptonpartners.net>; Hannah Kamph <hkamph@tepgroup.net>; Heather McKeen <hmckeen@coscommercial.com>; Aaron Valdez <aaron.valdez@cushwake.com>; Alison Cantor <acantor@tepgroup.net>; Victoria Scott <vscott@tepgroup.net>; Lucas Hsu <PiYen.Hsu@spacex.com>; Jeff Robinson <jeff@hamptonpartners.net>; Amanda Halstead <ahh@mhzlegal.com>

Subject: Re: Space X Lease - Space Village Yards, Colorado Springs

Sure thing. Lucas, I will email you a statement now. You can pay though our portal or if you prefer to send an ACH, I can provide that information.

Thanks,

Lindsay Drakos

Hampton Partners

[3200 Cherry Creek South Drive](#)

[Suite 630](#)

[Denver, CO 80209](#)

O: [303.694.1085 x 4](#)

C: [303.547.4387](#)

lindsay@hamptonpartners.net

On Mar 18, 2026, at 3:38 PM, Caillou Pena <Caillou.Pena@spacex.com> wrote:

Hey Tucker!

[@Lucas Hsu](#) will be making sure this payment gets to you. Lucas, can you work with Lindsay on the payment for the Consideration Payment?

Caillou

From: Tucker Robinson <tucker@hamptonpartners.net>

Sent: Wednesday, March 18, 2026 1:41 PM

To: Hannah Kamph <hkamph@tepgroup.net>; Heather McKeen <hmckeen@coscommercial.com>; Aaron Valdez Valdez <aaron.valdez@cushwake.com>; Alison Cantor <acantor@tepgroup.net>; Victoria Scott <vscott@tepgroup.net>

Cc: Caillou Pena <Caillou.Pena@spacex.com>; Lindsay Drakos <lindsay@hamptonpartners.net>; Jeff Robinson <jeff@hamptonpartners.net>; Amanda Halstead <ahh@mhzlegal.com>

Subject: Re: Space X Lease - Space Village Yards, Colorado Springs

Hannah,

We have not yet received the Consideration Payment (\$12,000). Who is coordinating this on your end? Please work with Lindsay (cc'd) and I to get that paid.

Thank you,

Tucker Robinson

Partner

tucker@hamptonpartners.net

[303-915-4937](tel:303-915-4937)

From: Hannah Kamph <hkamph@tepgroup.net>
Sent: Wednesday, March 11, 2026 2:02 PM
To: Tucker Robinson <tucker@hamptonpartners.net>; Heather McKeen <hmckeen@coscommercial.com>; Aaron Valdez Valdez <aaron.valdez@cushwake.com>; Alison Cantor <acantor@tepgroup.net>; Victoria Scott <vscott@tepgroup.net>
Cc: Caillou Pena <Caillou.Pena@spacex.com>; Lindsay Drakos <lindsay@hamptonpartners.net>; Jeff Robinson <jeff@hamptonpartners.net>; Amanda Halstead <ahh@mhzlegal.com>
Subject: RE: Space X Lease - Space Village Yards, Colorado Springs

Hello Folks! Please see above FE agreement for Hampton Yards!

We are working on proceeding with full construction drawings and will provide for your review whenever they are complete.

Thank you,

Hannah Kamph

Director of Site Development, Site Acquisition

<image001.png>

TEP | www.tepgroup.net | hkamph@tepgroup.net

[3 Monroe Pkwy, Ste P #405](#), Lake Oswego, OR 97035

M: [503.422.9965](tel:503.422.9965)

From: Tucker Robinson <tucker@hamptonpartners.net>
Sent: Tuesday, March 10, 2026 12:02 PM
To: Heather McKeen <hmckeen@coscommercial.com>; Hannah Kamph <hkamph@tepgroup.net>; Aaron Valdez Valdez <aaron.valdez@cushwake.com>; Alison Cantor

<acantor@tepgroup.net>; Victoria Scott <vscott@tepgroup.net>
Cc: Caillou Pena <Caillou.Pena@spacex.com>; Lindsay Drakos
<lindsay@hamptonpartners.net>; Jeff Robinson <jeff@hamptonpartners.net>; Amanda
Halstead <ahh@mhzlegal.com>
Subject: Re: Space X Lease - Space Village Yards, Colorado Springs

