Steve Schleiker
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El Paso County, CO
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SADDLEHORN FILING NO. 2
FIRST AMENDED AND RESTATED
SUBDIVISION IMPROVEMENTS AGREEMENT

THIS FIRST AMENDED AND RESTATED SUBDIVISION IMPROVEMENTS AGREEMENT, made between Gorilla Capital Co, hereinafter called the "Subdivider," and El Paso County by and through the Board of County Commissioners of El Paso County, Colorado, hereinafter called the "County," is entered into and effective this 19TH day of AUGUST, 2026 ("Effective Date").

WHEREAS, the Subdivider, as a condition of approval of the final plat (File Number SF21-033) for Saddlehorn Filing 2 (the "Subdivision"), entered into a Subdivision Improvements Agreement ("SIA") as provided for by Section 30-28-137 (C.R.S.), Chapter 5 of the El Paso County Engineering Criteria Manual and Chapter 8 of the El Paso County Land Development Code, which SIA was recorded in the records of the El Paso County Clerk and Recorder on June 9, 2023 at Reception No. 223048669; and

WHEREAS, the Subdivider received a construction permit (CON2443) for the final plat and posted collateral in the amount of $4,365,393.10 for subdivision improvements that were required to be completed by November 1, 2024. The construction permit expired on November 1, 2024; and

WHEREAS, the Subdivider also entered into an early grading project (File Number EGP221; CON2251) and posted collateral in the amount of $351,605.08 for grading improvements to be completed by November 1, 2024. The construction permit expired on November 1, 2024; and

WHEREAS, the Subdivider has substantially completed most of the improvements, but certain requirements relating to improvements and early grading remain: and

WHEREAS, the Subdivider and the County wish to enter into this First Amended and Restated Subdivision Improvements Agreement to provide for the replacement of current collateral, encompass any outstanding work in the early grading permit, and eliminate the need for phasing of remaining public improvements.

NOW, THEREFORE, in consideration of the following mutual covenants and agreements, the Subdivider and the County agree as follows:

1. This First Amended and Restated Subdivision Improvements Agreement ("Agreement") amends, restates, and supersedes in their entirety all prior subdivision improvement agreements, including the SIA dated June 9, 2023, at Reception No. 223048669. The Parties agree that all prior SIA agreements are terminated.

2. The scope of the required improvements is also amended to incorporate any outstanding work under the Early Grading Project (EGP211). The Subdivider agrees to complete the early grading project (EGP211) in strict compliance with the County's Engineering Criteria Manual.

3. The Subdivider agrees to construct and install, at its sole expense, all of those improvements as set forth on the Financial Assurance Estimate attached hereto as Exhibit A and incorporated herein by reference. To secure and guarantee performance of its obligations as set forth herein, the Subdivider agrees to provide collateral to remain in effect at all times until the improvements are completed and accepted in accordance with Chapter 5 of the ECM.

4. Security and collateral shall be in the form of bond issued by Nationwide in the amount of $ 886,329.25.

5. To secure and guarantee performance of its obligations as set forth herein, the Subdivider agrees to provide collateral to remain in effect at all times until the improvements are completed and accepted in accordance with Chapter 5 of the ECM. Subdivider is responsible for providing any renewals of collateral to ensure that there is never a lapse in coverage. Subdivider shall procure renewal/extension/replacement collateral at least fifteen (15) days prior to the expiration of the collateral then in effect. Failure to procure renewal/extension/replacement collateral within this time limit shall be a default under this Agreement and shall allow the County to execute on the collateral. In addition, if Subdivider allows collateral to lapse at any time, no lots in the subdivision may be sold, conveyed or transferred, whether by Deed or Contract, after the expiration date of such collateral until the improvements identified on Exhibit A have been completed and final acceptance is received from the County. If replacement collateral is used for renewal, approval by Board of County Commissioners is required.

6. No lots in the subdivision shall be sold, conveyed or transferred, whether by Deed or by Contract, nor shall building permits be issued until and unless the required improvements for the subdivision have been constructed and completed in accordance with the approved construction plans and preliminary acceptance is received from the County. In the alternative, lots within the subdivision may be sold, conveyed or transferred and / or have building permits issued upon receipt of collateral acceptable to the County, pursuant to this Agreement, which is sufficient to guarantee construction of the improvements in the attached Financial Assurance Estimate.

