

SADDLEHORN RANCH FILING NO. 2  
ESCROW AGREEMENT

This Escrow Agreement (“Agreement”) is entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2023 (“Effective Date”) by and between the El Paso County, Colorado, a body corporate and politic and a political subdivision of the State of Colorado, (“County”), by and through the Board of County Commissioners of El Paso County, Colorado (“Board”) and through the Planning and Community Development Executive Director (“Director”), and GORILLA CAPITAL CO SADDLEHORN RANCH LLC, a **Colorado Limited Liability Company** (“Developer”). The County and the Developer may be collectively referred to herein as the Parties.

Recitals

WHEREAS, on \_\_\_\_\_ and pursuant to a Record of Administrative Action (Resolution No. 23-\_\_\_\_\_), the Director, on behalf of the Board approved the final plat of a subdivision known as SADDLEHORN RANCH FILING NO. 2 (the “Subdivision”); and

WHEREAS, Developer is required to deposit with the County certain sums as its fair, equitable and proportionate contribution toward the construction of an off-site intersection improvements at the Judge Orr Road/Curtis Road and at Falcon Highway/Curtis Road intersections; and

WHEREAS, the El Paso County Treasurer has agreed to receive, hold and disburse the funds deposited by Developer in a separate interest-bearing account that is not part of the County’s operating budget.

Agreement

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

1. Incorporation of Recitals. The Parties hereby incorporate by reference the above-stated Recitals into this Agreement as if fully set forth herein.
  
2. Deposit of Funds. Developer has deposited, or at time of recording of the final plat, shall deposit, with the El Paso County Treasurer twenty three thousand three hundred ninety-three dollars (\$23,393) as its fair, equitable and proportionate contributions toward the cost of the design and construction of intersection improvements at the Judge Orr Road/Curtis Road intersection (the “JUDGE ORR ROAD/CURTIS ROAD Funds”) and forty-eight thousand six hundred thirty four dollars (\$48,634) as its fair, equitable and proportionate contributions toward the cost of the design and construction of intersection improvements at the Falcon Highway/Curtis Road intersection (the “FALCON HIGHWAY/CURTIS ROAD Funds”).

3. Escrow Accounts. The El Paso County Treasurer has agreed to accept and escrow the JUDGE ORR ROAD/CURTIS ROAD Funds and the FALCON HIGHWAY/CURTIS ROAD Funds and to hold these funds in separate interest-bearing accounts that are not part of the County's operating budget. The El Paso County Treasurer shall receive, hold and disburse the funds in accordance with the terms of this Agreement.

4. Disbursement of Funds. On or before \_\_\_\_\_, **2043**, the County may request the disbursement of the JUDGE ORR ROAD/CURTIS ROAD Funds and the FALCON HIGHWAY/CURTIS ROAD Funds, including any interest accrued thereon, to be used only for the design and construction of a traffic signal and any necessary related improvements at the respective intersections of Judge Orr Road/Curtis Road and at Falcon Highway/Curtis Road. Any such disbursement request shall be signed by the County Engineer on behalf of the Board of County Commissioners of El Paso County, Colorado and shall reference this Agreement. The El Paso County Treasurer has agreed that a request presented in conformity with the terms of this Agreement will be duly honored.

5. Reimbursement of Funds Not Used. Should the County not use the JUDGE ORR ROAD/CURTIS ROAD Funds and the FALCON HIGHWAY/CURTIS ROAD Funds prior to or on \_\_\_\_\_, **2043**, the El Paso County Treasurer shall return such funds, with any interest accrued thereon, to Developer or its successors or assigns.

6. No Liability of Treasurer. The El Paso County Treasurer shall not be liable in either his/her official or individual capacity for any act he/she may do or omit to do hereunder while acting in good faith and in the exercise of his/her own judgment; and any act done or omitted by him/her pursuant to the advice of his/her own attorneys shall be conclusive evidence of such good faith. No provision of this Agreement shall be deemed or construed to be a relinquishment or waiver of any kind of the applicable limitation of liability provided to the County by the Colorado Governmental Immunity Act, §24-10-101, *et seq.*, C.R.S.