-
Great. Thank you Hannah

Tucker Robinson

Partner

tucker@hamptonpartners.net

[303-915-4937](tel:303-915-4937)

From: Heather McKeen <hmckeen@coscommercial.com>
Sent: Tuesday, March 10, 2026 2:53 PM
To: Hannah Kamph <hkamph@tepgroup.net>; Tucker Robinson
<tucker@hamptonpartners.net>; Aaron Valdez Valdez <aaron.valdez@cushwake.com>; Alison
Cantor <acantor@tepgroup.net>; Victoria Scott <vscott@tepgroup.net>
Cc: Caillou Pena <Caillou.Pena@spacex.com>; Lindsay Drakos
<lindsay@hamptonpartners.net>; Jeff Robinson <jeff@hamptonpartners.net>; Amanda
Halstead <ahh@mhzlegal.com>
Subject: RE: Space X Lease - Space Village Yards, Colorado Springs

Please ensure I am copied on the fully executed copy.

Thanks!

Glad we were able to get this deal done with you.

Heather McKeen

Director

Direct: [+1 719 418 4062](tel:+17194184062)

Mobile: [+1 719 568 1389](tel:+17195681389)

hmckeen@coscommercial.com

<image002.png>
[90 South Cascade Avenue, Suite 1150](#)
[Colorado Springs, CO 80903 | USA](#)

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From: Hannah Kamph <hkamph@tepgroup.net>
Sent: Tuesday, March 10, 2026 12:52 PM
To: Tucker Robinson <tucker@hamptonpartners.net>; Heather McKeen <hmckeen@coscommercial.com>; Aaron Valdez Valdez <aaron.valdez@cushwake.com>; Alison Cantor <acantor@tepgroup.net>; Victoria Scott <yscott@tepgroup.net>
Cc: Caillou Pena <Caillou.Pena@spacex.com>; Lindsay Drakos <lindsay@hamptonpartners.net>; Jeff Robinson <jeff@hamptonpartners.net>; Amanda Halstead <ahh@mhzlegal.com>
Subject: RE: Space X Lease - Space Village Yards, Colorado Springs

Hey Tucker, It is routing internally with SpaceX. I will provide to you as soon as I have a copy.

Thank you,

Hannah Kamph

Director of Site Development, Site Acquisition

<image001.png>

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[3 Monroe Pkwy, Ste P #405](#), Lake Oswego, OR 97035

M: [503.422.9965](tel:503.422.9965)

From: Tucker Robinson <tucker@hamptonpartners.net>
Sent: Tuesday, March 10, 2026 11:51 AM
To: Hannah Kamph <hkamph@tepgroup.net>; Heather McKeen <hmckeen@coscommercial.com>; Aaron Valdez Valdez <aaron.valdez@cushwake.com>; Alison Cantor <acantor@tepgroup.net>; Victoria Scott <yscott@tepgroup.net>
Cc: Caillou Pena <Caillou.Pena@spacex.com>; Lindsay Drakos <lindsay@hamptonpartners.net>; Jeff Robinson <jeff@hamptonpartners.net>; Amanda Halstead <ahh@mhzlegal.com>
Subject: Re: Space X Lease - Space Village Yards, Colorado Springs

-
Is there a fully executed copy of the lease that we can get for our records?

Thank you,

Tucker Robinson

Partner

tucker@hamptonpartners.net

[303-915-4937](tel:303-915-4937)

From: Hannah Kamph <hkamph@tepgroup.net>
Sent: Monday, March 9, 2026 1:50 PM
To: Tucker Robinson <tucker@hamptonpartners.net>; Heather McKeen <hmckeen@coscommercial.com>; Aaron Valdez Valdez <aaron.valdez@cushwake.com>; Alison Cantor <acantor@tepgroup.net>; Victoria Scott <vscott@tepgroup.net>
Cc: Caillou Pena <Caillou.Pena@spacex.com>; Lindsay Drakos <lindsay@hamptonpartners.net>; Jeff Robinson <jeff@hamptonpartners.net>; Amanda Halstead <ahh@mhzlegal.com>
Subject: RE: Space X Lease - Space Village Yards, Colorado Springs

Great, thank you Tucker! I will get this routing for signatures in DocuSign here shortly.