7. The Subdivider agrees that all of those certain public improvements to be completed as identified in the attached Financial Assurance Estimate shall be constructed in compliance with the following:

    a. All laws, resolutions and regulations of the United States, State of Colorado, El Paso County and its various agencies, affected special districts and/or servicing authorities.

b. Such other designs, drawings, maps, specifications, sketches and other matter submitted to and approved by any of the above-stated governmental entities.

8. All improvements shall be completed by the Subdivider, meeting all applicable standards for preliminary acceptance, within 12 (twelve) months from the effective date of this agreement. If the Subdivider determines that the completion date needs to be extended, the Subdivider shall submit a written request for a change in the completion date to the ECM Administrator at least 90 days in advance of the required completion date. The request shall include the reasons for the requested change in completion date, the proposed new completion date, and prove collateral is in place to cover the extension time requested. The completion date for the Subdivision may be extended one time, in writing and for a period no longer than 12 months, at the discretion of the ECM Administrator. A second extension of the completion date for a period of no longer than 12 months may be considered and approved, in writing, at the discretion of the Department of Public Works (DPW) Director. Any additional requests for extension of the completion date will be scheduled for hearing by the Board of County Commissioners. The ECM Administrator, DPW Director, or the Board of County Commissioners may require an adjustment in the amount of collateral to take into account any increase in cost due to the delay including inflation.

9. It is further mutually agreed that, pursuant to the provisions of Section 30-28-137 (2) C.R.S., and Chapter 5 of the County's Engineering Criteria Manual, as improvements are completed, the Subdivider may apply to the Board of County Commissioners for a release of part or all of the collateral deposited with said Board. Upon inspection and approval, the Board shall release said collateral. If the Board determines that any of such improvements are not constructed in substantial compliance with specifications it shall furnish the Subdivider a list of specific deficiencies and shall be entitled to withhold collateral sufficient to ensure such substantial compliance. If the Board of County Commissioners determines that the Subdivider will not construct any or all of the improvements in accordance with all of the specifications, the Board of County Commissioners may withdraw and employ from the deposit of collateral such funds as may be necessary to construct the improvements in accordance with the specifications.

10. The Subdivider agrees and both parties acknowledge that the construction of the improvements identified and guaranteed through this Subdivision Improvements Agreement shall follow the inspection, collateral, and acceptance process identified in Chapter 5 of the County's Engineering Criteria Manual. This is to include, among other things, a Preliminary Acceptance process, replacement of performance collateral with appropriate Warranty collateral at that time, and a 2-year warranty period prior to final acceptance. Where any inconsistency exists between Chapter 5 of the Engineering Criteria Manual and the Land Development Code with respect to these inspection, collateral and acceptance processes, the Engineering Criteria Manual is the controlling document.

11. Parties hereto mutually agree that this Agreement may be amended from time to time provided that such amendment be in writing and signed by all parties hereto.

IN WITNESS WHEREOF, the parties affix their signatures below.

BOARD OF COUNTY COMMISSIONERS OF
EL PASO COUNTY, COLORADO

By: _____
on behalf of
Meggan Herington, Executive Director
Planning and Community Development Department
Authorized signatory pursuant to LDC

The foregoing instrument was acknowledged before me this 20th day of August, 20 26, by Mindy Schulz, ~~Executive~~ Deputy Director of El Paso County Planning and Community Development Department.

Witness my hand and official seal.

My commission expires: 08/11/2029

_____
Notary Public

TIMOTHY CHAMBERS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20254030547
MY COMMISSION EXPIRES 08/11/2029

Approved as to Content and Form:

Erika Keech

Assistant County Attorney

SUBDIVIDER:

By: _____

Ally Rubini
Gorilla Capital CO Saddlehorn Ranch, LLC
Manager

Subscribed, sworn to and acknowledged before me this 4th day of August, 2026, by the parties above named.

My commission expires: March 14, 2028.

