



20100 East 32nd Parkway, Suite 150
Aurora, CO 80011
(303) 371-1400

MajesticRealty.com
R.E. License #00255328 (CA)

March 11, 2024

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

RE: 2023 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 2023 as well as a detailed breakdown of those expenses.

In an effort to minimize a large sum being due for property taxes with the 2023 year end reconciliations we will reconcile property taxes in 2024. Majestic is actively working with our tax consultants to reduce a substantial property tax increase and those savings will be passed back to you.

The 2023 expense reconciliation resulted in a debit on your account in the amount of \$3,166.40. Please pay this amount 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.

Sincerely,

Majestic Management Co.

A handwritten signature in blue ink, appearing to read 'Nicole Creighton', is written over a light blue horizontal line.

Nicole Creighton
Property Manager

Enclosures

INVOICE

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

Page 1 of 1

TENANT NAME		TENANT ID.	LEASE ID.	INVOICE NO.
Victory Packaging, L.P.		720201	18622	715157
BUSINESS UNIT NO.	BUSINESS UNIT ADDRESS			DATE
350603	19673 & 19683 E. 32nd Pkwy. Aurora CO			3/11/2024
715157 001	Common Area Maint./Fire 01/01			3,733.20
715157 002	Insurance - All 01/01/23-12/3			-571.00
715157 003	Management Fee			4.20
TERMS: Due Upon Receipt				
TOTAL AMOUNT DUE				3,166.40
USD				

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

Page 1 of 1

TENANT NAME	COMP ID.	TENANT ID.	LEASE ID.	INVOICE NO.
Victory Packaging, L.P.	03506	720201	18622	715157
BUSINESS UNIT NO.	BUSINESS UNIT ADDRESS			DATE
350603	19673 & 19683 E. 32nd Pkwy. Aurora CO			3/11/2024

INVOICE PAYABLE ON RECEIPT

TOTAL AMOUNT DUE

3,166.40
USD

MAKE CHECK PAYABLE TO:

Victory Packaging, L.P.
Victoria Strand
3555 Timmons Lane #1400
Houston TX 77027

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

FOR QUESTIONS OR INQUIRES, PLEASE CALL (562) 692-9581

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		82,000.82	82,000.82	82,000.82	82,000.82	84,050.84	84,050.84	84,050.84	84,050.84	84,050.84	84,050.84	84,050.84	84,050.84	1,000,410.00	
		Capital Cost Reserves-Roof		3,333.00	3,333.00	3,333.00	3,333.00	3,333.00	3,333.00	3,333.00	3,333.00	3,333.00	3,333.00	3,333.00	3,333.00	39,996.00	
		Capital Cost Reserves-Paint		1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00	
		Capital Cost Reserves-Asphalt		667.00	667.00	667.00	667.00	667.00	667.00	667.00	667.00	667.00	667.00	667.00	667.00	8,004.00	
		Management Fees		1,667.00	1,667.00	1,667.00	1,667.00	1,667.00	1,667.00	1,667.00	1,667.00	1,667.00	1,667.00	1,667.00	1,667.00	20,004.00	
5115	570	Insurance-Property & Rental				4,088.00			4,089.00			4,089.00			4,089.00	16,355.00	
5120	570	Insurance-Liability				1,797.00			1,803.00			1,803.00			1,803.00	7,206.00	
5205		Backflow Testing & Repair							272.38							272.38	
5240	330	Electrical Repairs								8,408.16						8,408.16	
5250	355	FLS-Sprinkler Repair					407.13			387.79				174.44	724.77	1,694.13	
5250	360	FLS-Fire Alarm Repair												314.00		314.00	
5250	365	FLS-Fire Alarm Monitoring		639.60												639.60	
		Cont															
5250	380	FLS-Fire Pump Service				252.04	567.09		547.50	315.05	252.04	252.04		252.04	773.24	3,211.04	
5275	395	HVAC Contract Maintenance		53.13							67.88					121.01	
5275	400	HVAC Repairs													165.38	165.38	
5280	420	Janitorial Services				34.71	35.75			35.75		35.75			35.75	177.71	
5285		Keys/Card Access									193.75					193.75	
5290	435	Landscaping-Contract				301.04	563.08		825.12	412.56	412.56	412.56	412.56	412.56	150.52	3,902.56	
		Services															
5290	440	Landscaping-Other							2,340.24	2,211.07	609.20	261.48	1,201.42			6,623.41	
5305	475	Lighting-Contract Service				23.07				23.07				38.45	7.69	92.28	
5305	480	Lighting-Repairs				220.87			493.18					316.06		1,030.11	
5320	515	Parking Lot Repairs						6,385.00	4,830.00	4,900.00			1,073.00		12,958.00	30,146.00	
5320	520	Parking Lot Services		280.44		16.63	320.39		707.56	219.30	280.44	176.90	43.53	140.22	266.13	2,451.54	
5345	535	Repairs - Exterior										2,778.50				2,778.50	
5345	540	Repairs - Interior						750.00								750.00	
5350	545	Roof Repairs				1,110.00	750.00	1,700.00							642.00	4,202.00	
5365		Signs					208.71								54.28	262.99	
5370		Snow Removal		4,056.08	4,056.08	732.00	4,056.08							8,112.16	4,056.08	25,068.48	
5380		Sweeping		280.44		321.05	396.60		280.44	140.22	396.60	140.22		256.38	140.22	2,352.17	
5385		Window Washing					130.00			130.00			130.00		130.00	520.00	
5500	570	Current Year Property Taxes		58,804.05	58,804.05	58,804.05	58,804.05	58,804.05	58,804.05	58,804.05	58,804.05	58,804.05	58,804.05	58,804.05	58,804.09	705,648.64	
		CAM-Fire		5,309.69	4,056.08	3,011.41	7,434.83	8,835.00	10,296.42	17,182.97	2,212.47	4,057.45	2,860.51	10,016.31	20,104.06	95,377.20	.48
		Ins-All				5,885.00			5,892.00			5,892.00			5,892.00	23,561.00	.12
		CYr RE Tax		58,804.05	58,804.05	58,804.05	58,804.05	58,804.05	58,804.05	58,804.05	58,804.05	58,804.05	58,804.05	58,804.05	58,804.09	705,648.64	3.53