Look forward to our partnership together at this property!

Thank you,

Hannah Kamph

Director of Site Development, Site Acquisition

<image001.png>

TEP | www.tepgroup.net | hkamph@tepgroup.net

[3 Monroe Pkwy, Ste P #405](#), Lake Oswego, OR 97035

M: [503.422.9965](tel:503.422.9965)

From: Tucker Robinson <tucker@hamptonpartners.net>
Sent: Monday, March 9, 2026 10:47 AM
To: Hannah Kamph <hkamph@tepgroup.net>; Heather McKeen <hmckeen@coscommercial.com>; Aaron Valdez Valdez <aaron.valdez@cushwake.com>; Alison Cantor <acantor@tepgroup.net>; Victoria Scott <vscott@tepgroup.net>
Cc: Caillou Pena <Caillou.Pena@spacex.com>; Lindsay Drakos <lindsay@hamptonpartners.net>; Jeff Robinson <jeff@hamptonpartners.net>; Amanda Halstead <ahh@mhzlegal.com>
Subject: Re: Space X Lease - Space Village Yards, Colorado Springs

Yes. We approve the lease. You can route for my signature. Feel free to also add my contact information into paragraph 21.

Thank you,

Tucker Robinson

Partner

tucker@hamptonpartners.net

[303-915-4937](tel:303-915-4937)

From: Hannah Kamph <hkamph@tepgroup.net>

Sent: Monday, March 9, 2026 1:26 PM

To: Heather McKeen <hmckeen@coscommercial.com>; Aaron Valdez Valdez <aaron.valdez@cushwake.com>; Alison Cantor <acantor@tepgroup.net>; Victoria Scott <vs cott@tepgroup.net>; Tucker Robinson <tucker@hamptonpartners.net>

Cc: Caillou Pena <Caillou.Pena@spacex.com>

Subject: RE: Space X Lease - Space Village Yards, Colorado Springs

Hey Heather! Yes, sorry I thought we were waiting for final sign off on the lease modifications with Hampton.

We will route the lease separately between both parties. If Mr. Robinson's approves of the above, I can route this is DocuSign now.

Thank you,

Hannah Kamph

Director of Site Development, Site Acquisition

<image001.png>

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[3 Monroe Pkwy, Ste P #405](#), Lake Oswego, OR 97035

M: [503.422.9965](tel:503.422.9965)

From: Heather McKeen <hmckeen@coscommercial.com>

Sent: Monday, March 9, 2026 10:17 AM

To: Hannah Kamph <hkamph@tepgroup.net>; Aaron Valdez Valdez <aaron.valdez@cushwake.com>; Alison Cantor <acantor@tepgroup.net>; Victoria Scott <vs cott@tepgroup.net>; Tucker Robinson <tucker@hamptonpartners.net>

Cc: Caillou Pena <Caillou.Pena@spacex.com>

Subject: RE: Space X Lease - Space Village Yards, Colorado Springs

Hannah,

Checking in to see if you received my last email. We still need the information for the person signing the lease so we can do a Docusign. We are comfortable with your side creating the docusign for circulation, just let me know what works best for the tenant. I have looped in our LL so we're all on the same page. Thanks!

Heather McKeen

Director

Direct: [+1 719 418 4062](tel:+17194184062)

Mobile: [+1 719 568 1389](tel:+17195681389)

hmckeen@coscommercial.com

<image002.png>

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From: Hannah Kamph <hkamph@tepgroup.net>

Sent: Friday, March 6, 2026 10:55 AM

To: Heather McKeen <hmckeen@coscommercial.com>; Aaron Valdez Valdez <aaron.valdez@cushwake.com>; Alison Cantor <acantor@tepgroup.net>; Victoria Scott <yscott@tepgroup.net>

Cc: Caillou Pena <Caillou.Pena@spacex.com>

Subject: RE: Space X Lease - Space Village Yards, Colorado Springs

Hey Heather, I appreciate the fast response! Please see above redlines to reflect the annual payments. Let me know if there are any questions on those minor changes.