_____
Notary Public

OFFICIAL STAMP
CAITLIN KNUDSEN
NOTARY PUBLIC-OREGON
COMMISSION NO. 1046204
MY COMMISSION EXPIRES MARCH 14, 2028

2026 Financial Assurance Estimate Form
(with pre-plat construction)

Updated: 2/2026

PROJECT INFORMATION

Project Name: Saddlehorn Ranch Filing 2 Improvements | **Date: 04/28/2026** | **PCD File No. SF-21-033**

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction) % Complete	Remaining
SECTION 1 - GRADING AND EROSION CONTROL (Construction and Permanent BMPs)							
Earthwork							
less than 5,000; $8,000 min		CY	$ 7.50	=	$ -		$ -
5,001-20,000; $30,000 min		CY	$ 5.50	=	$ -		$ -
20,001-50,000; $100,000 min		CY	$ 4.50	=	$ -		$ -
50,001-200,000; $175,000 min	50633.	CY	$ 3.00	=	$ 175,000.00	70.00%	$ 52,500.00
greater than 200,000; $500,000 min		CY	$ 2.50	=	$ -		$ -
Erosion Control Blanket		SY	$ 6.00	=	$ -		$ -
Seeding (inc noxious weed mgmnt.) & Mulching	7.	AC	$ 2,037.00	=	$ 14,259.00		$ 14,259.00
Permanent Pond/PCM (provide engineer's estimate)		EA		=	$ -		$ -
Detention Outlet Structure	1.	EA	$ 5,000.00		$ 5,000.00	50.00%	$ 2,500.00
Concrete Riprap Forebay	1.	EA	$ 3,000.00		$ 3,000.00	80.00%	$ 600.00
Concrete Trickle Channel	330.	CY	$ 95.00		$ 31,350.00	80.00%	$ 6,270.00
Detention Emergency Spillway	1.	EA	$ 4,000.00		$ 4,000.00		$ 4,000.00
Drainage Riprap, d50 size from 6" to 24"	694.	TONS	$ 83.00		$ 57,602.00	100.00%	$ -
Permanent WQ Feature (EDB)	1.	EA	$ 5,000.00		$ 5,000.00	80.00%	$ 1,000.00
Gravel Maintenance Access Road	6701.	SY	$ 45.00		$ 301,545.00	100.00%	$ -
Safety Fence	50.	LF	$ 5.00	=	$ 250.00	100.00%	$ -
Inlet Protection	18.	EA	$ 322.00	=	$ 5,796.00	100.00%	$ -
Rock Check Dam	36.	EA	$ 908.00	=	$ 32,688.00	100.00%	$ -
Concrete Washout Basin	1.	EA	$ 1,790.00	=	$ 1,790.00	100.00%	$ -
Sediment Basin	1.	EA	$ 3,483.00	=	$ 3,483.00	100.00%	$ -
Sediment Trap		EA	$ 877.00	=	$ -		$ -
Silt Fence	11010.	LF	$ 3.00	=	$ 33,030.00		$ 33,030.00
Slope Drain		LF	$ 30.00	=	$ -		$ -
Straw Bale		EA	$ 56.00	=	$ -		$ -
Straw Wattle/Rock Sock		LF	$ 11.00	=	$ -		$ -
Surface Roughening		AC	$ 507.00	=	$ -		$ -
Vehicle Tracking Control		EA	$ 3,840.00	=	$ -		$ -
Temporary Erosion Control Blanket	3642.	SY	$ 3.00	=	$ 10,926.00		$ 10,926.00
Temporary Seeding and Mulching	13.	AC	$ 1,666.00	=	$ 21,658.00		$ 21,658.00
				=	$ -		$ -
