

**GRASS BUFFER /
STORMWATER QUALITY BEST MANAGEMENT PRACTICE
MAINTENANCE AGREEMENT AND EASEMENT**

This GRASS BUFFER / STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT (Agreement) is made by and between EL PASO COUNTY by and through THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO (Board or County) and FATEH, LLC (Developer), a Colorado corporation. The above may occasionally be referred to herein singularly as “Party” and collectively as “Parties.”

Recitals

A. WHEREAS, Developer is the owner of certain real estate (the Property) in El Paso County, Colorado, which Property is legally described in Exhibit A attached hereto and incorporated herein by this reference; and

B. WHEREAS, Developer desires to develop on the Property a new land use to be known as Clearview Food Mart; and

C. WHEREAS, it is in the best interest of public health, safety and welfare for the County to condition approval of this land use on Developer’s promise to construct adequate drainage, water runoff control facilities and stormwater quality structural Best Management Practices (“BMPs”) for the land use; and

D. WHEREAS, Chapter 8, Section 8.4.5 of the El Paso County Land Development Code, as periodically amended, promulgated pursuant to Section 30-28-133(1), Colorado Revised Statutes (C.R.S.), requires the County to condition approval of all subdivisions on a developer’s promise to so construct adequate drainage, water runoff control facilities, and BMPs in subdivisions; and

E. WHEREAS, the Drainage Criteria Manual, Volume 2, as amended by Appendix I of the El Paso County Engineering Criteria Manual (ECM), as each may be periodically amended, promulgated pursuant to the County’s Colorado Discharge Permit System General Permit (MS4 Permit) as required by Phase II of the National Pollutant Discharge Elimination System (NPDES), which MS4 Permit requires that the County take measures to protect the quality of stormwater from sediment and other contaminants, requires subdividers, developers, landowners, and owners of facilities located in the County’s rights-of-way or easements to provide adequate permanent stormwater quality BMPs with new development or significant redevelopment; and

F. WHEREAS, Section 2.9 of the El Paso County Drainage Criteria Manual provides for a developer’s promise to maintain a subdivision’s drainage facilities in the event the County does not assume such responsibility; and

G. WHEREAS, developers in El Paso County have historically chosen water runoff detention basins or other onsite stormwater quality BMP(s) as a means to provide adequate drainage and water runoff control in subdivisions, which basins, while effective, are less expensive for developers to construct than other methods of providing drainage and water runoff control; and

H. WHEREAS, Developer desires to construct for the land use one stormwater quality BMP (“BMP”) as the means for providing adequate drainage and stormwater runoff control and to meet requirements of the County’s MS4 Permit, and to provide for cleaning, maintaining and repairing such BMP; and

I. WHEREAS, Developer desires to construct the BMP on property that is platted as Lot 1 Clearview West Filing No. 2, as indicated on the final plat of the subdivision , and as set forth on Exhibit B attached hereto; and

J. WHEREAS, Developer shall be charged with the duty of constructing the BMP and with the duties of maintaining and repairing the BMP on the Property described in Exhibit A; and

K. WHEREAS, it is the County’s experience that developers historically have not properly cleaned and otherwise not properly maintained and repaired these BMPs, and that these BMPs, when not so properly cleaned, maintained, and repaired, threaten the public health, safety and welfare; and

L. WHEREAS, the County, in order to protect the public health, safety and welfare, has historically expended valuable and limited public resources to so properly clean, maintain, and repair these BMPs when developers have failed in their responsibilities, and therefore, the County desires the means to recover its costs incurred in the event the burden falls on the County to so clean, maintain and repair the BMP(s) serving this land use due to the Developer’s failure to meet its obligations to do the same; and

M. WHEREAS, the County conditions approval of this land use on the Developer’s promise to so construct the BMP, and further conditions approval on the Developer’s promise to reimburse the County in the event the burden falls upon the County to so clean, maintain and/or repair the BMP serving this land use; and

N. WHEREAS, the County could condition land use approval on the Developer’s promise to construct a different and more expensive drainage, water runoff control system and BMPs than those proposed herein, which more expensive system would not create the possibility of the burden of cleaning, maintenance and repair expenses falling on the County; however, the County is willing to forego such right upon the performance of Developer’s promises contained herein; and

O. WHEREAS, the County, in order to secure performance of the promises contained herein, conditions approval of this land use upon the Developer’s grant herein of a perpetual Easement over a portion of the Property for the purpose of allowing the County to periodically access, inspect, and, when so necessary, to clean, maintain and/or repair the BMP; and

Agreement

NOW, THEREFORE, in consideration of the mutual Promises contained herein, the sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Incorporation of Recitals: The Parties incorporate the Recitals above into this Agreement.
2. Covenants Running with the Land: Developer agrees that this entire Agreement and the performance thereof shall become a covenant running with the land, which land is legally described in

Exhibit A attached hereto, and that this entire Agreement and the performance thereof shall be binding upon itself and its successors and assigns.