Please add Notice Information for your client into Section 21. Once this information is added/accepted we can get this routed for signatures. Is your client okay with DocuSign for signature? If so, please provide contact information for signatory.

Lastly, SpaceX onboarding process has been initiated, and email was sent directly to Mr. Robinson. I will forward that to you so you have it as well.

Thank you,

Hannah Kamph

Director of Site Development, Site Acquisition

<image001.png>

TEP | www.tepgroup.net | hkamph@tepgroup.net

[3 Monroe Pkwy, Ste P #405](#), Lake Oswego, OR 97035

M: [503.422.9965](tel:503.422.9965)

From: Heather McKeen <hmckeen@coscommercial.com>

Sent: Thursday, March 5, 2026 6:16 PM

To: Hannah Kamph <hkamph@tepgroup.net>; Aaron Valdez Valdez

<aaron.valdez@cushwake.com>; Alison Cantor <acantor@tepgroup.net>; Victoria Scott

<vscott@tepgroup.net>

Subject: Fwd: Space X Lease - Space Village Yards, Colorado Springs

- - -
Hannah

Please see the LL response below

Heather McKeen

Director

Direct: [+1 719 418 4062](tel:+17194184062)

Mobile: [+1 719 568 1389](tel:+17195681389)

hmckeen@coscommercial.com

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Sent from my iPhone

Begin forwarded message:

From: Tucker Robinson <tucker@hamptonpartners.net>
Date: March 5, 2026 at 6:42:49 PM MST
To: Heather McKeen <hmckeen@coscommercial.com>
Cc: Aaron Valdez USA <Aaron.Valdez@cushwake.com>, "Jeffrey S. Robinson" <jeff@hamptonpartners.net>
Subject: Re: Space X Lease - Space Village Yards, Colorado Springs

16.94 acres are useable so 5.90%.

Agreed on 6 and 7

Tucker Robinson
Hampton Partners
[3200 Cherry Creek Dr S Suite 630, Denver, CO 80209](#)
[303-915-4937](tel:303-915-4937)

On Thu, Mar 5, 2026 at 8:35 PM Heather McKeen <hmckeen@coscommercial.com> wrote:

Tucker

See the below response from Space X

Heather McKeen

Director

Direct: [+1 719 418 4062](tel:+17194184062)

Mobile: [+1 719 568 1389](tel:+17195681389)

hmckeen@coscommercial.com

Error! Filename not specified.

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[Colorado Springs, CO 80903 | USA](#)

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Sent from my iPhone

Begin forwarded message:

From: Hannah Kamph <hkamph@tepgroup.net>

Date: March 5, 2026 at 5:14:16 PM MST

To: Heather McKeen <hmckeen@coscommercial.com>, Aaron Valdez Valdez <aaron.valdez@cushwake.com>, Alison Cantor <acantor@tepgroup.net>, Victoria Scott <vscott@tepgroup.net>

Cc: Caillou Pena <Caillou.Pena@spacex.com>

Subject: RE: Space X Lease - Space Village Yards, Colorado Springs

Hey Heather, Thank you for sending over! Few questions for your team based on the below and the attached redlines.

- **Section 5:** Based on your email breakdown of \$650/month, we have calculated the Pro Rata Share to be 4.38% (representing 1 acre of the total 22.81-acre lot). Can you

confirm this is the correct percentage to populate in Section 5?

- **Section 7: Default & Remedies.** As previously stated, a 10-day window remains operationally unfeasible for an organization of SpaceX's size. To resolve this and provide more security for the owner, what if we modified Rent in Section 4 to be paid annually in advance? Would your team then agree to keep at (30) days to cure monetary defaults?
- **Section 6:** To further streamline administration for both parties, we would also prefer to pay the estimated CAM costs annually (based on the \$650/month estimate) alongside the Base Rent. We would still expect the annual reconciliation (the "true-up") as described in Section 6, but this move would eliminate the monthly invoicing burden for your team and the monthly processing for ours.