7. No Duty of Treasurer to Verify. The El Paso County Treasurer shall be under no duty or obligation to ascertain the identity, authority or rights of the parties executing or delivering or purporting to execute or deliver these instructions or any documents or papers or payments deposited or called for hereunder, and the El Paso County Treasurer assumes no responsibility or liability for the validity or sufficiency of these instructions or any documents or payers or payments deposited or called for hereunder.

8. General Provisions.

- a. This Agreement may be amended by mutual written agreement of all Parties or their respective successors or assigns.
- b. This Agreement shall be governed by and interpreted in accordance with the laws of the State of Colorado. Venue shall be exclusively in the District or County Court in and for El Paso County, Colorado.

- c. The undersigned hereby acknowledge and represent that they have the legal authority to bind their respective Party to this Agreement.
- d. If any paragraph, section, subsection, clause or phrase of this Agreement is, for any reason, held to be invalid by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Agreement.
- e. The waiver of a breach of any of the provisions of this Agreement by any Party shall not constitute a continuing waiver or a waiver of any subsequent breach of the same or other provision of this Agreement.
- f. This Agreement does not and shall not be deemed to confer on any third party the right to the performance of or proceeds under this Agreement, to claim any damages or to bring any legal action or other proceeding against any Party for any breach or other failure to perform this Agreement.
- g. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. The signature pages from one or more counterparts may be removed from such counterparts and such signature pages shall all be attached to a single instrument.
- h. A fully executed copy of this Agreement shall be recorded in the records of the El Paso County Clerk and Recorder.

In witness of the foregoing provisions, the Parties have executed this Agreement as of the Effective Date set forth above.

BOARD OF COUNTY COMMISSIONERS OF  
EL PASO COUNTY, COLORADO

By: \_\_\_\_\_  
Meggan Herington, Executive Director  
Planning and Community Development Department  
Authorized signatory pursuant to LDC

APPROVED AS TO FORM:

\_\_\_\_\_  
County Attorney's Office

GORILLA CAPITAL CO SADDLEHORN RANCH LLC, a Colorado Limited Liability Company

By:

  
\_\_\_\_\_  
JOHN V. HELMICK  
MANAGER & CEO

**Exhibit A**

**PROPERTY DESCRIPTION**

A PARCEL OF LAND LOCATED IN SECTION 3 AND THE NORTH HALF OF THE NORTH HALF OF SECTION 10, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON THE WEST LINE OF SAID SECTION 3, N00°32'28"W A DISTANCE OF 1987.87 FEET, TO THE NORTHWESTERLY CORNER OF SADDLEHORN RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 221714749 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AND THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID WEST LINE, N00°32'28"W A DISTANCE OF 799.26 FEET;

THENCE DEPARTING SAID WEST LINE THE FOLLOWING THIRTY-TWO (32) COURSES:

1. S89°59'23"E A DISTANCE OF 442.27 FEET;
2. N00°00'37"E A DISTANCE OF 35.00 FEET;
3. S89°59'23"E A DISTANCE OF 60.00 FEET;
4. S00°00'37"W A DISTANCE OF 35.00 FEET;
5. S89°59'23"E A DISTANCE OF 303.52 FEET, TO A POINT OF CURVE;
6. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 780.00 FEET, A CENTRAL ANGLE OF 18°44'59" AND AN ARC LENGTH OF 255.25 FEET, TO A POINT OF TANGENT;
7. S71°14'24"E A DISTANCE OF 260.86 FEET, TO A POINT OF CURVE;
8. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2780.00 FEET, A CENTRAL ANGLE OF 13°06'52" AND AN ARC LENGTH OF 636.31 FEET, TO A POINT OF TANGENT;
9. S58°07'32"E A DISTANCE OF 223.80 FEET;
10. N29°44'39"E A DISTANCE OF 35.38 FEET;
11. S60°15'21"E A DISTANCE OF 60.00 FEET;
12. N29°44'39"E A DISTANCE OF 495.87 FEET, TO A POINT OF CURVE;
13. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 3780.00 FEET, A CENTRAL ANGLE OF 03°09'58" AND AN ARC LENGTH OF 208.89 FEET, TO A POINT OF NON-TANGENT;

