

Site # PH45407A  
Market: Phoenix

## FIRST AMENDMENT TO OPTION FOR SUBLICENSE AGREEMENT

THIS FIRST AMENDMENT to Option for Sub-License Agreement (“Amendment”) is made and entered into by and between Elfrida Fire District, a political subdivision of the State of Arizona (“Elfrida”), Cochise County, a political subdivision of the State of Arizona (County) and T-Mobile West LLC, a Delaware Limited Liability Company (“T-Mobile”). Each party shall be referred to herein as a Party or collectively, as the Parties.

### Recitals

The Parties hereto recite, declare and agree as follows:

A. Elfrida, County and T-Mobile entered into an Option for Sub-License Agreement dated November 28, 2017 (“Sub-License Agreement”), with respect to Property located at 10295 N. Central Highway, Elfrida, Arizona.

B. The Parties desire to enter into this Amendment in order to modify and amend certain provisions of the **Sub-License Agreement**.

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties covenant and agree as follows:

1. Upon the Effective Date, T-Mobile will have the right to modify its Premises and add ground space for a generator as described and depicted on Exhibit B-1, which is attached hereto and by this reference incorporated herein, and Elfrida and County hereby consent to and approve the modifications described and depicted on Exhibit B-1 in all respects.

2. The terms and conditions of the Sub-License Agreement are incorporated herein by this reference, and capitalized terms used in this Amendment shall have the same meanings such terms are given in the Sub-License Agreement. Except as specifically set forth herein, this Amendment shall in no way modify, alter or amend the remaining terms of the Sub-License Agreement, all of which are ratified by the Parties and shall remain in full force and effect. To the extent there is any conflict between the terms and conditions of the Sub-License Agreement and this Amendment, the terms and conditions of this Amendment will govern and control.

3. In consideration of the additional ground space and the installation of a new backup generator, from and after the Effective Date, the rent due to Elfrida shall increase by the amount of Three Hundred Fifty and 00/100 (\$350.00) dollars per month. The rent as increased shall thereafter be subject to the term increases described in the Sub-License Agreement.

5. This Amendment may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute a single instrument. Signed facsimile and electronic copies of this Amendment shall legally bind the parties to the same extent as original documents.

Site # PH45407A  
Market: Phoenix

IN WITNESS WHEREOF, the parties have executed this Amendment effective as of the date of execution by the last party to sign.

**Elfrida Fire District**

By: *V Adcock*  
Name: VERONICA Adcock  
Title: Chief  
Date: 11/22/2022

**T-Mobile West LLC**

DocuSigned by:  
By: *Michael Fulton*  
0A8654316E434CB...  
Name: Michael Fulton  
Title: Market Director  
Date: 1/31/2023

**Cochise County**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_



TMO Signatory Level: L06

Exhibit B-1

EXISTING LEASE AREA LEGAL DESCRIPTION

A PORTION OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 26 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, COCHISE COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION; THENCE ALONG THE WEST LINE OF SAID SECTION NORTH 00°28'40" WEST, 500.06 FEET;

THENCE CONTINUING NORTH 00°28'40" WEST, A DISTANCE OF 19.33 FEET; THENCE DEPARTING SAID SECTION LINE NORTH 90°00'00" EAST, A DISTANCE OF 33.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF NORTH CENTRAL HIGHWAY; THENCE DEPARTING SAID RIGHT-OF-WAY AND CONTINUING NORTH 90°00'00" EAST, A DISTANCE OF 46.74 FEET TO THE POINT OF BEGINNING;

