



Transmittal

DATE: 3.18.2025

TO: *Freemont County Planning c/o Dan Victoria*

FROM: *Mark Paiz c/o Verizon Wireless*

RE: *CO4 Wellsville*

Planning Department

The existing use of the property is zipline obstacle course. With the intended use of the property remaining unchanged, with unmanned cell tower located on the property. Vehicular access should remain the same after construction (2 private vehicles with daily use).

After construction the proposed traffic for the cell tower would be one vehicle 4-6 times a year for maintenance or in some circumstances additional trips if there is a problem. No fleet vehicles and fleet equipment are present full time on site. Increased traffic during construction only. It is unmanned so No employees will be stationed at the cell site. The cell tower itself will operate 24/7 independent of personnel. The width of and location of access is outlined in the construction drawings and survey attached. The proposed tower is 49' and will be capable of co-location.

Please feel free to contact me with any questions, comments or additional items needed. We look forward to your response.

Respectfully

Mark Paiz

PREPARED BY,
RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

Stinson LLP
1201 Walnut Street, Suite 2900
Kansas City, Missouri 64106
Attention: Rob Hunter, Esq.
Site Name: CO4 Wellsville

(Space above this line for Recorder's use.)

MEMORANDUM OF LAND LEASE AGREEMENT

THIS MEMORANDUM OF LAND LEASE AGREEMENT evidences that a Land Lease Agreement was entered into as of February 4, 2025, by and between Spomer Industries, LLC, a Colorado limited liability company ("Grantor"), with its principal address located at 520 County Road 54, Salida, Colorado 81201, and CommNet Cellular Inc. d/b/a Verizon Wireless ("Grantee"), with offices at Attention: Network Real Estate, 180 Washington Valley Road, Bedminster, New Jersey 07921, for certain real property located in the County of Fremont, State of Colorado, within the property of Grantor which is described in Exhibit "A" attached hereto ("Grantor's Property"), together with a right of access and to install and maintain utilities, for an initial term of five (5) years commencing as provided for in the Lease, which term is subject to the rights of the parties to extend the term of the Lease for at least four (4) terms of five (5) years each.

[SIGNATURES ON THE FOLLOWING PAGE]


IN WITNESS WHEREOF, Grantor and Grantee have duly executed this Memorandum as of the day and year first above written.

GRANTOR:


Spomer Industries, LLC
a Colorado limited liability company

By: 
Diane Marie Spomer, Member

Date: 4-26-24

By: 
Dana Stanley Spomer, Member

Date: 4-26-24

By: 
Joshua J. Spomer, Member

Date: 4-26-24

Being all of the Members of Spomer Industries, LLC

GRANTEE:

CommNet Cellular Inc.
d/b/a Verizon Wireless

By: 
Name: Stephanie Miksch
Title: AV-NWk Engineering

Date: 2/5/25

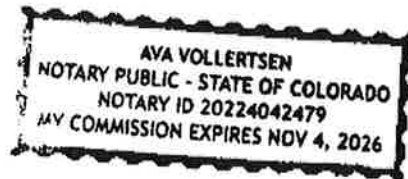
STATE OF Colorado)
) ss.
COUNTY OF Chaffee)

On April 26th, 2024, before me, Ava Vollertsen, notary public, personally appeared Diane Marie Spomer, a Member of Spomer Industries, LLC, a Colorado limited liability company, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature *Ava Vollertsen* (Seal)

Printed Name: Ava Vollertsen



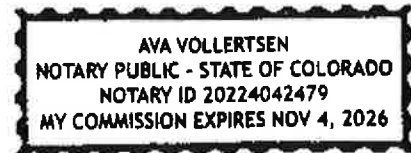
STATE OF Colorado)
) ss.
COUNTY OF Chaffee)

On April 26th, 2024, before me, Ava Vollertsen, notary public, personally appeared Dana Stanley Spomer, a Member of Spomer Industries, LLC, a Colorado limited liability company, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature *Ava Vollertsen* (Seal)

Printed Name: Ava Vollertsen



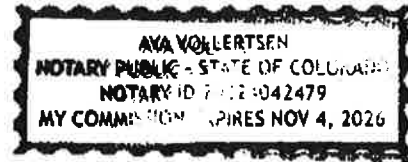
STATE OF Colorado)
) ss.
COUNTY OF Chaffee)

On April 26th, 2024, before me, Ava Volleertsen, notary public, personally appeared Joshua J. Spomer, a Member of Spomer Industries, LLC, a Colorado limited liability company, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature *Ava Volleertsen* (Seal)

Printed Name: Ava Volleertsen



STATE OF CO)
) ss.
COUNTY OF DAUGLAS)

On February 5th, 2024, before me, Debra K Campbell, notary public, personally appeared Stephanie Miksch, SE Director Network Engineering of CommNet Cellular Inc. d/b/a Verizon Wireless, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she/he executed the same in her/his authorized capacity, and that by her/his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature *Debra K Campbell* (Seal)

Printed Name: Debra K. Campbell

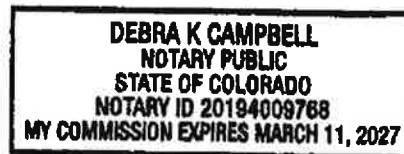


EXHIBIT "A"

Legal Description of Grantor's Property

**MOUNTAIN PINK, GERTRUDE K. AND POST MASTER MINING LODES, MINING
ENTRY 1256 DESIGNATED BY THE SURVEYOR GENERAL AS LOT NO. 6370,
EMBRACING PORTION OF SECTIONS 13 AND 24, TOWNSHIP 49 NORTH, RANGE 9
EAST AND OF SECTIONS 18 AND 19, TOWNSHIP 49 NORTH, RANGE 10 EAST, N.M.P.M.
IN THE CLEORA MINING DISTRICT
COUNTY OF FREMONT, STATE OF COLORADO**