If we could get a call on the schedule I think we can knock this out, let me know when the owners are available.

Thank you,

Hannah Kamph

Director of Site Development, Site Acquisition

TEP | www.tepgroup.net | hkamph@tepgroup.net

[3 Monroe Pkwy, Ste P #405](#), Lake Oswego, OR 97035

M: [503.422.9965](tel:503.422.9965)

From: Heather McKeen <hmckeen@coscommercial.com>

Sent: Thursday, March 5, 2026 3:19 PM

To: Hannah Kamph <hkamph@tepgroup.net>; Aaron Valdez

Valdez <aaron.valdez@cushwake.com>; Alison Cantor

<acantor@tepgroup.net>; Victoria Scott <vscott@tepgroup.net>

Subject: RE: Space X Lease - Space Village Yards, Colorado Springs

Space X Team,

Please find attached the LL redline; images of the current fence; and the DP showing location of electric, fire, sanitary sewer, etc.

As way of a break down of the property CAMs is \$650/month which covers taxes, insurance, management, and common area maintenance, and some utilities.

A note about the DP, the plan shows a fire turn around in the proposed location when the property was contemplated as two separate lots. However, Fire & El Paso County determined that the loop road depicted and fire hydrant locations satisfied their requirement for fire access and the turn around depicted in the DP is no longer required.

Please let me know if you have any additional questions.

Heather McKeen

Director

Direct: [+1 719 418 4062](tel:+17194184062)

Mobile: [+1 719 568 1389](tel:+17195681389)

hmckeen@coscommercial.com

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From: Hannah Kamph <hkamph@tepgroup.net>

Sent: Wednesday, February 25, 2026 10:46 AM

To: Heather McKeen <hmckeen@coscommercial.com>; Aaron Valdez Valdez <aaron.valdez@cushwake.com>; Alison Cantor <acantor@tepgroup.net>; Victoria Scott <vsconfig@tepgroup.net>

Subject: RE: Space X Lease - Space Village Yards, Colorado Springs

Hello Heather! I apologize in the delay on sending this over.

Please see above SX redlines for this one. We agreed to a rent of \$6,000 but there is not an agreement at this point to the triple net language, this language is customary for shopping centers and commercial office space which this facility is not.

In regard to the default language, our goal for default and remedies is to allow both parties enough time to identify, investigate, and cure alleged defaults. SpaceX is a quality tenant who will cure any defaults, we just need time to do this. Large organizations like SpaceX are not able to resolve alleged defaults quickly because of the separation of lease management, site management, budget approval, and construction/maintenance responsibilities. A 10-day cure period creates expectations that are not realistic for a large corporate tenant, and parties might spend legal fees when it isn't necessary to do so because the default will be cured in the ordinary course of business. We have requested a revision to (30) days here.

For Insurance & Waiver of Subrogation language, the request to be included as an additional insured, and the request for a waiver of subrogation, are reasonable. We clarified that the additional insured status applies to the liability insurance policy, and the waiver of subrogation applies to property damage coverage.

We are happy to discuss on a call with both teams if that would be helpful! SpaceX would love to move forward with our installation here but just need to iron out a few of these last details.

Thank you,

Hannah Kamph

Director of Site Development, Site Acquisition

TEP | www.tepgroup.net | hkamph@tepgroup.net

[3 Monroe Pkwy, Ste P #405](#), Lake Oswego, OR 97035

M: [503.422.9965](tel:503.422.9965)

From: Heather McKeen <hmckeen@coscommercial.com>

Sent: Wednesday, February 11, 2026 7:51 AM

To: Hannah Kamph <hkamph@tepgroup.net>; Aaron Valdez Valdez <aaron.valdez@cushwake.com>; Alison Cantor <acantor@tepgroup.net>; Victoria Scott <vscott@tepgroup.net>

Subject: Space X Lease - Space Village Yards, Colorado Springs

SpaceX team,

Attached is the attorney's redline version of the lease. Please let me know if there are any questions or comments. Thank you.

Heather McKeen

Director

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There are several types of brokerage relationships available. For more information concerning the brokerage relationships and their definitions, contact your broker. To review the Definitions of Working Relationships form, [click here](#).

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