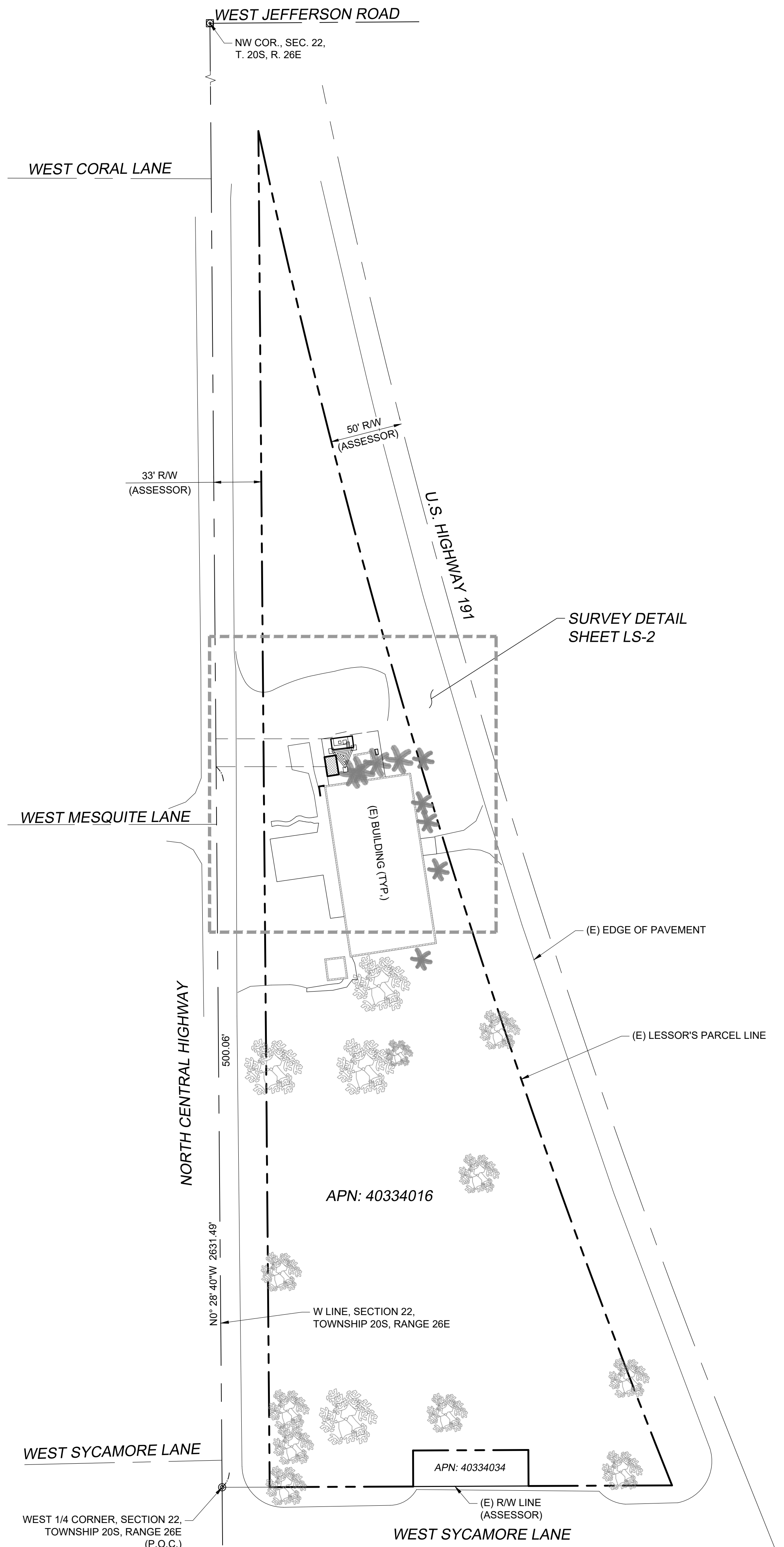
THENCE NORTH 82°34'06" EAST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 07°25'54" EAST, A DISTANCE OF 7.75 FEET; THENCE SOUTH 82°34'06" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 07°25'54" WEST, A DISTANCE OF 7.75 FEET TO THE POINT OF BEGINNING.

LESSEE LEASE AREA LEGAL DESCRIPTION

A PORTION OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 26 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, COCHISE COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

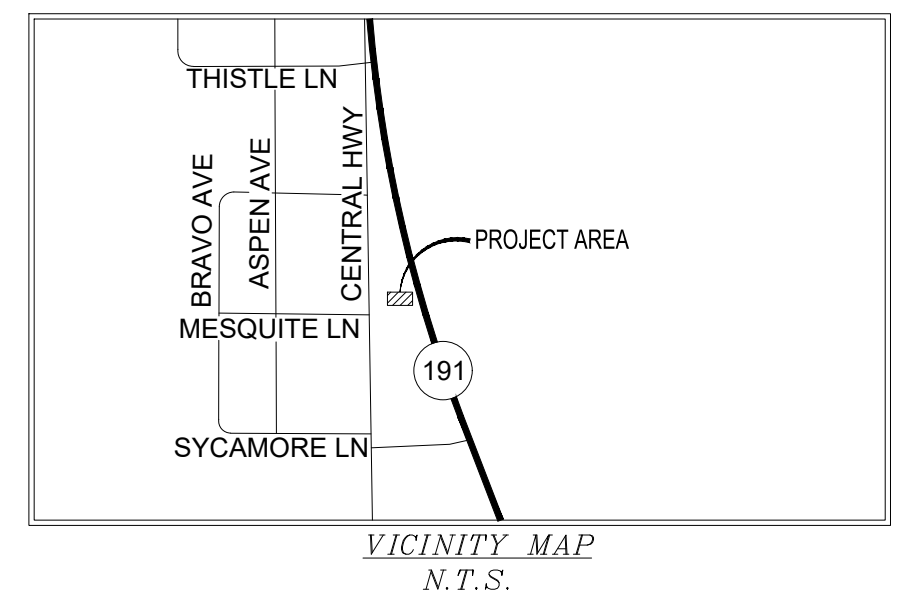
COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION; THENCE ALONG THE WEST LINE OF SAID SECTION NORTH 00°28'40" WEST, 500.06 FEET; THENCE DEPARTING SAID LINE NORTH 90°00'00" EAST, 33.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF NORTH CENTRAL HIGHWAY; THENCE DEPARTING SAID RIGHT-OF-WAY AND CONTINUING NORTH 90°00'00" EAST, 43.17 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 08°54'28" WEST, 6.75 FEET; THENCE NORTH 81°05'32" EAST, 8.00 FEET; THENCE SOUTH 08°54'28" EAST, 13.50 FEET; THENCE SOUTH 81°05'32" WEST, 8.00 FEET; THENCE NORTH 08°54'28" WEST, 6.75 FEET TO THE POINT OF BEGINNING.