(insert item not listed but part of construction plans)				=	$ -		$ -
	MAINTENANCE (35% of Construction BMPs)			=	$ 38,279.85		$ 38,279.85
			Section 1 Subtotal	=	**$ 744,656.85**		**$ 185,022.85**
SECTION 2 - PUBLIC IMPROVEMENTS *							
ROADWAY IMPROVEMENTS							
Construction Traffic Control	1.	LS	$ 50,000.00	=	$ 50,000.00	80.00%	$ 10,000.00
Aggregate Base Course (135 lbs/cf)	5080.	Tons	$ 42.00	=	$ 213,360.00	80.00%	$ 42,672.00
Aggregate Base Course (135 lbs/cf)		CY	$ 81.00	=	$ -		$ -
Asphalt Pavement (3" thick)		SY	$ 22.00	=	$ -		$ -
Asphalt Pavement (4" thick)		SY	$ 31.00	=	$ -		$ -
Asphalt Pavement (6" thick)		SY	$ 47.00	=	$ -		$ -
Asphalt Pavement (147 lbs/cf) _" thick	20805.	Tons	$ 140.00	=	$ 2,912,700.00	80.00%	$ 582,540.00
Raised Median, Paved		SF	$ 15.00	=	$ -		$ -
Signs (regulatory/advisory/guide/street)	20.	EA	$ 293.00	=	$ 5,860.00	80.00%	$ 1,172.00
Epoxy Pavement Marking	4122.	SF	$ 19.00	=	$ 78,318.00	80.00%	$ 15,663.60
Thermoplastic Pavement Marking	87.	SF	$ 29.00	=	$ 2,523.00	80.00%	$ 504.60
Barricade - Type 3	8.	EA	$ 380.00	=	$ 3,040.00	80.00%	$ 608.00
Delineator - Type I		EA	$ 38.00	=	$ -		$ -
Curb and Gutter, Type A (6" Vertical)		LF	$ 49.00	=	$ -		$ -
Curb and Gutter, Type B (Median)		LF	$ 50.00	=	$ -		$ -
Curb and Gutter, Type C (Ramp)		LF	$ 51.00	=	$ -		$ -
4" Sidewalk (common areas only)		SY	$ 69.00	=	$ -		$ -
5" Sidewalk		SY	$ 85.00	=	$ -		$ -
6" Sidewalk		SY	$ 113.00	=	$ -		$ -
8" Sidewalk		SY	$ 141.00	=	$ -		$ -
Pedestrian Ramp		EA	$ 1,961.00	=	$ -		$ -
Cross Pan, local (8" thick, 6' wide to include return)		LF	$ 87.00	=	$ -		$ -
Cross Pan, collector (9" thick, 8' wide to include return)		LF	$ 131.00	=	$ -		$ -
Curb Opening with Drainage Chase		EA	$ 2,341.00	=	$ -		$ -
Guardrail Type 3 (W-Beam)		LF	$ 87.00	=	$ -		$ -
Guardrail Type 7 (Concrete)		LF	$ 104.00	=	$ -		$ -
Guardrail End Anchorage		EA	$ 2,485.00	=	$ -		$ -
Guardrail Impact Attenuator		EA	$ 22,568.00	=	$ -		$ -
Sound Barrier Fence (CMU block, 6' high)		LF	$ 113.00	=	$ -		$ -
Sound Barrier Fence (panels, 6' high)		LF	$ 115.00	=	$ -		$ -
Electrical Conduit, Size =		LF	$ 33.00	=	$ -		$ -
Traffic Signal, (provide engineer's estimate)		EA		=	$ -		$ -
Survey Monumentation		EA	$ 638.00	=	$ -		$ -
Removal of Asphalt (Full Depth)	210.	SY	$ 10.00	=	$ 2,100.00	80.00%	$ 420.00