3. Construction: Developer shall construct on the Property described in Exhibit A attached hereto and incorporated herein by this reference, one BMP. Developer shall not commence construction of the BMP until the El Paso County Planning and Community Development Department (PCD) has approved in writing the plans and specifications for the BMP and this Agreement has been signed by all Parties and returned to the PCD. Developer shall complete construction of the BMP in substantial compliance with the County-approved plans and specifications for the BMP. Failure to meet these requirements shall be a material breach of this Agreement and shall entitle the County to pursue any remedies available to it at law or in equity to enforce the same. Construction of the BMP shall be substantially completed within one (1) year (defined as 365 days), which one-year period will commence to run on the date the Erosion and Stormwater Quality Control Permit (ESQCP) is issued. Rough grading of the BMP must be completed and inspected by the El Paso County Development Services Department prior to commencing road construction.

In the event construction is not substantially completed within the one (1) year period, then the County may exercise its discretion to complete the project, and shall have the right to seek reimbursement from the Developer and its successors and assigns, for its actual costs and expenses incurred in the process of completing construction. The term actual costs and expenses shall be liberally construed in favor of the County, and shall include, but shall not be limited to, labor costs, tool and equipment costs, supply costs, and engineering and design costs, regardless of whether the County uses its own personnel, tools, equipment and supplies, etc. to correct the matter. In the event the County initiates any litigation or engages the services of legal counsel in order to enforce the Provisions arising herein, the County shall be entitled to its damages and costs, including reasonable attorney fees, regardless of whether the County contracts with outside legal counsel or utilizes in-house legal counsel for the same.

4. Maintenance: The Developer agrees for itself and its successors and assigns that it will regularly and routinely inspect, clean and maintain the BMP, and otherwise keep the same in good repair, all at their own cost and expense. No trees or shrubs that would impair the structural integrity of the BMP shall be planted or allowed to grow on the BMP. In addition, no impervious improvements (e.g. patios, hardscape, gravel, raised garden beds, recreational facilities) shall be constructed within the no-build area depicted in Exhibit B, attached hereto and incorporated herein by reference. The Developer shall maintain turf grass vegetation with a uniform density of at least 80% and shall maintain the existing slope in the no-build area.

5. Creation of Easement: Developer hereby grants the County a non-exclusive perpetual easement upon and across the Property described in Exhibit A. The purpose of the easement is to allow the County to access, inspect, clean, repair and maintain the BMP; however, the creation of the easement does not expressly or implicitly impose on the County a duty to so inspect, clean, repair or maintain the BMP.

6. County's Rights and Obligations: Any time the County determines, in the sole exercise of its discretion, that the BMP is not properly cleaned, maintained and/or otherwise kept in good repair, the County shall give reasonable notice to the Developer and its successors and assigns that the BMP needs to be cleaned, maintained and/or otherwise repaired. The notice shall provide a reasonable time to correct the problem(s). Should the responsible parties fail to correct the specified problem(s), the County may enter upon the Property to so correct the specified problem(s). Notice shall be effective to the above by

the County's deposit of the same into the regular United States mail, postage pre-paid. Notwithstanding the foregoing, this Agreement does not expressly or implicitly impose on the County a duty to so inspect, clean, repair or maintain the BMP.

7. Reimbursement of County's Costs / Covenant Running With the Land: The Developer agrees and covenants, for itself and its successors and assigns, that they will reimburse the County for its costs and expenses incurred in the process of completing construction of, cleaning, maintaining, and/or repairing the BMP pursuant to the provisions of this Agreement.