### LEGEND

- ⊙ BRASS CAP FLUSH (BCFL)
- ⊠ BRASS CAP IN HANDHOLE (BCHH)
- ⊞ ELECTRIC METER
- ⊞ ELECTRIC SWITCH
- ⊞ FIBER CABINET
- \* TELEPHONE PEDESTAL
- POWER POLE
- ⊞ ANTENNA
- ⊞ FIRE HYDRANT
- ⊞ GAS METER
- \* PALM TREE
- ⊞ DECIDUOUS TREE
- BOLLARD/POST
- ⊞ POSITION OF GEODETIC COORDINATES
- PROPERTY LINE
- - - RIGHT-OF-WAY LINE
- - - SECTION LINE
- - - CENTERLINE
- - - LEASE LINE
- ⊞ CHAIN LINK FENCE
- ⊞ WOOD FENCE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT



#### SURVEYOR NOTES

- A TITLE REPORT WAS NOT PROVIDED AT THE TIME OF THE SURVEY.
- SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.
- THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
- SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

#### PROJECT META DATA

- ELEVATIONS SHOWN HEREON ARE REPRESENTED IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) ESTABLISHED FROM GPS DERIVED ELLIPSOID HEIGHTS, APPLYING GEOID 12B SEPARATIONS CONSTRAINING TO NGS CORS STATIONS PROVIDED IN THE "ONLINE POSITIONING USER SERVICE" (OPUS) SOLUTION FOR THIS SPECIFIC SITE.
- BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM ARIZONA STATE PLANE COORDINATE ZONE EAST, DETERMINED BY GPS OBSERVATIONS.
- FIELD WORK FOR THIS PROJECT WAS PERFORMED ON 01/31/22.

#### LESSOR'S LEGAL DESCRIPTION (APN 40334016)

CORNER OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 26 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, COCHISE COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER; THENCE EAST TO THE EAST LINE OF THE BISBEE-ELFRIDA COUNTY ROAD; THENCE NORTH ALONG THE EAST LINE OF SAID COUNTY ROAD TO THE INTERSECTION OF THE WEST BOUNDARY LINE OF STATE HIGHWAY 666 RIGHT-OF-WAY; THENCE SOUTHEASTERLY ALONG THE WEST LINE OF STATE HIGHWAY 666 (SINCE CHANGED TO STATE HIGHWAY 491) RIGHT-OF-WAY TO THE SOUTH LINE OF THE WEST HALF OF THE NORTHWEST QUARTER DESCRIBED ABOVE; THENCE WEST TO THE EAST LINE OF THE BISBEE-ELFRIDA COUNTY ROAD AND THE POINT OF BEGINNING.

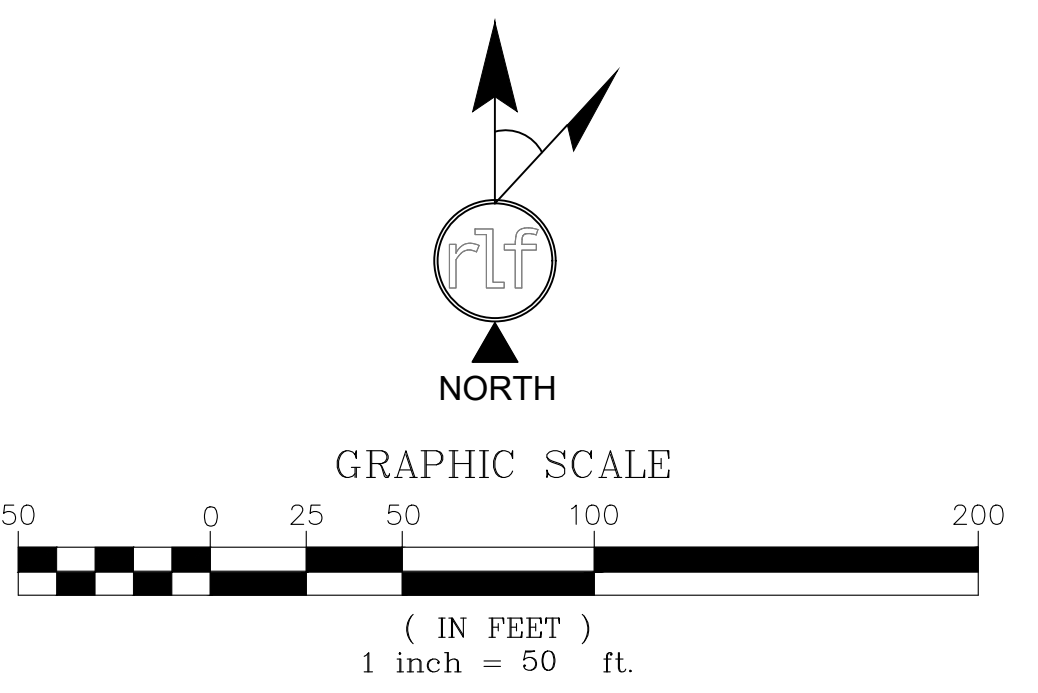
EXCEPT THAT PORTION DESCRIBED AS FOLLOW:

BEGINNING AT A POINT WHICH IS THE CENTER OF THE SOUTH LINE OF THE ABOVE DESCRIBED TRACT; THENCE EAST 20.00 FEET; THENCE NORTH 25.00 FEET; THENCE WEST 40.00 FEET; THENCE SOUTH 25.00 FEET; THENCE EAST 20.00 FEET TO THE POINT OF BEGINNING.

