



MAJESTIC MANAGEMENT CO.

R.E. License 00255328 CA

February 22, 2022

20100 East 32nd Parkway, Suite 150, Aurora, CO 80011

Direct: (303) 371-1400 Fax: (303) 574-8905

Victory Packaging, LP
Attn: Accounts Payable
3555 Timmons Lane, Suite 1400
Houston, TX 77027

RE: 2021 Operating Expense Reconciliation

Dear Accounts Payable:

The monthly operating expense payments are reconciled annually to reflect the actual expenses incurred for the prior year. Enclosed is an invoice that outlines the reconciled operating expenses for 2021 as well as a detailed breakdown of those expenses.

The 2021 expense reconciliation resulted in a credit on your account in the amount of (\$33,940.92). Please take this credit with your next monthly rental payment.

If you have any questions, please do not hesitate to contact me at (303) 574-8904. I will be happy to review the invoice with you. Thank you.

Sincerely,

Majestic Management Co.

Nicole Creighton
Property Manager

Enclosures

COMMERCENTER #3
 LIMITED LIABILITY COMPANY
 Sixth Floor
 13191 Crossroads Parkway North
 City of Industry CA 91746

INVOICE

TENANT NAME		TENANT ID.	LEASE ID.	INVOICE NO.
Victory Packaging, L.P.		720201	18622	619957
BUSINESS UNIT NO.	BUSINESS UNIT ADDRESS			DATE
350603	19673 & 19683 E. 32nd Pkwy. Aurora CO			3/4/2022
619957 001	Common Area Maint./Fire 01/01			27,976.80
619957 002	Insurance - All 01/01/21-12/3			3,418.00
619957 003	Management Fee			(275.46)
619957 004	Current Year Real Estate Tax			(65,060.26)
TERMS: Due Upon Receipt				TOTAL AMOUNT DUE
				\$ (33,940.92)
USD				

TO ENSURE PROPER CREDIT PLEASE DETACH THIS PORTION AND RETURN WITH PAYMENT

D.B.A.	COMP ID.	TENANT ID.	LEASE ID.	INVOICE NO.
Victory Packaging, L.P.	03506	720201	18622	619957
PROJECT NO.	BUSINESS UNIT ADDRESS			DATE
350603	19673 & 19683 E. 32nd Pkwy. Aurora CO			3/4/2022

INVOICE PAYABLE ON RECEIPT

TOTAL AMOUNT DUE

(\$33,940.92)

Victory Packaging, L.P.
 Accounts Payable
 3555 Timmons Lane #1400
 Houston TX 77027

MAKE CHECK PAYABLE TO:

COMMERCENTER #3
 LIMITED LIABILITY COMPANY
 Sixth Floor
 13191 Crossroads Parkway North
 City of Industry CA 91746

