

## DENARGO MARKET METROPOLITAN DISTRICT NO. 2

141 Union Boulevard, Suite 150  
Lakewood, Colorado 80228-1898  
Tel: 303-987-0835 · 800-741-3254  
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### NOTICE OF A SPECIAL MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expires:</u>
Laura H. Newman	President	2023/May 2023
Donald D. Cabrera	Treasurer	2023/May 2023
Todd T. Wenskoski	Asst. Secretary	2022/May 2022
Jeffrey D. Jones	Asst. Secretary	2022/May 2022
David H. Smith	Asst. Secretary	2022/May 2022
Ann E. Finn	Secretary	

DATE: June 15, 2021

TIME: 4:30 p.m.

PLACE: DUE TO CONCERNS REGARDING THE SPREAD OF THE CORONAVIRUS (COVID-19) AND THE BENEFITS TO THE CONTROL OF THE SPREAD OF THE VIRUS BY LIMITING IN-PERSON CONTACT, THIS DISTRICT BOARD MEETING WILL BE HELD VIA ZOOM WITHOUT ANY INDIVIDUALS (NEITHER DISTRICT REPRESENTATIVES NOR THE GENERAL PUBLIC) ATTENDING IN PERSON. IF YOU WOULD LIKE TO ATTEND THIS MEETING, PLEASE SEE THE BELOW REFERENCED ZOOM MEETING INFORMATION.

THIS MEETING MAY BE ATTENDED VIA ZOOM AND CAN BE JOINED THROUGH THE DIRECTIONS BELOW:

<https://us02web.zoom.us/j/82312720751?pwd=MW55Z08waXR0M1Bla1dabllFb2ZCUT09>

**Phone:** 1 (346) 248-7799 or 1 (669) 900-6833

**Meeting ID:** 823 1272 0751

**Password:** 854813

#### I. ADMINISTRATIVE MATTERS

A. Present Disclosures of Potential Conflicts of Interest.

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B. Confirm quorum, approve Agenda, confirm location of the meeting and posting of meeting notice and designate 24-hour posting location.

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C. Review and approve the Minutes of the November 17, 2020 Special Meeting (enclosure).

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- D. Acknowledge resignation of Ann E. Finn as Secretary to the Board of Directors and consider appointment of Matt Cohrs as Secretary to the Board.
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- E. Consider authorizing interested Board Members to attend the 2021 Special District Association's Annual Conference in Keystone on September 14, 15 and 16, 2021.
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II. PUBLIC COMMENT

- A. Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes per person.
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III. FINANCIAL MATTERS

- A. Review and accept the unaudited financial statements through the period ending March 31, 2021 and schedule of cash position as of June 8, 2021 (enclosure).
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- B. Review and consider approval of 2020 Audit and authorize execution of Representations Letter (draft audit – to be distributed).
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- C. Consider appointment of the District Accountant to prepare the 2022 Budget and set the date for a Public Hearing to adopt the 2022 Budget for November 16, 2021, at 4:30 p.m., to be held at AMLI Denargo Market Apartment Complex (Conference Room), 2525 Wewatta Way, Denver, Colorado 80216.
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IV. LEGAL MATTERS

- A. \_\_\_\_\_
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V. OTHER MATTERS

- A. Confirm annual meeting for property owners and overlapping entities (enclosure-notice of meeting that was published on May 7, 2021).
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VI. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR NOVEMBER 16, 2021 BUDGET HEARING**

## RECORD OF PROCEEDINGS

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### MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE DENARGO MARKET METROPOLITAN DISTRICT NO. 2 HELD NOVEMBER 17, 2020

A Special Meeting of the Board of Directors (referred to hereafter as the “Board”) of the Denargo Market Metropolitan District No. 2 (referred to hereafter as the “District”) was held on Tuesday, the 17<sup>th</sup> day of November, 2020, at 4:30 p.m. Due to concerns regarding the spread of the Coronavirus (COVID-19) and the benefits to the control of the spread of the virus by limiting in-person contact, the District Board meeting was held and properly noticed to be held via telephone conference and Zoom meeting. The meeting was open to the public telephonically.

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#### ATTENDANCE

##### Directors In Attendance Were:

Laura H. Newman  
Donald D. Cabrera  
Jeffrey D. Jones  
David H. Smith  
Todd T. Wenskoski

##### Also In Attendance Were:

Ann E. Finn and Matt Cohrs; Special District Management Services, Inc. (“SDMS”)

Paula Williams, Esq.; McGeady Becher P.C.

Jason Carroll and Matt Vigil; CliftonLarsonAllen LLP

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#### DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

**Disclosure of Potential Conflicts of Interest:** The Board discussed the requirements pursuant to the Colorado Revised Statutes to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board and to the Secretary of State. Attorney Williams noted that disclosures of potential conflicts of interest statements for each of the Directors had been filed with the Secretary of State seventy-two hours in advance of the meeting. Attorney Williams requested that the Directors consider whether they had any additional conflicts of interest to disclose. It was noted for the record that there were no additional disclosures made by the Directors present at the meeting and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with the statutes.