#### FLOOD ZONE DESIGNATION

THE PROPOSED LEASE PREMISES SHOWN HEREON APPEAR TO BE WITHIN FLOOD ZONE "X" AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NO. 04003C1970F DATED 08/28/2008.

FLOOD ZONE "X" IS DEFINED AS: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN; DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.



2625 S. PLAZA DR., #400 TEMPE, ARIZONA; 85282  
PHONE: (480) 638-2600; FAX: (480) 638-2852



2166 E. UNIVERSITY DR., STE 201  
TEMPE, ARIZONA 85281  
PHONE: (480) 638-2600 FAX: (480) 638-2852

FIELD BY:	TLG
DRAWN BY:	GAC
CHECKED BY:	RLF

REVISIONS		
NO.	DATE	DESCRIPTION
2	01/16/23	ADD LEASE
1	12/19/22	ADD LEASE
0	02/08/22	PRELIMINARY



REUSE OF DOCUMENT  
THE IDEAS & DESIGN INCORPORATED HEREON, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF RLF CONSULTING, LLC & IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF RLF CONSULTING, LLC.

PROJECT No.  
**15006192**

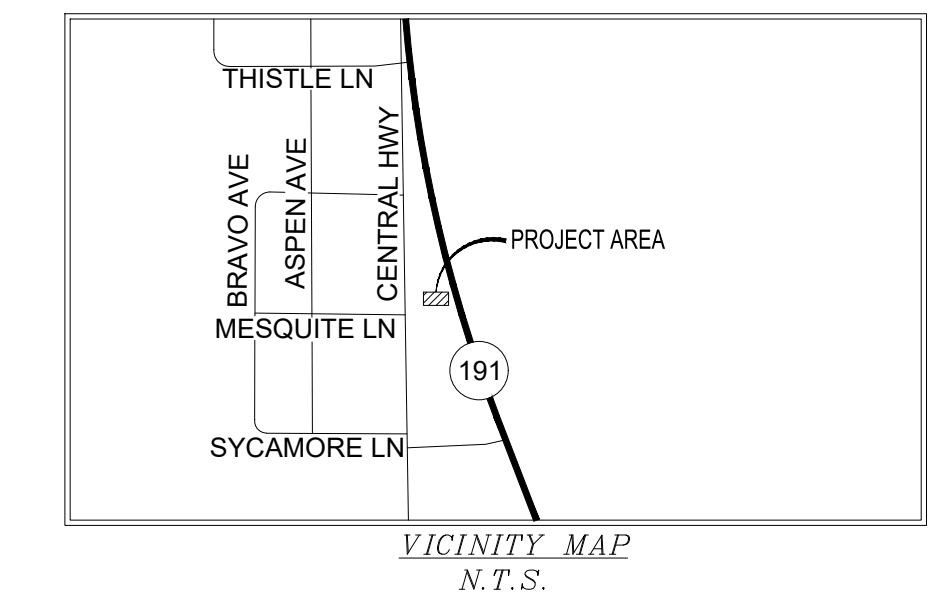
SITE NAME:  
PH45407A Elfrida Fire AZ

SITE ADDRESS:  
10293 N CENTRAL HWY  
ELFRIDA, AZ 85610

SHEET TITLE:  
**BOUNDARY DETAIL**

SHEET NO. <b>LS-1</b>	REVISION: <b>2</b>
--------------------------	-----------------------

LINE	LENGTH	BEARING
L1	6.75	N8° 54' 28"W
L2	8.00	N81° 05' 32"E
L3	13.50	S8° 54' 28"E
L4	8.00	S81° 05' 32"W
L5	6.75	N8° 54' 28"W
L6	15.00	N82° 34' 06"E
L7	7.75	S7° 25' 54"E
L8	15.00	S82° 34' 06"W
L9	7.75	N7° 25' 54"W