FOR QUESTIONS OR INQUIRIES, PLEASE CALL (303) 371-1400

Property:	350603	Commercenter #3 LLC	Lease	18622	Victory Packaging, L.P.	Unit No: 0001											
			Unit	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	Per SQ FT
Property Sq. Ft.:	200,002			100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00		
	Base Rent - Industrial			82,538.14	82,538.14	82,538.14	82,538.14	80,000.80	80,000.80	80,000.80	80,000.80	80,000.80	80,000.80	80,000.80	80,000.80	970,158.96	
	Capital Cost Reserves-Roof			1,833.35	1,833.35	1,833.35	1,833.35	3,333.00	3,333.00	3,333.00	3,333.00	3,333.00	3,333.00	3,333.00	3,333.00	33,997.40	
	Capital Cost Reserves-Paint			500.01	500.01	500.01	500.01	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	10,000.04	
	Capital Cost Reserves-Asphalt			333.34	333.34	333.34	333.34	667.00	667.00	667.00	667.00	667.00	667.00	667.00	667.00	6,669.36	
	Management Fees			2,545.00	2,545.00	2,545.00	2,545.00	1,600.02	1,600.02	1,600.02	1,600.02	1,600.02	1,600.02	1,600.02	1,600.02	22,980.16	
5115 570	Insurance-Property & Rental					3,436.00			3,438.00			3,438.00			3,438.00	13,750.00	
5120 570	Insurance-Liability					1,542.00			1,542.00			1,542.00			1,542.00	6,168.00	
5205	Backflow Testing & Repair								229.44							229.44	
5250 355	FLS-Sprinkler Repair				310.33	2,104.47	304.75	265.40		3,956.36	20,507.63	5,783.36	194.89	397.35	12,999.67	9,260.15	
5250 360	FLS-Fire Alarm Repair													433.00	492.42	925.42	
5250 365	FLS-Fire Alarm Monitoring Cont				564.00											564.00	
5250 380	FLS-Fire Pump Service				285.31	252.04		273.94	567.09	237.09	363.08	252.04	252.04	315.05	567.09	3,364.77	
5275 395	HVAC Contract Maintenance													97.37		97.37	
5280 420	Janitorial Services					106.72					40.02		28.68		28.68	204.10	
5290 435	Landscaping-Contract Services			150.52		779.04	412.56	412.56	412.56	412.56	412.56	412.56	412.56	412.56	150.52	4,380.56	
5290 440	Landscaping-Other					675.01		1,990.00	1,250.89	2,187.54	1,762.56		263.00	320.64	840.08	9,289.72	
5305 475	Lighting-Contract Service			10.72	10.72	10.72	10.72	10.72	10.72	10.72	10.72	10.72	10.72	10.72	10.72	128.64	
5305 480	Lighting-Repairs						226.57			125.67		131.38			309.42	793.04	
5315 500	Painting Exterior			1,575.00												1,575.00	
5320 515	Parking Lot Repairs					260.00							670.00	7,673.40	12,958.00	21,561.40	
5320 520	Parking Lot Services				366.46	196.68	171.56	467.57	171.56	171.56	171.56	171.56	171.56		280.40	2,340.47	
5330	Pest Control								360.00							360.00	
5335 525	Plumbing Repairs						1,357.92									1,357.92	
5345 535	Repairs - Exterior					4,885.50									2,579.00	7,464.50	
5350 545	Roof Repairs						990.00		705.00			7,165.00				8,860.00	
5350 550	Roof Consulting						2,500.00									2,500.00	
5365	Signs				136.41			21.26					75.00		1,099.83	1,332.50	
5370	Snow Removal			3,993.22		7,986.44			4,833.00	796.71				4,100.01	8,200.02	29,909.40	
5380	Sweeping			541.00	541.00		541.00	1,082.00	541.00	541.00	541.00	541.00	541.00		280.40	5,690.40	
5385	Window Washing					130.00			130.00			130.00			130.00	520.00	
5500 570	Current Year Property Taxes					160,725.00			160,725.00			67,665.00			109,938.92	499,053.92	
5500 570	Current Year Property Taxes	0001													58,839.18	58,839.18	
5500 580	Property Taxes Consulting				23.44					231.56						255.00	
	CAM-Fire			6,270.46	2,214.23	17,386.62	6,515.08	4,523.45	9,211.26	8,441.21	23,809.13	3,030.90	2,619.45	13,760.10	14,926.91	112,708.80	.56

