

After recording return to:
McGeady Becher P.C.
450 E. 17th Ave, Ste 400
Denver, CO 80237
Attn: Maryann McGeady

PARTIAL TERMINATION OF TEMPORARY CONSTRUCTION EASEMENT

THIS PARTIAL TERMINATION OF TEMPORARY CONSTRUCTION EASEMENT (this "**Termination**") is made effective as of June 21, 2021 (the "**Effective Date**") by Aerotropolis Area Coordinating Metropolitan District, a quasi-municipal corporation and political subdivision of the State of Colorado ("**AACMD**").

RECITALS

A. AACMD is the grantee under that certain Temporary Construction Easement Agreement dated July 9, 2019 by and between GREEN VALLEY EAST LLC, a Colorado limited liability company; AURORA HIGHLANDS, LLC, a Nevada limited liability company; GVRE 470 LLC, a Colorado limited liability company; GVR KING LLC, a Colorado limited liability company; SJSA INVESTMENTS, LLC, a Nevada limited liability company; AURORA HIGHLANDS HOLDINGS, LLC, a Colorado limited liability company; AURORA TECH CENTER HOLDINGS, LLC, a Colorado limited liability company; and GVR KING COMMERCIAL LLC, a Colorado limited liability company (each of the foregoing together with any and all their respective successors and assigns, the "**Owners**"), recorded July 10, 2019 at Reception No. 2019000053755 in the real property records of Adams County, State of Colorado (the "**Easement**") with respect to the real property. As used herein the term "**Property**" refers to the real property described in Exhibits A-1 through A-8, inclusive, in the Easement.

B. AACMD desires to provide for the partial release, termination, and vacation of the Easement as to certain portions of the Property prior to the completion of the Improvements.

C. Upon the dedication, transfer, or conveyance of all or any portion of the Property ("**Vacated Property**") as set forth herein, AACMD desires to automatically and immediately terminate all its right, title, and interest in and to such Vacated Property (but not the remainder of the Property) subject to the terms and conditions of this Termination.

NOW, THEREFORE, in consideration of the foregoing, AACMD hereby agrees and declares:

TERMS AND CONDITIONS

1. AACMD hereby releases, terminates, and vacates all of its right, title, and interest arising under the Easement to streets, rights-of-way, and easements depicted on that certain subdivision plat filing entitled "THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1" recorded in the records of the Adams County Clerk and Recorder at Reception No. 2019000089309 on October 17, 2019, and that certain subdivision filing entitled "THE AURORA HIGHLANDS SUBDIVISION FILING NO. 2" recorded in the records of the Adams County Clerk and Recorder at Reception No. 2020000118550 on November 13, 2020.

2. Upon the dedication, transfer, or conveyance of fee simple title, of any streets, rights-of-way, easements, tracts, or parcels of Vacated Property to the City of Aurora, Colorado, Aurora Public Schools (Adams-Arapahoe 28J School District), or another governmental entity accepting such Vacated Property, or upon the first transfer of fee simple title of a lot of Vacated Property to a residential, commercial, or industrial end user by recordation of a final plat, a deed, or separate instrument, AACMD hereby releases, terminates, and vacates all its right, title and interest arising under the Easement to such Vacated Property (collectively referred to as a "Release").

3. No Release by AACMD with respect to any Vacated Property shall affect any of the remainder of AACMD's interest in the Easement or the Property.

4. The terms and conditions of this Termination are irrevocable by AACMD, run with the land, and are binding upon any and all successors and assigns of AACMD.

5. In the event of any conflict between the terms and conditions of this Termination and the Easement, this Termination shall control.

6. Whenever required by context, the singular shall include the plural and vice versa.

[Signature Page Follows]