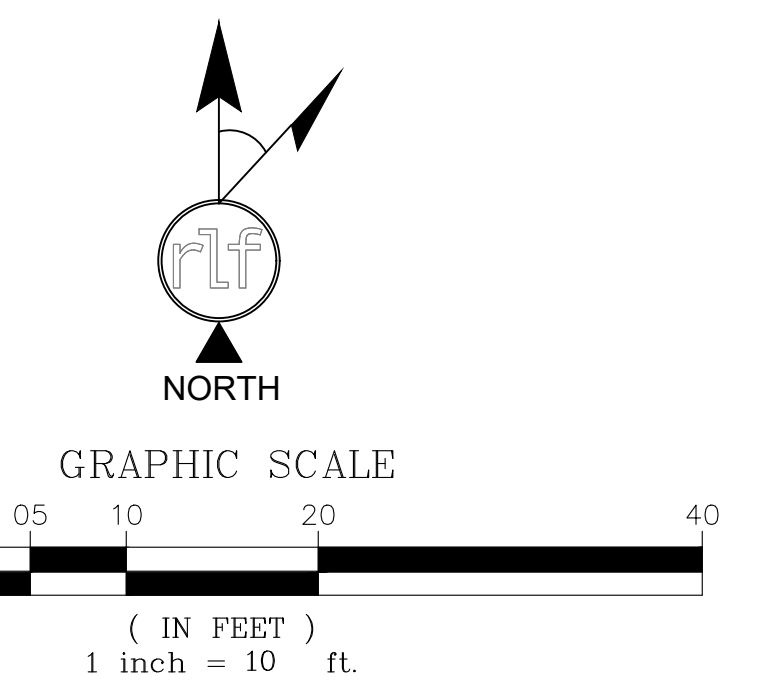


### LEGEND

- ⊙ BRASS CAP FLUSH (BCFL)
- ⊠ BRASS CAP IN HANDHOLE (BCHH)
- ⊞ ELECTRIC METER
- ⊞ ELECTRIC SWITCH
- ⊞ FIBER CABINET
- ⊞ TELEPHONE PEDESTAL
- ⊞ POWER POLE
- ⊞ ANTENNA
- ⊞ FIRE HYDRANT
- ⊞ GAS METER
- ⊞ PALM TREE
- ⊞ DECIDUOUS TREE
- ⊞ BOLLARD/POST
- ⊞ POSITION OF GEODETIC COORDINATES
- — — — — PROPERTY LINE
- — — — — RIGHT-OF-WAY LINE
- — — — — SECTION LINE
- — — — — CENTERLINE
- — — — — LEASE LINE
- ⊞ CHAIN LINK FENCE
- ⊞ WOOD FENCE
- ⊞ POB POINT OF BEGINNING
- ⊞ POC POINT OF COMMENCEMENT

**LESSEE LEASE AREA LEGAL DESCRIPTION**  
 A PORTION OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 26 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, COCHISE COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION; THENCE ALONG THE WEST LINE OF SAID SECTION NORTH 00°28'40" WEST, 500.06 FEET; THENCE DEPARTING SAID LINE NORTH 90°00'00" EAST, 33.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF NORTH CENTRAL HIGHWAY; THENCE DEPARTING SAID RIGHT-OF-WAY AND CONTINUING NORTH 90°00'00" EAST, 43.17 FEET TO THE POINT OF BEGINNING;  
 THENCE NORTH 08°54'28" WEST, 6.75 FEET; THENCE NORTH 81°05'32" EAST, 8.00 FEET; THENCE SOUTH 08°54'28" EAST, 13.50 FEET; THENCE SOUTH 81°05'32" WEST, 8.00 FEET; THENCE NORTH 08°54'28" WEST, 6.75 FEET TO THE POINT OF BEGINNING.

**EXISTING LEASE AREA LEGAL DESCRIPTION**  
 A PORTION OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 26 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, COCHISE COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION; THENCE ALONG THE WEST LINE OF SAID SECTION NORTH 00°28'40" WEST, 500.06 FEET;  
 THENCE CONTINUING NORTH 00°28'40" WEST, A DISTANCE OF 19.33 FEET;  
 THENCE DEPARTING SAID SECTION LINE NORTH 90°00'00" EAST, A DISTANCE OF 33.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF NORTH CENTRAL HIGHWAY;  
 THENCE DEPARTING SAID RIGHT-OF-WAY AND CONTINUING NORTH 90°00'00" EAST, A DISTANCE OF 46.74 FEET TO THE POINT OF BEGINNING;  
 THENCE NORTH 82°34'06" EAST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 07°25'54" EAST, A DISTANCE OF 7.75 FEET; THENCE SOUTH 82°34'06" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 07°25'54" WEST, A DISTANCE OF 7.75 FEET TO THE POINT OF BEGINNING.



**T-Mobile**  
 2625 S. PLAZA DR., #400 TEMPE, ARIZONA; 85282  
 PHONE: (480) 638-2600; FAX: (480) 638-2852

**COAL CREEK CONSULTING**  
 2166 E. UNIVERSITY DR., STE 201  
 TEMPE, ARIZONA 85281  
 PHONE: (480) 638-2600 FAX: (480) 638-2852