The term "actual costs and expenses" shall be liberally construed in favor of the County, and shall include, but shall not be limited to, labor costs, tools and equipment costs, supply costs, and engineering and design costs, regardless of whether the County uses its own personnel, tools, equipment and supplies, etc. to correct the matter. In the event the County initiates any litigation or engages the services of legal counsel in order to enforce the provisions arising herein, the County shall be entitled to its damages and costs, including reasonable attorney's fees, regardless of whether the County contracts with outside legal counsel or utilizes in-house legal counsel for the same.

8. Contingencies of Subdivision Approval: Developer's execution of this Agreement is a condition of land use approval.

The County shall have the right, in the sole exercise of its discretion, to approve or disapprove any documentation submitted to it under the conditions of this Paragraph, including but not limited to, any separate agreement or amendment, if applicable, identifying any specific maintenance responsibilities not addressed herein. The County's rejection of any documentation submitted hereunder shall mean that the appropriate condition of this Agreement has not been fulfilled.

9. Agreement Monitored by El Paso County Planning and Community Development Department and/or El Paso County Department of Public Works: Any and all actions and decisions to be made hereunder by the County shall be made by the Director of the El Paso County Planning and Community Development Department and/or the Director of the El Paso County Department of Public Works. Accordingly, any and all documents, submissions, plan approvals, inspections, etc. shall be submitted to and shall be made by the Director of the Planning and Community Development Department and/or the Director of the El Paso County Department of Public Works.

10. Indemnification and Hold Harmless: To the extent authorized by law, Developer agrees, for itself and its successors and assigns, that they will indemnify, defend, and hold the County harmless from any and all loss, costs, damage, injury, liability, claim, lien, demand, action and causes of action whatsoever, whether at law or in equity, arising from or related to their respective intentional or negligent acts, errors or omissions or that of their agents, officers, servants, employees, invitees and licensees in the construction, operation, inspection, cleaning (including analyzing and disposing of any solid or hazardous wastes as defined by State and/or Federal environmental laws and regulations), maintenance, and repair of the BMP, and such obligation arising under this Paragraph shall be joint and several. Nothing in this Paragraph shall be deemed to waive or otherwise limit the defense available to the County pursuant to the Colorado Governmental Immunity Act, Sections 24-10-101, *et seq.* C.R.S., or as otherwise provided by law.

11. Severability: In the event any Court of competent jurisdiction declares any part of this Agreement to be unenforceable, such declaration shall not affect the enforceability of the remaining parts of this Agreement.

12. Third Parties: This Agreement does not and shall not be deemed to confer upon or grant to any third party any right to claim damages or to bring any lawsuit, action or other proceeding against either the County, the Developer, or their respective successors and assigns, because of any breach hereof or because of any terms, covenants, agreements or conditions contained herein.

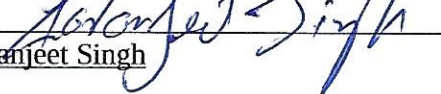
13. Solid Waste or Hazardous Materials: Should any refuse from the BMP be suspected or identified as solid waste or petroleum products, hazardous substances or hazardous materials (collectively referred to herein as "hazardous materials"), the Developer shall take all necessary and proper steps to characterize the solid waste or hazardous materials and properly dispose of it in accordance with applicable State and/or Federal environmental laws and regulations, including, but not limited to, the following: Solid Wastes Disposal Sites and Facilities Acts, §§ 30-20-100.5 – 30-20-119, C.R.S., Colorado Regulations Pertaining to Solid Waste Disposal Sites and Facilities, 6 C.C.R. 1007-2, *et seq.*, Solid Waste Disposal Act, 42 U.S.C. §§ 6901-6992k, and Federal Solid Waste Regulations 40 CFR Ch. I. The County shall not be responsible or liable for identifying, characterizing, cleaning up, or disposing of such solid waste or hazardous materials. Notwithstanding the previous sentence, should any refuse cleaned up and disposed of by the County be determined to be solid waste or hazardous materials, the Developer, but not the County, shall be responsible and liable as the owner, generator, and/or transporter of said solid waste or hazardous materials.

14. Applicable Law and Venue: The laws, rules, and regulations of the State of Colorado and El Paso County shall be applicable in the enforcement, interpretation, and execution of this Agreement, except that Federal law may be applicable regarding solid waste or hazardous materials. Venue shall be in the El Paso County District Court.

IN WITNESS WHEREOF, the Parties affix their signatures below.

