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.
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:

Name: Paul Petersen
Title: President

STATE OF COLORADO )
COUNTY OF Broomfield ) ss.

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

JUSTIN DEAN BENEDETTI
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20094029071
My Commission Expires July 14, 2014

[Signatures Continue on Next Page]
OWNER and MEMBER

BPC HOLDINGS, LLC,
a Colorado limited liability company

By:

Name: Paul Reisterbaugh
Title: Manager

STATE OF COLORADO )
) ss.
COUNTY OF Broomfield )

The foregoing instrument was acknowledged before me this 21 day of May, 2014 by Paul Reisterbaugh as Manager of BPC Holdings, LLC, a Colorado limited liability company, on behalf of the limited liability company.

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

[ Mortgagee Acknowledgement Follows]
ELIGIBLE MORTGAGEE CONSENT

Great Western Bank, as the beneficiary under these certain Deeds of Trust recorded November 4th, 2013 under Reception No. 2013015533 and recorded April 2nd, 2014 under Reception No. 2014002617, hereby consents to this Termination and the termination of the Condominium regime as more particularly described herein.

GREAT WESTERN BANK

By:  

Name: Sandra A. Vickers  
Title: Vice President

STATE OF COLORADO  
COUNTY OF Broomfield  

The foregoing instrument was acknowledged before me this 21 day of May, 2014 by Sandra A. Vickers as Vice President of Great Western Bank, on behalf thereof.

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

JUSTIN DEAN BENEDETTI  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20084026691  
My Commission Expires July 14, 2014
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 NO.'S 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 NO.'S 100, 101, 102, 103, 104, 105, 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.

PARCEL C:

NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESSES 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, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.