FIELD BY:	TLG
DRAWN BY:	GAC
CHECKED BY:	RLF

REVISIONS		
NO.	DATE	DESCRIPTION
2	01/16/23	ADD LEASE
1	12/19/22	ADD LEASE
0	02/08/22	PRELIMINARY

**RLF CONSULTING**  
 LAND SURVEY • MAPPING SOLUTIONS  
 WWW.RLFCONSULTING.COM • 480-445-9169



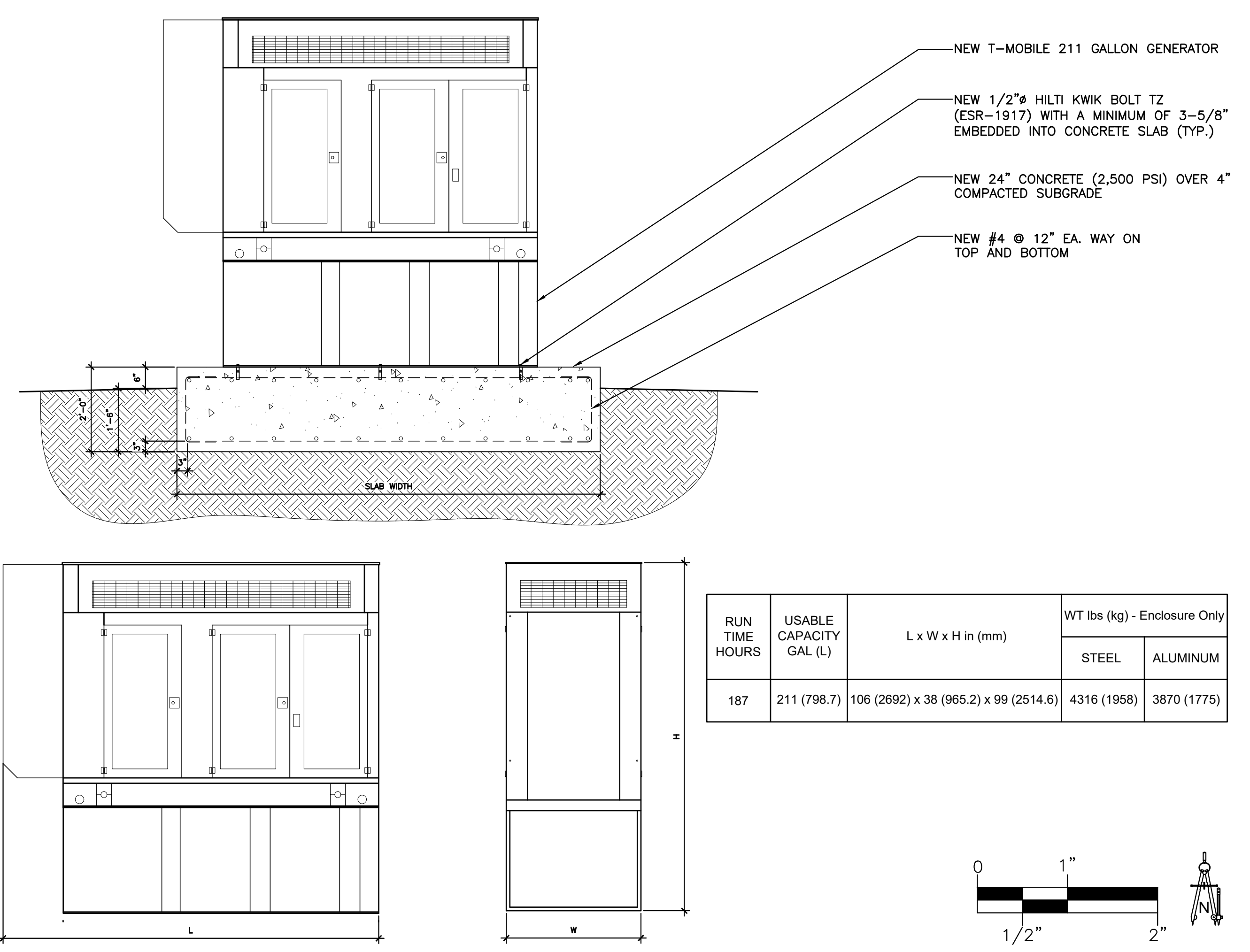
REUSE OF DOCUMENT  
 THE IDEAS & DESIGN INCORPORATED HEREON, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF RLF CONSULTING, LLC & IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF RLF CONSULTING, LLC.

