

File No. EXCMB:_____

Statement Rescinding Combination Agreement

This Statement Rescinding a Combination Agreement is entered into this _____ day of _____, 20____, by and between _____, hereinafter referred to as "the Owner" which term shall include all persons holding title to the real property his or her heirs, beneficiaries, personal representatives, successors and assigns, and El Paso County, by and through the Board of County Commissioners of El Paso County, Colorado, hereinafter referred to as "County".

WHEREAS, the Owner owns and holds title to the following described real property (hereinafter referred to as "the Property"):

Property Addresses: _____

Parcel Nos: _____

Legal Descriptions: _____

WHEREAS, the Property comprises two or more conforming lots, tracts or parcels located within the unincorporated area of the County; and

WHEREAS, the Owner desires to have the County release the Property from the requirements and obligations associated with the Combination Agreement filed with Reception #_____ in the Public Record of El Paso County.

NOW THEREFORE, for and in consideration of the facts set forth herein:

1. The County agrees that, based on the information presented, rescinding the Combination Agreement will not result in a violation of the El Paso County Land Development Codes or any other County rules, regulations, codes, or ordinances; and
2. The Owner understands and agrees that rescinding the Combination Agreement does not relieve the Property from compliance with regulations or criteria of other agencies or departments or the County's regulations, and that if a violation of the El Paso County Land Development Codes or any other County rules, regulations, codes, or ordinances is identified, whether such violation is a result of rescinding said Combination Agreement or as a result of other actions by the Owner, in addition to all other available legal and equitable remedies, including injunctive relief, available to the County for the violation hereof by the Owner, any such violation shall constitute a violation of County regulations subject to all penalties and enforcement procedures provided for therein, and that the County's approval of this Statement Rescinding Combination Agreement shall not be considered a defense against any action by the County or any other agency concerning such violation; and
3. The County agrees that in filing this Statement Rescinding the Combination Agreement that said Combination Agreement is hereby rescinded and all requirements and obligations established by said Combination Agreement shall have no effect on any future sale, mortgages, or other real estate-related actions; and
4. The Owner understands and agrees that this Statement Rescinding Combination Agreement does not guarantee that the resulting PROPERTY will be considered a "buildable parcel".

Owner- All Owners must provide a notarized signature.

State of Colorado

County of _____

Signed before me on _____, 20____

by _____

(name(s) of individual(s) making statement).

Owner Signature: _____

Owner Printed Name: _____

Owner Signature: _____

Owner Printed Name: _____

Notary's Official Signature

Title of Office

Commission Expiration