Executed this 27th day of July, 2023 by:

FATEH, LLC

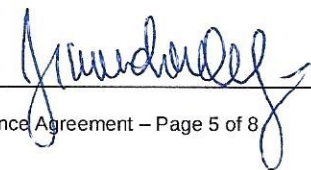
By: 
Karanjeet Singh

The foregoing instrument was acknowledged before me this 27th day of July, 2023, by Karanjeet Singh, Authorized Signing Agent, FATEH, LLC.

Witness my hand and official seal.

My commission expires: 12/14/2025 *aw*


MA. HANNAH GALE WHITING
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214048231
My Commission Expires 12-14-2025



Notary Public

Executed this _____ day of _____, 20____, by:

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

By: 
Meggan Herington, Executive Director
El Paso County Planning and Community Development
Authorized signatory pursuant to LDC

The foregoing instrument was acknowledged before me this _____ day of _____,
20____, by _____, Executive Director of the El Paso County Planning and Community
Development Department.

Witness my hand and official seal.

My commission expires: _____

Notary Public

Approved as to Content and Form:


Assistant County Attorney

Exhibit A – Legal Description

LOT 1 CLEARVIEW WEST FILING NO. 2

Exhibit B – No-Build Area

EXHIBIT

LEGAL DESCRIPTION

Legal description for a drainage easement located for the property located at 4815 Yucatan Drive in Colorado Springs Colorado.

(BEARINGS ARE BASED ON THE SOUTH LINE OF LOT 2, CLEAR VIEW WEST FILING NO. 2 AS BEARING S89°56'53"W)

Commencing (POC) at the Southeast Corner of Lot 2, Clear View West Filing No. 2, a subdivision plat recorded under Plat Book D, Page 4, Reception Number 1773172 of the Records of El Paso County, Colorado, thence S89°56'53"W, 80.89 feet along the South line of said Lot 2 to the to the TRUE POINT OF BEGINNING:

Thence continue S89°56'53"W, 72.51 feet to a point of curve to the right;

Thence Westerly, 7.16 feet along the arc of said curve to a point tangent, said arc having a radius of 14.00 feet, a central angle of 29°18'07" and being subtended by a chord that bears N75°24'04"W, 7.08 feet;

Thence N60°45'00"W, 66.78 feet; to a point of curve to the right;

Thence Northwesterly, 30.22 feet along the arc of said curve to a point tangent, said arc having a radius of 28.50 feet, a central angle of 60°45'00" and being subtended by a chord that bears N30°22'30"W, 28.82 feet;

Thence North, 57.47 feet;

Thence N89°42'59"E, 14.00 feet;

Thence South, 57.54 feet; to a point of curve to the left;

Thence Southeasterly, 15.37 feet along the arc of said curve to a point tangent, said arc having a radius of 14.50 feet, a central angle of 60°45'00" and being subtended by a chord that bears S30°22'30"E, 14.66 feet;

Thence S60°45'00"E, 73.88 feet;

Thence Easterly, a distance of 13.52 feet along the arc of a curve concave to the North, said arc having a radius of 27.33 feet, a central angle of 28°20'35" and being subtended by a chord that bears S75°22'30"E, 13.38 feet;

thence along a line non-tangent to said curve, East, a distance of 38.04 feet;

Thence N00°03'09"W, 0.50 feet;

Thence Northeasterly, a distance of 27.57 feet along the arc of a curve concave to the Northwest, said arc having a radius of 26.00 feet, a central angle of 60°45'00" and being subtended by a chord that bears N59°37'30"E, 26.29 feet;

Thence N29°15'00"E, 70.72 feet;

Thence East, 16.05 feet;

Thence S29°15'00"W, 82.93 feet; to a point of curve to the right;

Thence Southwesterly, 21.19 feet along the arc of said curve to a point tangent, said arc having a radius of 20.00 feet, a central angle of 60°41'53" and being subtended by a chord that bears S59°35'56"W, 20.21 feet to the TRUE POINT OF BEGINNING.

Area = 4,002 square feet, more or less.

Randall D. Hency, PLS Colorado 27605
for and on behalf of
Polaris Surveying, Inc.
1903 Lalaray Street, Suite 102
Colorado Springs, Co. 80909
Job No.

