

DECLARATION OF TERMINATION OF CONDOMINIUM REGIME

(Broomfield Professional Campus Condominium)

THIS DECLARATION OF TERMINATION OF CONDOMINIUM REGIME (this "Termination") is dated as of May 21, 2014 and made by Broomfield Professional Campus Condominium Association, Inc., a Colorado non-profit corporation (the "Association") and BPC Holdings, LLC, a Colorado limited liability company, as the sole owner and member (the "Member") of the Association.

RECITALS

- A. On April 11, 2007, a plat was recorded creating Lot 1, Block 1, Broomfield Professional Campus, City and County of Broomfield, Colorado (the "Property"), under Reception No. 2007004541 in the Office of the Clerk and Recorder of the City and County of Broomfield, Colorado (the "Original Plat").
- B. On April 23, 2008, the following condominium documents were recorded creating a condominium regime on the Property (the "Condominium"):
  - i. Declaration of Condominium for Broomfield Professional Campus Condominium recorded under Reception No. 2008004815 (the "Declaration").
  - ii. Condominium Map Broomfield Professional Campus Condominium recorded under Reception No. 200804816 (the "Condominium Map").
- C. Member acquired title to all of the condominium units in the Condominium, and thereby became the sole owner of the Property, pursuant to those certain Special Warranty Deeds recorded on November 4, 2013 under Reception Nos. 2013015516 and 2013015531.
- D. Member desires to terminate the Declaration and terminate and vacate the Condominium, as more particularly described below.

TERMINATION

NOW, THEREFORE, the Association and the Member declare as follows:

1. The Declaration and the Condominium Map, each as amended from time to time, and the entire Condominium regime imposed on the Property, are hereby terminated and vacated in their entirety effective as of May 21, 2014.
2. Pursuant to Section 38-33.3-218(1) of the Colorado Revised Statutes, Member, as the owner of all of the condominium units in the Condominium, has agreed to this Termination.

3. Though no site plan or other approval required the formation of the Condominium, Pursuant to Section 38-33.3-218(1.5) of the Colorado Revised Statutes, a fully executed copy of this Termination will be sent by certified mail or hand delivered to the governing body of the City and County of Broomfield, Colorado.
4. Pursuant to Section 38-33.3-218(2) of the Colorado Revised Statutes, this Termination shall be recorded prior to July 1, 2014. If this Termination is not recorded prior to July 1, 2014, it shall be considered void.
5. Upon recording of this Termination, the legal description of the Property shall revert to its legal description as set forth on the Original Plat (being, for avoidance of doubt, Lot 1, Block 1, Broomfield Professional Campus, City and County of Broomfield, Colorado).
6. Pursuant to Section 18.1 of the Declaration, Member, being the only owner of a condominium unit in the Condominium and sole member of the Association, and [Great Western Bank], being the sole "Eligible Mortgagee" (as defined in the Declaration), hereby consent to this Termination.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the undersigned Member and Association have executed this Termination as of the date set forth above.

**ASSOCIATION**

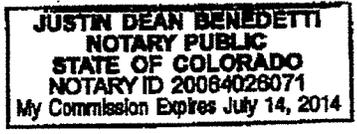
**BROOMFIELD PROFESSIONAL CAMPUS  
CONDOMINIUM ASSOCIATION, INC.,**  
a Colorado non-profit corporation

By: [Signature]  
Name: Paul R. Penberbaugh  
Title: President

STATE OF COLORADO )  
                                  ) ss.  
COUNTY OF Broomfield )

The foregoing instrument was acknowledged before me this 21 day of May, 2014 by Paul Penberbaugh as President of Broomfield Professional Campus Condominium Association, Inc., a Colorado non-profit corporation, on behalf of the corporation.

[Signature]  
(Notary's official signature)  
7/14/14  
(Commission Expiration)



[Signatures Continue on Next Page]





**Legal Description:**

**PARCEL A:**

SUITE NO'S. 100, 101, 102, 103, 104, 105, 200, 201, 202, 203, 204, AND 205, BUILDING NO. 3301, AND SUITE NOS. 100, 101, 102, 103, 104, 105, 106, 200, 201, 202, 203, 204, 205, 206 AND 207, BUILDING NO. 3303, BROOMFIELD PROFESSIONAL CAMPUS CONDOMINIUM, CITY OF BROOMFIELD, COUNTY OF BROOMFIELD, STATE OF COLORADO, ACCORDING TO THE CONDOMINIUM MAP THEREOF, RECORDED APRIL 23, 2008 UNDER RECEPTION NO. 2008004816, AND THE DECLARATION OF CONDOMINIUM FOR BROOMFIELD PROFESSIONAL CAMPUS CONDOMINIUM, RECORDED ON APRIL 23, 2008 UNDER RECEPTION NO. 2008004815, IN THE RECORDS OF THE CLERK AND RECORDER OF THE COUNTY OF BROOMFIELD, COLORADO.

**PARCEL B:**

LOT 1, BLOCK 1, BROOMFIELD PROFESSIONAL CAMPUS, (ALSO REFERRED TO AS BROOMFIELD PROFESSIONAL CAMPUS, FILING NO. 1 FINAL PLAT), ACCORDING TO PLAT RECORDED APRIL 11, 2007 UNDER RECEPTION NO. 2007004541, WHICH IS NOW DESCRIBED AS BROOMFIELD PROFESSIONAL CAMPUS CONDOMINIUMS, AS SHOWN ON CONDOMINIUM MAP RECORDED APRIL 23, 2008 UNDER RECEPTION NO. 2008004816, EXCEPTING THEREFROM, SUITE NO'S. 100, 101, 102, 103, 104, 105, 200, 201, 202, 203, 204 & 205, BUILDING NO. 3301, AND SUITE NOS. 100, 101, 102, 103, 104, 105, 106, 200, 201, 202, 203, 204, 205, 206 AND 207, BUILDING NO. 3303, BROOMFIELD PROFESSIONAL CAMPUS CONDOMINIUM, CITY OF BROOMFIELD,

COUNTY OF BROOMFIELD, STATE OF COLORADO, ACCORDING TO THE CONDOMINIUM MAP RECORDED APRIL 23, 2008 UNDER RECEPTION NO. 2008004816, AND THE DECLARATION OF CONDOMINIUM FOR BROOMFIELD PROFESSIONAL CAMPUS CONDOMINIUM, RECORDED ON APRIL 23, 2008 UNDER RECEPTION NO. 2008004815, IN THE RECORDS OF THE CLERK AND RECORDER OF THE COUNTY OF BROOMFIELD, COLORADO. CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

**PARCEL C:**

NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS OVER AND ACROSS A DRIVEWAY AND FOR PARKING PURPOSES AS MORE FULLY DEFINED AND DESCRIBED IN RECIPROCAL DRIVEWAY AND PARKING EASEMENT AGREEMENT RECORDED MARCH 6, 2008 UNDER RECEPTION NO. 2008002575, SUBJECT TO THE TERM LIMITATIONS SET FORTH THEREIN; EXCEPT THOSE PORTIONS LYING WITHIN TRACTS "A" AND "B", RISEN SAVIOR LUTHERAN CHURCH MINOR SUBDIVISION, FILING NO. 1, AS SAID TRACTS WERE CONVEYED TO THE CITY AND COUNTY OF BROOMFIELD BY DEED RECORDED JUNE 15, 2011 UNDER RECEPTION NO. 2011005843, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.