PROJECT INFORMATION

Project Name: Saddlehorn Ranch Filing 2 Improvements | **Date: 04/28/2026** | **PCD File No. SF-21-033**

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction) % Complete	Remaining
Removal of Asphalt (Planning-4")	837.	SY	$ 5.00	=	$ 4,185.00	80.00%	$ 837.00
Removal of Stripping	7534.	LF	$ 1.00	=	$ 7,534.00	80.00%	$ 1,506.80
Removal of Fencing	1096	LF	$ 5.00	=	$ 5,480.00	80.00%	$ 1,096.00
STORM DRAIN IMPROVEMENTS							
Concrete Box Culvert (M Standard), Size (W x H)		LF		=	$ -		$ -
18" Reinforced Concrete Pipe	223.	LF	$ 111.00	=	$ 24,753.00	80.00%	$ 4,950.60
24" Reinforced Concrete Pipe	123.	LF	$ 161.00	=	$ 19,803.00	80.00%	$ 3,960.60
19"x20" Horizontal Elliptical Reinforced Concrete Pipe	65	LF	$ 100.00		$ 6,500.00	80.00%	$ 1,300.00
30" Reinforced Concrete Pipe	44.	LF	$ 167.00	=	$ 7,348.00	80.00%	$ 1,469.60
36" Reinforced Concrete Pipe		LF	$ 191.00	=	$ -		$ -
42" Reinforced Concrete Pipe		LF	$ 275.00	=	$ -		$ -
48" Reinforced Concrete Pipe		LF	$ 349.00	=	$ -		$ -
54" Reinforced Concrete Pipe		LF	$ 465.00	=	$ -		$ -
60" Reinforced Concrete Pipe		LF	$ 476.00	=	$ -		$ -
66" Reinforced Concrete Pipe		LF	$ 550.00	=	$ -		$ -
72" Reinforced Concrete Pipe		LF	$ 616.00	=	$ -		$ -
18" Corrugated Steel Pipe		LF	$ 136.00	=	$ -		$ -
24" Corrugated Steel Pipe		LF	$ 229.00	=	$ -		$ -
30" Corrugated Steel Pipe	16.	LF	$ 244.00	=	$ 3,904.00	80.00%	$ 780.80
36" Corrugated Steel Pipe		LF	$ 244.00	=	$ -		$ -
42" Corrugated Steel Pipe		LF	$ 226.00	=	$ -		$ -
48" Corrugated Steel Pipe		LF	$ 465.00	=	$ -		$ -
54" Corrugated Steel Pipe		LF	$ 459.00	=	$ -		$ -
60" Corrugated Steel Pipe		LF	$ 501.00	=	$ -		$ -
66" Corrugated Steel Pipe		LF	$ 580.00	=	$ -		$ -
72" Corrugated Steel Pipe		LF	$ 654.00	=	$ -		$ -
78" Corrugated Steel Pipe		LF	$ 728.00	=	$ -		$ -
84" Corrugated Steel Pipe		LF	$ 901.00	=	$ -		$ -
Flared End Section (FES) RCP Size = 18"	14.	EA	$ 402.00	=	$ 5,628.00	80.00%	$ 1,125.60
Flared End Section (FES) CSP Size = 24"	4.	EA	$ 486.00	=	$ 1,944.00	80.00%	$ 388.80
Flared End Section (FES) CSP Size = 19"x30"	2.	EA	$ 600.00	=	$ 1,200.00	80.00%	$ 240.00
Flared End Section (FES) CSP Size = 30"	3.	EA	$ 600.00	=	$ 1,800.00	80.00%	$ 360.00
End Treatment- Headwall		EA		=	$ -		$ -
End Treatment- Wingwall		EA		=	$ -		$ -
End Treatment - Cutoff Wall		EA		=	$ -		$ -
Curb Inlet (Type R) L=5', Depth < 5'		EA	$ 8,814.00	=	$ -		$ -
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'		EA	$ 10,835.00	=	$ -		$ -
Curb Inlet (Type R) L =5', 10' ≤ Depth < 15'		EA	$ 12,206.00	=	$ -		$ -
Curb Inlet (Type R) L =10', Depth < 5'		EA	$ 11,438.00	=	$ -		$ -
Curb Inlet (Type R) L =10', 5' ≤ Depth < 10'		EA	$ 12,689.00	=	$ -		$ -
Curb Inlet (Type R) L =10', 10' ≤ Depth < 15'		EA	$ 16,174.00	=	$ -		$ -
Curb Inlet (Type R) L =15', Depth < 5'		EA	$ 14,452.00	=	$ -		$ -
Curb Inlet (Type R) L =15', 5' ≤ Depth < 10'		EA	$ 17,237.00	=	$ -		$ -
Curb Inlet (Type R) L =15', 10' ≤ Depth < 15'		EA	$ 21,610.00	=	$ -		$ -
Curb Inlet (Type R) L =20', Depth < 5'		EA	$ 16,499.00	=	$ -		$ -
Curb Inlet (Type R) L =20', 5' ≤ Depth < 10'		EA	$ 20,012.00	=	$ -		$ -
Grated Inlet (Type C), Depth < 5'		EA	$ 8,156.00	=	$ -		$ -
Grated Inlet (Type D), Depth < 5'		EA	$ 11,435.00	=	$ -		$ -
Storm Sewer Manhole, Box Base		EA	$ 18,950.00	=	$ -		$ -
Storm Sewer Manhole, Slab Base		EA	$ 9,314.00	=	$ -		$ -
Geotextile (Erosion Control)		SY	$ 6.00	=	$ -		$ -
Rip Rap, d50 size from 6" to 24"	476.	Tons	$ 102.00	=	$ 48,552.00	80.00%	$ 9,710.40
Rip Rap, Grouted		Tons	$ 136.00	=	$ -		$ -
Drainage Channel Construction, Size (W x H)		LF		=	$ -		$ -
Drainage Channel Lining, Concrete		CY	$ 815.00	=	$ -		$ -
Drainage Channel Lining, Rip Rap		CY	$ 234.00	=	$ -		$ -
Drainage Channel Lining, Grass		AC	$ 2,100.00	=	$ -		$ -
Permanent Drainage Channel Lining or Roadside Ditch TRM		SY	$ 13.00	=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
		Section 2 Subtotal		=	$ **3,406,532.00**		$ **681,306.40**