Date 07/11/2023





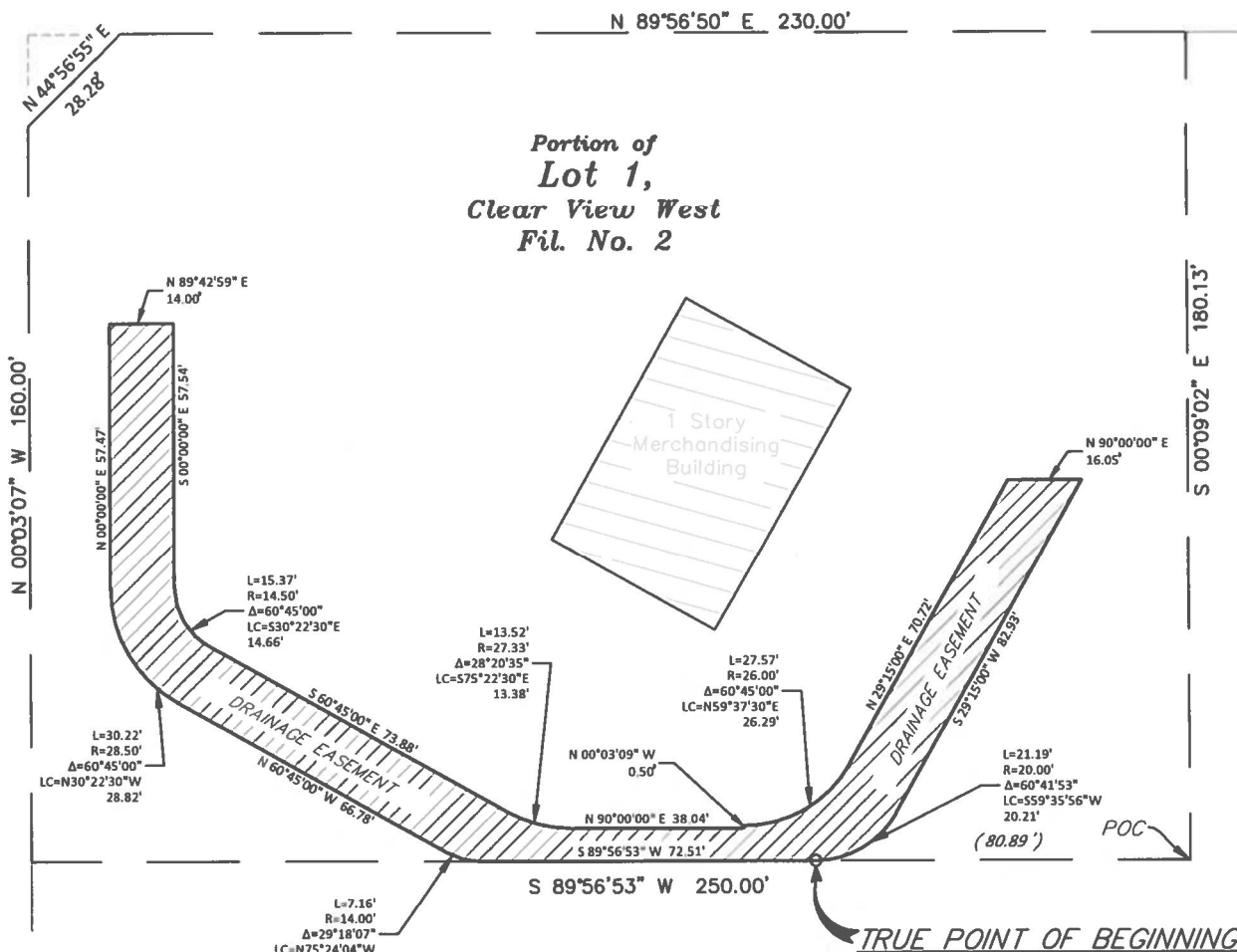
EXHIBIT MAP DRAINAGE EASEMENT

SCALE 1" = 40'

YUCATAN DRIVE

Portion of
Lot 1,
Clear View West
Fil. No. 2

HANCOCK EXPRESSWAY



Lot 2,
Clear View West
Fil. No. 2

DATE: 07/11/23
JOB: 201103

Bernie Kerns

EXHIBIT MAP DRAINAGE EASEMENT

POLARIS SURVEYING, INC.
1903 Lelaray Street, Suite 102
COLORADO SPRINGS, CO 80909
(719)448-0844 FAX (719)448-9225