14. S63°25'19"E A DISTANCE OF 253.86 FEET;
15. N78°29'56"E A DISTANCE OF 122.41 FEET;
16. S65°55'05"E A DISTANCE OF 154.37 FEET;
17. S80°55'05"E A DISTANCE OF 329.85 FEET;
18. S83°17'36"E A DISTANCE OF 453.41 FEET;
19. S58°21'31"E A DISTANCE OF 99.14 FEET;
20. S12°59'32"E A DISTANCE OF 287.70 FEET;
21. S84°04'11"W A DISTANCE OF 116.39 FEET;
22. S00°27'54"W A DISTANCE OF 933.68 FEET;
23. S36°54'54"E A DISTANCE OF 330.03 FEET;
24. S13°21'17"E A DISTANCE OF 83.07 FEET;
25. S00°07'31"W A DISTANCE OF 82.66 FEET;
26. S07°55'12"W A DISTANCE OF 107.85 FEET;
27. S34°24'44"W A DISTANCE OF 178.42 FEET;
28. S26°04'25"W A DISTANCE OF 85.34 FEET;
29. S07°51'44"E A DISTANCE OF 510.21 FEET;
30. S33°40'12"E A DISTANCE OF 357.56 FEET;
31. S09°52'53"W A DISTANCE OF 673.53 FEET;
32. S00°38'45"W A DISTANCE OF 417.04 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 10;

THENCE ON SAID SOUTH LINE, S89°34'01"W A DISTANCE OF 416.11 FEET, TO THE SOUTHEASTERLY CORNER OF SADDLEHORN RANCH FILING NO. 1;

THENCE ON THE EASTERLY AND NORTHEASTLY LINES OF SADDLEHORN RANCH FILING NO. 1 THE FOLLOWING TWENTY-ONE (21) COURSES:

1. N49°37'00"W A DISTANCE OF 565.00 FEET, TO A POINT OF NON-TANGENT CURVE;

2. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N19°28'44"W, HAVING A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 19°02'46" AND AN ARC LENGTH OF 56.51 FEET, TO A POINT OF TANGENT;
3. S89°34'03"W A DISTANCE OF 197.98 FEET;
4. N00°00'00"E A DISTANCE OF 964.76 FEET;
5. N05°58'59"W A DISTANCE OF 349.19 FEET;
6. N16°11'46"W A DISTANCE OF 257.34 FEET;
7. N16°11'46"W A DISTANCE OF 261.98 FEET;
8. N21°16'04"W A DISTANCE OF 343.92 FEET;
9. N26°10'49"W A DISTANCE OF 266.32 FEET;
10. N44°25'17"W A DISTANCE OF 280.03 FEET;
11. N56°30'41"W A DISTANCE OF 35.01 FEET;
12. S42°31'10"W A DISTANCE OF 422.77 FEET, TO A POINT OF NON-TANGENT CURVE;
13. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S47°44'09"W, HAVING A RADIUS OF 1680.00 FEET, A CENTRAL ANGLE OF 05°10'02" AND AN ARC LENGTH OF 151.51 FEET, TO A POINT OF NON-TANGENT;
14. S42°34'07"W A DISTANCE OF 60.00 FEET;
15. S63°48'26"W A DISTANCE OF 1002.65 FEET;
16. N33°50'17"W A DISTANCE OF 610.26 FEET;
17. N24°10'40"W A DISTANCE OF 207.55 FEET;
18. N32°24'01"W A DISTANCE OF 240.57 FEET;
19. N53°08'37"W A DISTANCE OF 71.78 FEET;
20. N68°03'22"W A DISTANCE OF 227.58 FEET;
21. S89°27'32"W A DISTANCE OF 72.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 7,703,680 SQUARE FEET OR 176.8522 ACRES.