Expense Participation Reconciliation

1/1/2021 - 12/31/2021

E.P. CLS	Obj Acct	Sub	Unit	January	February	March	April	May	June	July	August	September	October	November	December	Total	
Ins-All						4,978.00			4,980.00			4,980.00			4,980.00	19,918.00	.10
CYr RE Tax					23.44	160,725.00			160,725.00	231.56		67,665.00			51,099.74	440,469.74	2.20
Utilities																	
CAMF BASE YEAR CAM-Fire																	
PRORATA SHARE CAM-Fire				6,270.46	2,214.23	17,386.62	6,515.08	4,523.45	9,211.26	8,441.21	23,809.13	3,030.90	2,619.45	13,760.10	14,926.91	112,708.80	
UNIT DIRECT Expenses																	
BILLED CAM-Fire				7,061.00	7,061.00	7,061.00	7,061.00	7,061.00	7,061.00	7,061.00	7,061.00	7,061.00	7,061.00	7,061.00	7,061.00	84,732.00	
BALANCE DUE CAM-Fire				790.54-	4,846.77-	10,325.62	545.92-	2,537.55-	2,150.26	1,380.21	16,748.13	4,030.10-	4,441.55-	6,699.10	7,885.91	27,976.80	
INA BASE YEAR Ins-All																	
PRORATA SHARE Ins-All						4,978.00			4,980.00			4,980.00			4,980.00	19,918.00	
UNIT DIRECT Expenses																	
BILLED Ins-All				1,375.00	1,375.00	1,375.00	1,375.00	1,375.00	1,375.00	1,375.00	1,375.00	1,375.00	1,375.00	1,375.00	1,375.00	16,500.00	
BALANCE DUE Ins-All				1,375.00-	1,375.00-	3,603.00	1,375.00-	1,375.00-	3,605.00	1,375.00-	1,375.00-	3,605.00	1,375.00-	1,375.00-	3,605.00	3,418.00	
TAXR BASE YEAR CYr RE Tax																	
PRORATA SHARE CYr RE Tax					26.57	182,195.10			182,195.10	262.49		76,703.88			57,925.79	499,308.92	
UNIT DIRECT Expenses															58,839.18-	58,839.18-	
BILLED CYr RE Tax				53,575.00	53,575.00	53,575.00	53,575.00	53,575.00	53,575.00	53,575.00	16,390.00	16,390.00	32,575.00	32,575.00	32,575.00	505,530.00	
BALANCE DUE CYr RE Tax				53,575.00-	53,548.43-	128,620.10	53,575.00-	53,575.00-	128,620.10	53,312.51-	16,390.00-	60,313.88	32,575.00-	32,575.00-	33,488.39-	65,060.26-	
UTIL BASE YEAR Utilities																	
PRORATA SHARE Utilities																	
UNIT DIRECT Expenses																	
BILLED Utilities																	
BALANCE DUE Utilities																	

MANAGEMENT FEE CALCULATION SECTION:

Fixed Fee

NET MANAGEMENT FEE 22,704.70

BILLED: 22,980.16

Management Fee added to batch: 1447486 BALANCE DUE: 275.46-

TOTAL BALANCE DUE: 33,940.92-

ACCOUNT# R0084041
PARCEL# 0162127006006
TAX DISTRICT # 361

REAL ESTATE PROPERTY TAX NOTICE
2021 TAXES DUE IN 2022

LISA L. CULPEPPER, JD
ADAMS COUNTY TREASURER & PUBLIC TRUSTEE
4430 S. ADAMS COUNTY PARKWAY
BRIGHTON, COLORADO 80601 (720) 623-0180



TAX AUTHORITY	TAX LEVY	TEMP TAX CREDIT	GENERAL TAX	VALUATION	ACTUAL	ASSESSED
AURORA	8.07300	0.53200	\$29,288.04	LAND	\$2,011,164	\$583,240
ADAMS COUNTY	27.06900	0.00000	\$98,203.62	IMPROVEMENTS	\$10,498,836	\$3,044,660
HIMALAYA WATER & SANITATI	2.50000	0.00000	\$9,069.75	NET TOTAL	\$12,510,000	\$3,627,900
RTD	0.00000	0.00000	\$0.00			
SD 28	78.91800	0.00000	\$286,306.61			
TOWER METRO	20.00000	0.00000	\$72,558.00			
URBAN DRAINAGE SOUTH PLAT	0.10000	0.00000	\$362.79			
URBAN DRAINAGE & FLOOD CO	0.90000	0.00000	\$3,265.11			
TOTAL		NET LEVY -> 137.5600	\$499,053.92			

RECEIVED GRAND TOTAL \$499,053.92

FEB 07 2022

ACCOUNTING

SB 25 - In absence of State Legislative Funding, your school mill levy would have been: 138.993