PROJECT No.  
**15006192**  
 SITE NAME:  
**PH45407A Elfrida Fire AZ**

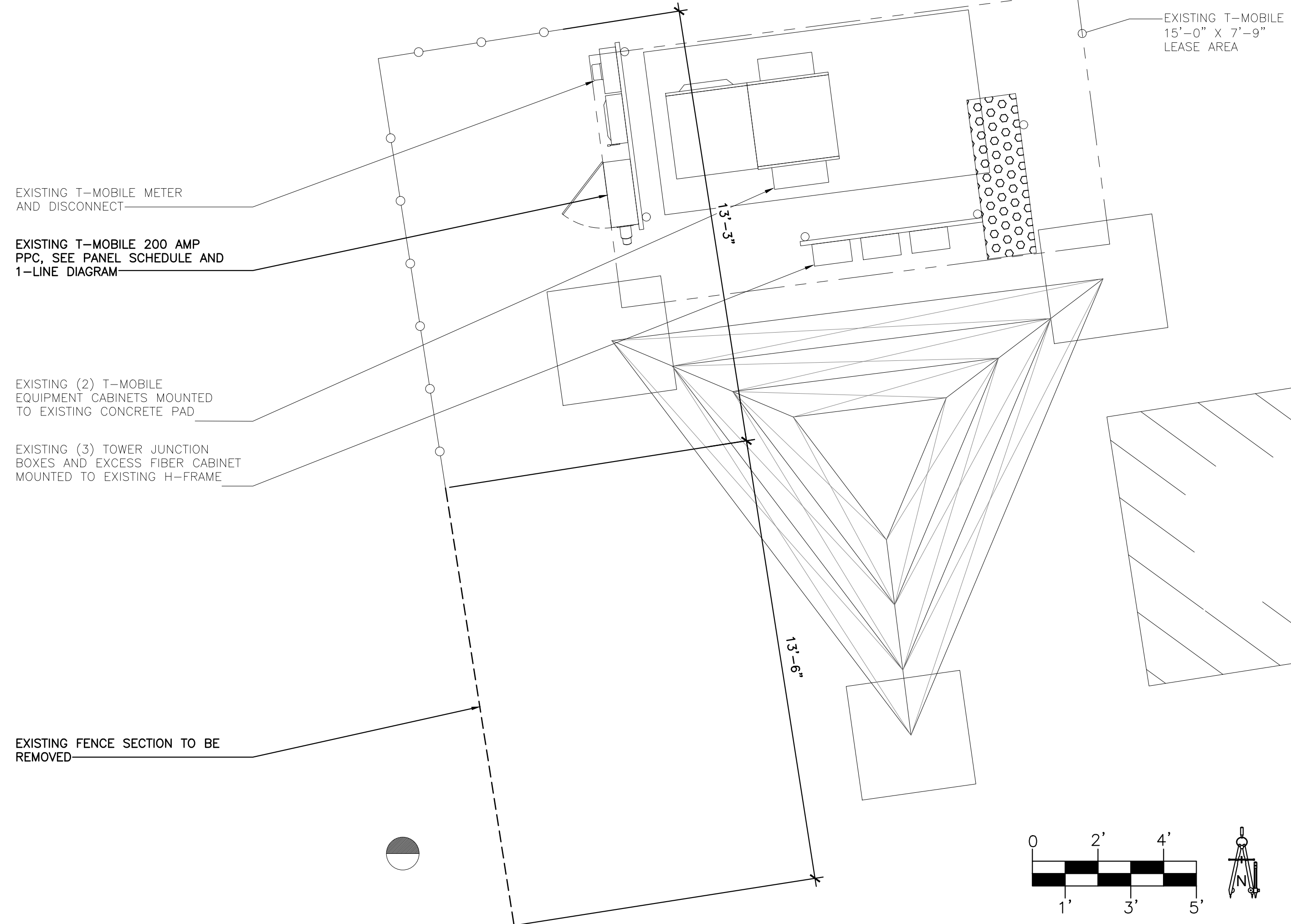
SITE ADDRESS:  
 10293 N CENTRAL HWY  
 ELFRIDA, AZ 85610

