

WHEN RECORDED RETURN TO:

Brownstein Hyatt Farber Schreck LLP
410 17th Street, Suite 2200
Denver, CO 80202
Attn: Kathy Oster

TERMINATION AND RELEASE
OF MASTER SUBDIVISION IMPROVEMENT AGREEMENT
CONTAINING RESTRICTION ON CONVEYANCE

THIS TERMINATION AND RELEASE OF MASTER SUBDIVISION IMPROVEMENT AGREEMENT CONTAINING RESTRICTION ON CONVEYANCE (this "Termination") is made as of _____, 2022, by BOARD OF COUNTY COMMISSIONERS OF ARAPAHOE COUNTY, COLORADO (the "County").

RECITALS

A. Reference is made to that certain Master Subdivision Improvement Agreement Containing Restriction on Conveyance, by and between the County and CarrAmerica Relaty, L.P., a Delaware limited partnership and CarrAmerica Development, Inc., a Delaware corporation (collectively, the "Developer") dated July 13, 1999, and recorded on July 6, 2000 at Reception No. B0082112, and re-recorded on August 10, 2000 at Reception No. B0099056 in the official real property records on file with the Clerk & Recorder of Arapahoe County, Colorado (the "Official Records"), as amended by that certain Amendment to Subdivision Improvement Agreement recorded on July 7, 2000 at Reception No. B0099056 in the Official Records, and by that certain Amendment to Subdivision Improvement Agreement recorded on August 22, 2000 at Reception No. B0105439 in the Official Records, and by that certain Amendment to Subdivision Improvement Agreement recorded on August 27, 2002 at Reception No. B2158060 in the Official Records, and by that certain Amendment to Subdivision Improvement Agreement recorded on August 29, 2002 at Reception No. B2204840 in the Official Records, and as affected by that certain Acknowledgment of Temporary Suspension of Plan Restriction, recorded on August 22, 2000 at Reception No. B0104548 in the Official Records, and by that certain Acknowledgment of Temporary Suspension of Plan Restriction, recorded on September 15, 2004 at Reception No. B4164469 in the Official Records, and by that certain County Consent to Conveyance and Temporary Suspension of Plan Restriction and Purchaser Agreement to Assume Developer Liability, recorded on December 19, 2013, at Reception No. D3150373 (collectively, the "Master SIA"), which affects that certain real property identified on Exhibit A attached hereto (the "Property"), among other real property.

B. The County hereby desires to cause the termination and release of the Master SIA, including, without limitation, all of the terms and provisions thereof with respect to the Property.

AGREEMENT

NOW, THEREFORE, for consideration of the foregoing recitals, which are hereby incorporated herein by this reference, and the terms of this Termination, the County hereby acknowledges and agrees that the foregoing recitals are true and correct and agree as follows:

1. Termination of Master SIA. The Master SIA, including, without limitation, all of the terms and provisions thereof, shall be, and the same hereby are, terminated, relinquished, extinguished and of no further force or effect from this date forward with respect to the Property.

2. Governing Law. This Termination shall be construed and enforced in accordance with the laws of the State of Colorado.

[The remainder of this page is intentionally left blank.]

IN WITNESS WHEREOF, the County has executed this Termination on the date set forth below to be effective on the date first set forth above.

COUNTY:
BOARD OF COUNTY COMMISSIONERS
OF ARAPAHOE COUNTY, COLORADO

By: _____
Name: _____
Its: _____

ATTEST:

Exhibit A

Property

Lot 1, PANORAMA CORPORATE CENTER SOUTH, as per the Plat recorded October 12, 2000, at Reception No. B0131889 (Map Book 186, Page 65), County of Arapahoe, State of Colorado.

TOGETHER WITH Subportion 1 of the land vacated by City of Centennial Ordinance No. 2022-O-02 Vacating Rights-of- Way recorded March 24, 2022, at Reception No. E2033264, being more particularly described as follows:

A parcel of land being a portion of East Panorama Circle, Panorama Corporate Center South recorded October 12, 2000, at Reception No. B0131889 located in the Northwest Quarter of Section 34, Township 5 South, Range 67 West of the Sixth Principal Meridian, City of Centennial, County of Arapahoe, State of Colorado, more particularly described as follows:

Commencing at the Southeast corner of Tract B, Jones District Filing No. 1, recorded at Reception No. E0180635, Thence N89°55'59"W a distance of 50.55 feet to the Point-of-Beginning, Thence N89°55'59"W a distance of 75.12 feet to a point on the Northwesterly Right-of-Way line of said East Panorama Circle and the Southeasterly line of Lot 1, Panorama Corporate Center South, recorded at Reception No. B0121889, Thence along said Northwesterly Right-of-Way line and said Southeasterly line of Lot 1, 225.68 feet along the arc of a non-tangent curve to the left, having a radius of 220.00 feet, a central angle of 58°46'28", and a chord which bears N45°51'21"E a distance of 215.91 feet.

Thence S00°15'01"E a distance of 71.27 feet from whence the Northeastern corner of said Tract B bears N00°15'01"W a distance of 49.66 feet, Thence 113.64 feet along the arc of a non-tangent curve to the right having a radius of 250.00 feet, a central angle of 26°02'36" and a chord which bears S45°20'04"W a distance of 112.66 feet to the Point-of-Beginning.

County of Arapahoe, State of Colorado.