LEGAL DESCRIPTION OF PROPERTY

SUB:MAJESTIC COMMERCENTER SUBD FILING NO 1 BLK:1LOT:3

PROPERTY LOCATION: 19662 E 34TH DR AURORA

MESSAGES

Go Paperless
eNoticesOnline.com
AUTHORIZATION CODE
ACT-TN8BM9PL

See insert for Senior/Disabled Veteran exemptions and E-Statement instructions.
Email Verification code: KRZ03CQN

Unpaid prior year taxes:

No

PAYMENT	DUE DATE	AMOUNT
FIRST HALF	FEB 28, 2022	\$249,526.96
SECOND HALF	JUN 15, 2022	\$249,526.96
FULL PAYMENT	APR 30, 2022	\$499,053.92

PAYMENT OPTIONS FOR CURRENT YEAR TAXES

VISA M/C DISCOVER AMEX ELECTRONIC CHECK

R0084041
COMMERCENTER #3
13191 CROSSROADS PKWY N FL 6
CITY OF INDUSTRY, CA 91746-3421



Make Checks Payable To: Adams County Treasurer
POST DATED CHECKS ARE NOT ACCEPTED
If you have sold this property, please forward this statement to the new owner or return to this office marked "property sold."
IF YOUR TAXES ARE PAID BY A MORTGAGE COMPANY, KEEP THIS NOTICE FOR YOUR RECORDS.
Please see reverse side of this form for additional information.

RETAIN TOP PORTION FOR YOUR RECORDS

2021 TAXES DUE IN 2022



Unpaid prior year taxes:

No

☐ Check this box for mailing address correction. Make changes on reverse side.

RETURN THIS COUPON FOR SECOND HALF PAYMENTS (DUE BY JUNE 15TH)

2nd Half Coupon

2

VISA M/C DISCOVER AMEX ELECTRONIC CHECK
PAY TAXES ONLINE AT: WWW.ADCOTAX.COM

Return this coupon with payment to:
ADAMS COUNTY TREASURER
P.O. BOX 899
BRIGHTON, COLORADO 80601-0899

ACCOUNT NUMBER
R0084041

R0084041
114520302**G60**0.6381**1/2*****AUTOMIXED AADC 990
COMMERCENTER #3
13191 CROSSROADS PKWY N FL 6
CITY OF INDUSTRY CA 91746-3421
PROPERTY OWNER OF RECORD

SECOND HALF DUE BY JUN 15, 2022 \$249,526.96

PAYMENTS MUST BE IN U.S. FUNDS

0000001800840413 00249526963 000000000001

2021 TAXES DUE IN 2022



Unpaid prior year taxes:

No

☐ Check this box for mailing address correction. Make changes on reverse side.

RETURN THIS COUPON WITH FIRST HALF PAYMENT (DUE FEBRUARY 28TH) OR FULL PAYMENT (DUE APRIL 30TH)

Full Payment or 1st Half Coupon

1

VISA M/C DISCOVER AMEX ELECTRONIC CHECK
PAY TAXES ONLINE AT: WWW.ADCOTAX.COM

Return this coupon with payment to:
ADAMS COUNTY TREASURER
P.O. BOX 899
BRIGHTON, COLORADO 80601-0899

ACCOUNT NUMBER
R0084041

R0084041
COMMERCENTER #3
13191 CROSSROADS PKWY N FL 6
CITY OF INDUSTRY, CA 91746-3421
PROPERTY OWNER OF RECORD

FIRST HALF DUE BY FEB 28, 2022 ☐ \$249,526.96

PAYMENTS MUST BE IN U.S. FUNDS

FULL PAYMENT DUE BY APR 30, 2022 ☐ \$499,053.92

0000001800840413 00249526963 004990539242

Remit To:
Majestic Realty Co.
Sixth Floor
13191 Crossroads Parkway North
City of Industry CA 91746