SHEET TITLE:  
**TOPOGRAPHIC SURVEY**

SHEET NO. <b>LS-2</b>	REVISION: <b>2</b>
--------------------------	-----------------------



GENERATOR DETAIL & DIMENSIONS SCALE: 1" = 1'-0" 3

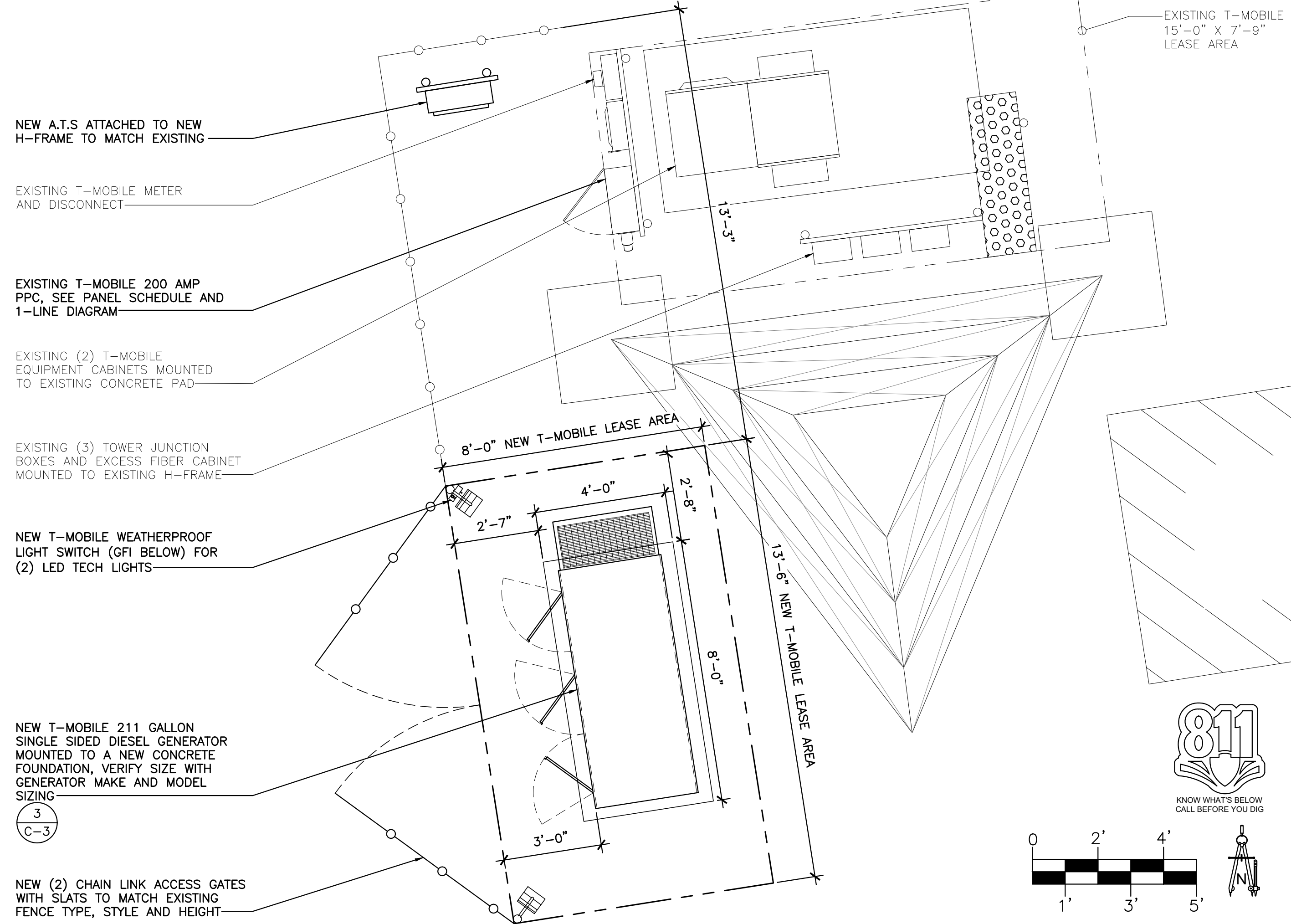


EXISTING EQUIPMENT PLAN SCALE: 3/8" = 1'-0" 1

GENERAL CONCRETE NOTES:

- CONCRETE SHALL BE 2,500 PSI COMPRESSIVE STRENGTH AT 28 DAY CURE, AND SHALL BE DESIGNED IN ACCORDANCE WITH ASTM C-94 AN INSTALLED PER THE LATEST VERSION OF ACI-318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" REQUIREMENTS.
- CONCRETE SHALL BE PLACED IN A MANNER THAT WILL PREVENT SEGREGATION OF CONCRETE MATERIALS AND OTHER OCCURRENCES THAT MAY DECREASE THE STRENGTH OR DURABILITY OF THE FOUNDATION.
- CONCRETE SHALL HAVE A SLUMP OF 5 INCHES
- MECHANICALLY VIBRATE CONCRETE, PARTICULARLY WHEN POURED IN DIFFERENT LIFTS, TO ENSURE CONSOLIDATION AND AVOID JOINTS.
- TOP OF SLAB SHALL BE SLOPED TO DRAIN WITH A SCRATCHED FINISH.
- REBAR SHALL BE GRADE 60 CONFORMING TO ASTM A-615
- ALL REINFORCING STEEL SHALL HAVE A MINIMUM OF 3 INCHES OF CONCRETE COVER. APPROVED SPACERS SHALL BE USED TO INSURE A 3INCH MINIMUM COVER ON REINFORCEMENT.
- REBAR OVERLAP DISTANCE SHALL BE 48 TIMES REBAR DIAMETER.
- WELDING IS PROHIBITED ON REINFORCING STEEL AND EMBEDMENTS.
- TOLERANCES:
- A. CONCRETE DIMENSIONS ARE TO BE PLUS OR MINUS 1 INCH (1")
- SLAB INSTALLATION SHALL BE SUPERVISED BY PERSONNEL KNOWLEDGEABLE AND EXPERIENCED WITH THE PROPOSED FOUNDATION TYPE. CONSTRUCTION SHALL BE IN ACCORDANCE WITH GENERALLY ACCEPTED INSTALLATION PRACTICE.
- WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES AND SAFETY REGULATIONS

CONCRETE FOUNDATION NOTES SCALE: 1" = 1'-0" 4



NEW EQUIPMENT PLAN SCALE: 3/8" = 1'-0" 2

CLIENT

**T-Mobile**

1330 W. SOUTHERN AVE. STE A-102  
TEMPE, ARIZONA, 85282  
PHONE: (480) 638-2600 FAX: (480) 638-2852

CONSULTANT

**COAL CREEK CONSULTING**

8283 N. HAYDEN RD., STE 258  
SCOTTSDALE, ARIZONA 85258  
PHONE: (602) 429-0533 FAX: (480) 638-2852

ENGINEER OF RECORD  
TERRA DYNAMIC ENGINEERING, LLC

**TDE**

3241 E. SHEA BLVD., SUITE 1, #455  
PHOENIX, AZ 85028  
PHONE: (602) 482-1603  
EMAIL: ROBERT@TERRADYNAMIC.US

SEAL

NO.	DATE	DESCRIPTION	BY
1	12/07/21	REVIEW	SPE
2	03/22/22	REVISION 1	SPE
3	04/28/22	REVISION 2	SPE
4	05/31/22	SUBMITTAL	SPE
5	01/03/23	REVISION 3	SPE

PROJECT INFORMATION

JOB: 12-071-04

**PH45407A ELFRIDA FIRE**

10293 N. CENTRAL HIGHWAY  
ELFRIDA, ARIZONA 85610

SHEET TITLE

**EXISTING/NEW EQUIPMENT AND ANTENNA PLANS**

JURISDICTIONAL APPROVAL

SHEET NUMBER

**C-3**

RFDS VER: 2 DATED 4/23/2021 AT 4:59:27 PM