PROJECT INFORMATION

Project Name: Saddlehorn Ranch Filing 2 Improvements	Date: 04/28/2026	PCD File No. SF-21-033

Description	Quantity	Units	Unit Cost		Total	% Complete	(with Pre-Plat Construction) Remaining
SECTION 3 - COMMON DEVELOPMENT IMPROVEMENTS (Private or District and NOT Maintained by EPC)**							
ROADWAY IMPROVEMENTS				=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
STORM DRAIN IMPROVEMENTS							
				=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
WATER SYSTEM IMPROVEMENTS							
Water Main Pipe (PVC), Size 8"	6800.	LF	$ 90.00	=	$ 612,000.00	100.00%	$ -
Water Main Pipe (Ductile Iron), Size 8"		LF	$ 105.00	=	$ -		$ -
Gate Valves, 8"	22.	EA	$ 2,599.00	=	$ 57,178.00	100.00%	$ -
Fire Hydrant Assembly, w/ all valves	18.	EA	$ 9,228.00	=	$ 166,104.00	100.00%	$ -
Water Service Line Installation, inc tap and valves	42.	EA	$ 1,852.00	=	$ 77,784.00	100.00%	$ -
Fire Cistern Installation, complete		EA		=	$ -		$ -
Water Main Pipe (PVC), Size 12"	1696.	EA	$ 100.00	=	$ 169,600.00	100.00%	$ -
Water Main Pipe (Ductile Iron), Size 6"	243	EA	$ 66.00		$ 16,038.00	100.00%	$ -
Gate Valves, 12"	6	EA	$ 2,900.00		$ 17,400.00	100.00%	$ -
					$ -		$ -
				=	$ -		$ -
SANITARY SEWER IMPROVEMENTS							
Sewer Main Pipe (PVC), Size 8"		LF	$ 90.00	=	$ -		$ -
Sanitary Sewer Manhole, Depth < 15 feet		EA	$ 6,136.00	=	$ -		$ -
Sanitary Service Line Installation, complete		EA	$ 1,962.00	=	$ -		$ -
Sanitary Sewer Lift Station, complete		EA		=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
LANDSCAPING IMPROVEMENTS							
		EA		=	$ -		$ -
		EA		=	$ -		$ -
		EA		=	$ -		$ -
		EA		=	$ -		$ -
		EA		=	$ -		$ -
			Section 3 Subtotal	=	**$ 1,116,104.00**		$ -
AS-BUILT PLANS (Public Improvements inc. Permanent WQCV BMPs)		LS	$ 10,000.00	=	$ 10,000.00		$ 10,000.00
POND/BMP CERTIFICATION (Inc. elevations and volume calculations)		LS	$ 10,000.00	=	$ 10,000.00		$ 10,000.00

Total Construction Financial Assurance $ **5,287,292.85**
(Sum of all section subtotals plus as-builts and pond/BMP certification)

Total Remaining Construction Financial Assurance (with Pre-Plat Construction) $ **886,329.25**
(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)

Total Defect Warranty Financial Assurance $ **727,028.20**
(20% of all items identified as (*). To be collateralized at time of preliminary acceptance)

Approvals

I hereby certify that this is an accurate and complete estimate of costs for the work as shown on the Grading and Erosion Control Plan and Construction Drawings associated with the Project.

5/29/2026

Engineer (P.E. Seal Required)

5-24-26
Date

Approved by Owner / Applicant

Daniel Torres, P.E.

6/9/2026
Date

Approved by El Paso County Engineer / ECM Administrator