Date: 1/15/2021
Account: 2059
Page: 1

Billing Address:
COMMERCENTER #2
COMMERCENTER #2
LIMITED LIABILITY COMPANY
Sixth Floor
13191 Crossroads Parkway North
City of Industry CA 91746

Customer Address:
Commercenter #2 Bldg3-19682 34th Dr,CO
LIMITED LIABILITY COMPANY
Sixth Floor
13191 Crossroads Parkway North
City of Industry CA 91746

Please be advised that your account has been debited or back-charged as follows:

Date	Number	Type	Item	Due Date	Remark	Amount
1/15/2021	568555	Invoice	001	2/14/2021	BLDG RENTAL 12/20-12/21	13,750.00
Total Amount Invoiced						13,750.00
Balance Due						13,750.00

250603.1360

Majestic Realty Co.
13191 Crossroads Parkway North
Sixth Floor
City of Industry, CA 91746

GROUP BILLING
Effective 12/13/2020

INSURANCE STATEMENT

Invoice Number: 20-MC-0301
Project Number 2059
Owner: COMMERCENTER #3, LLC

Building Number: 301

Location:

19682 E 34TH DRIVE, MAJESTIC
COMMERCENTER, BUILDING #3

City/State: AURORA, CO 80011

DESCRIPTION

AMOUNT

Coverage: Commercial Property / Excess Property
Building Value: \$8,154,082
Building Rents: \$990,458

Policy Term: 12/13/2020 to 12/13/2021

Primary Carrier: Federal Ins Co

Policy Number: 52082

 1-12-21

TOTAL: **\$13,750**

Note: Property coverage includes a \$5,000 deductible for each separate loss.
This coverage includes \$5M earthquake and limited flood with various deductibles.

Coverage Placed By:

Aon Risk Solutions / Aon Risk Insurance Services West, Inc.
707 Wilshire Boulevard, Suite 2600
Los Angeles, CA 90017

Remit To:

Majestic Realty Co.
Sixth Floor
13191 Crossroads Parkway North
City of Industry CA 91746

Date: 1/27/2021
Account: 205703
Page: 1

Billing Address:

Commercenter #3
Commercenter #3
East 32nd Parkway and East 34th Drive
Aurora CO 80011

Customer Address:

Commercenter #3
East 32nd Parkway and East 34th Drive
Aurora CO 80011

Please be advised that your account has been debited or back-charged as follows:

Date	Number	Type	Item	Due Date	Remark	Amount
1/27/2021	569668	Invoice	001	1/27/2021	Gen. Liab. Ins. 12/20-12/21	6,168.00
Total Amount Invoiced						6,168.00
Balance Due						6,168.00

Majestic Realty Co.
13191 Crossroads Parkway North
Sixth Floor
City of Industry, CA 91746

GROUP BILLING
Effective 12/13/2020

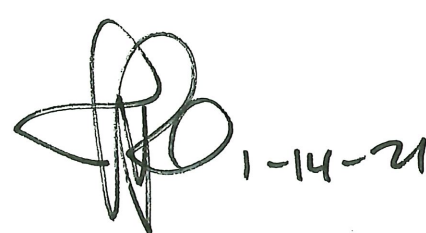
INSURANCE STATEMENT

Invoice Number: 20-MC-0301
Project Number: ~~205803~~ 205703
Owner: COMMERCENTER 3, LLC

Building Number: 301

Location: 19682
E 34TH DRIVE, MAJESTIC COMMERCENTER,
BUILDING #3

City/State: AURORA, CO 80011

DESCRIPTION	AMOUNT
Coverage:	Commercial General Liability, Umbrella and Excess Liability
Square Footage:	200,002 Sqft
Policy Term:	12/13/2020 to 12/13/2021
Primary Carrier:	Federal Insurance Company
Policy Number:	3533-36-57
	
	TOTAL: \$6,168

Coverage Placed By:

Aon Risk Solutions / Aon Risk Insurance Services West, Inc.
707 Wilshire Boulevard, Suite 2600
Los Angeles, CA 90017