CAMP BASE YEAR CAM-Fire													
PRORATA SHARE CAM-Fire	5,309.69	4,056.08	3,011.41	7,434.83	8,835.00	10,296.42	17,182.97	2,212.47	4,057.45	2,860.51	10,016.31	20,104.06	95,377.20
UNIT DIRECT Expenses													
BILLED CAM-Fire	7,637.00	7,637.00	7,637.00	7,637.00	7,637.00	7,637.00	7,637.00	7,637.00	7,637.00	7,637.00	7,637.00	7,637.00	91,644.00
BALANCE DUE CAM-Fire	<u>2,327.31-</u>	<u>3,580.92-</u>	<u>4,625.59-</u>	<u>202.17-</u>	<u>1,198.00</u>	<u>2,659.42</u>	<u>9,545.97</u>	<u>5,424.53-</u>	<u>3,579.55-</u>	<u>4,776.49-</u>	<u>2,379.31</u>	<u>12,467.06</u>	<u>3,733.20</u>
INA BASE YEAR Ins-All													
PRORATA SHARE Ins-All			5,885.00			5,892.00			5,892.00			5,892.00	23,561.00
UNIT DIRECT Expenses													
BILLED Ins-All	2,011.00	2,011.00	2,011.00	2,011.00	2,011.00	2,011.00	2,011.00	2,011.00	2,011.00	2,011.00	2,011.00	2,011.00	24,132.00
BALANCE DUE Ins-All	<u>2,011.00-</u>	<u>2,011.00-</u>	<u>3,874.00</u>	<u>2,011.00-</u>	<u>2,011.00-</u>	<u>3,881.00</u>	<u>2,011.00-</u>	<u>2,011.00-</u>	<u>3,881.00</u>	<u>2,011.00-</u>	<u>2,011.00-</u>	<u>3,881.00</u>	<u>571.00-</u>

MANAGEMENT FEE CALCULATION SECTION:		Fee:	2.00 Percent	Basis: Base Rent	1,000,410.00	Base Year:	NET MANAGEMENT FEE	20,008.20
								BILLED: 20,004.00
								Management Fee added to batch: 1729816
								BALANCE DUE: <u>4.20</u>
								TOTAL BALANCE DUE: 3,166.40

Date: 2/3/2023
Account: 205703
Page: 1

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

Date	Number	Type	Item	Due Date	Remark	Amount
2/2/2023	662269	Invoice	001	2/2/2023	Gen. Liab. Ins. 12/22-12/23	7,206.00
Total Amount Invoiced						7,206.00
Balance Due 350603.1360						7,206.00

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

GROUP BILLING
Effective 12/13/2022

INSURANCE STATEMENT

Invoice Number: 22-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:	200,000 Sqft
Policy Term:	12/13/2022 to 12/13/2023
Primary Carrier:	Federal Insurance Company
Policy Number:	3533-36-57



TOTAL: **\$7,206**

Coverage Placed By:

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

AON

Remit To:

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

Date: 2/10/2023
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
2/9/2023	664471	Invoice	001	2/9/2023	Bldg. Rental 12/22-12/23	16,355.00
Total Amount Invoiced						16,355.00
Balance Due						16,355.00

350603.1360

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

GROUP BILLING
Effective 12/13/2022

INSURANCE STATEMENT

Invoice Number: 22-MC-0301
Owner: 205703
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
Building Value: \$10,525,728
Building Rents: \$990,458
Policy Term: 12/13/2022 to 12/13/2023
Primary Carrier: Federal Ins Co
Policy Number: 52082

TOTAL:

\$16,355

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



AON

ACCOUNT# R0084041
PARCEL # 0182127006006
TAX DISTRICT # 361

REAL ESTATE PROPERTY TAX NOTICE
2023 TAXES DUE IN 2024

ALEXANDER L. VILLAGRAN
ADAMS COUNTY TREASURER & PUBLIC TRUSTEE
4430 S. ADAMS COUNTY PARKWAY
BRIGHTON, COLORADO 80601 (720) 523-6160



TAX AUTHORITY	TAX LEVY	TEMP TAX CREDIT	GENERAL TAX	VALUATION	ACTUAL	ASSESSED
AURORA	8.40700	0.19800	\$45,608.14	LAND	\$2,752,120	\$766,660
ADAMS COUNTY	26.83500	0.00000	\$145,580.42	IMPROVEMENTS	\$16,722,381	\$4,658,360
HIMALAYA WATER & SANITATI	2.50000	0.00000	\$13,562.55	NET TOTAL	\$19,474,501	\$5,425,020
RTD	0.00000	0.00000	\$0.00	<div>MESSAGES</div> <div><p>See insert for Senior/Disabled Veteran exemptions and E-Statement instructions.</p><p>Email Verification code: 0J1X0QJK</p></div>		
SD 28	71.33100	0.00000	\$386,972.11			
TOWER METRO	20.00000	0.00000	\$108,500.40			
URBAN DRAINAGE SOUTH PLAT	0.10000	0.00000	\$542.50			
URBAN DRAINAGE & FLOOD CO	0.90000	0.00000	\$4,882.52			
TOTAL	NET LEVY--> 130.0730		\$705,648.64			
GRAND TOTAL			\$705,648.64			
LEGAL DESCRIPTION OF PROPERTY				Unpaid prior year taxes:		
SUB:MAJESTIC COMMERCENTER SUBD FILING NO 1 BLK:1LOT:3				No		
PROPERTY LOCATION: 19662 E 34TH DR AURORA				PAYMENT	DUE DATE	AMOUNT
				FIRST HALF	FEB 29, 2024	\$352,824.32
				SECOND HALF	JUN 15, 2024	\$352,824.32
				FULL PAYMENT	APR 30, 2024	\$705,648.64
				PAY TAXES ONLINE AT: WWW.ADCOTAX.COM		

RECEIVED
FEB 15 2024
ACCOUNTING

SB 25 - In absence of State Legislative Funding, your school mill levy would have been: 76.6110

1-30-24_v4

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

PARTIAL PAYMENTS 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.

2023 TAXES DUE IN 2024



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

County Treasurer is not responsible for erroneous payments.

No personal or business checks accepted after September 30.

PROPERTY OWNER OF RECORD
R0084041
136055*548**G50**0.9525**1/2*****AUTOMIXED AADC 852
COMMERCENTER #3
13191 CROSSROADS PKWY N FL 6
CITY OF INDUSTRY CA 91746-3421

Return this coupon with payment to:
ADAMS COUNTY TREASURER
P.O. BOX 869
BRIGHTON, COLORADO 80601-0869



SCAN ME

R0084041

SECOND HALF DUE BY JUN 15, 2024 \$352,824.32

PAYMENTS MUST BE IN U.S. FUNDS

0000001800840413 00352824320 000000000001

2023 TAXES DUE IN 2024



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 29TH) OR FULL PAYMENT (DUE APRIL 30TH)

Full Payment or 1st Half Coupon

1

County Treasurer is not responsible for erroneous payments.

No personal or business checks accepted after September 30.

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

Return this coupon with payment to:
ADAMS COUNTY TREASURER
P.O. BOX 869
BRIGHTON, COLORADO 80601-0869



SCAN ME

R0084041

FIRST HALF DUE BY FEB 29, 2024 \$352,824.32

PAYMENTS MUST BE IN U.S. FUNDS

FULL PAYMENT DUE BY APR 30, 2024 \$705,648.64

0000001800840413 00352824320 007056486406