## RECORD OF PROCEEDINGS

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### ADMINISTRATIVE MATTERS

**Agenda:** Ms. Finn reviewed with the Board a proposed Agenda for the District's Special Meeting.

Following discussion, upon motion duly made by Director Jones, seconded by Director Smith and, upon vote, unanimously carried, the Agenda was approved, as presented.

**Confirmation of Quorum and Approval of Meeting Location:** Ms. Finn confirmed the presence of a quorum. The Board entered into discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meeting.

Following discussion, upon motion duly made by Director Jones, seconded by Director Smith and, upon vote, unanimously carried, the Board determined that due to concerns regarding the spread of COVID-19 and the benefits to the control of the virus by limiting in-person contact, this meeting was conducted by teleconference. The Board further noted that notice of the time, date and teleconference information was duly posted and that no objections, or any requests that the means of hosting the meeting be changed were received from taxpaying electors within the District's boundaries.

**Minutes:** The Board reviewed the Minutes of the June 16, 2020 Special Meeting.

Following discussion, upon motion duly made by Director Jones, seconded by Director Wenskoski and, upon vote, unanimously carried, the Minutes of the June 16, 2020 Special Meeting were approved, as presented.

**Resolution Establishing Regular Meeting Dates, Times and Location, and Designating Location for Posting 24-Hour Notices:** The Board discussed Resolution No. 2020-11-01; Establishing Regular Meeting Dates, Times and Location, and Designating Locations for Posting of 24-Hour Notices.

Ms. Finn reviewed the business to be conducted in 2021 to meet the statutory compliance requirements. The Board, determined to meet on June 15, 2021 and November 16, 2021 at 4:30 p.m., at AMLI Denargo Market Apartment Complex, 2525 Wewatta Way, Denver, Colorado 80216.

Following discussion, upon motion duly made by Director Jones, seconded by Director Wenskoski and, upon vote, unanimously carried, the Board adopted Resolution No. 2020-11-01; Establishing Regular Meeting Dates, Times and Location, and Designating Location for Posting of 24-Hour Notices. A copy of the Resolution is attached hereto and incorporated herein by this reference.

## RECORD OF PROCEEDINGS

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**§32-1-809, C.R.S. Reporting Requirements (Transparency Notice), Mode of Eligible Elector Notification:** The Board discussed §32-1-809, C.R.S. reporting requirements and mode of eligible elector notification.

Following discussion, upon motion duly made by Director Newman, seconded by Director Jones and, upon vote, unanimously carried, the Board determined to post the required Transparency Notice on the Special District Association's website and the District website.

### **PUBLIC COMMENT**

There were no public comments.

### **FINANCIAL MATTERS**

**2020 Audit:** The Board reviewed the proposal from Dazzio & Associates PC to perform the 2020 Audit.

Following discussion, upon motion duly made by Director Jones, seconded by Director Newman and, upon vote, unanimously carried, the Board approved the engagement of Dazzio & Associates PC to perform the 2020 Audit, for an amount not to exceed \$4,500.

**Unaudited Financial Statements:** Mr. Vigil reviewed with the Board the unaudited financial statements through the period ending September 30, 2020 and Schedule of Cash Position, updated as of November 9, 2020.

Following review, upon motion duly made by Director Wenskoski, seconded by Director Newman and, upon vote, unanimously carried, the Board accepted the unaudited financial statements through the period ending September 30, 2020 and Schedule of Cash Position, updated as of November 9, 2020.

**2020 Budget Amendment Hearing:** The President opened the public hearing to consider a Resolution to Amend the 2020 Budget and discuss related issues.

It was noted that publication of Notice stating that the Board would consider adoption of a Resolution to Amend the 2020 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to or at this public hearing. No public comments were received and the President closed the public hearing.

Following review and discussion, the Board determined that an amendment to the 2020 Budget was not necessary.

## RECORD OF PROCEEDINGS

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**2021 Budget Hearing:** The President opened the public hearing to consider the proposed 2021 Budget and discuss related issues.

It was noted that publication of Notice stating that the Board would consider adoption of the 2021 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to or at this public hearing. No public comments were received and the President closed the public hearing.

Mr. Vigil reviewed the estimated year-end 2020 revenues and expenditures and the proposed 2021 estimated revenues and expenditures.

Following discussion, the Board considered the adoption of the Resolution to Adopt the 2021 Budget and Appropriate Sums of Money and Resolution to Set Mill Levies (General Fund: 11.000 mills; Debt Service Fund: 33.195 mills; Total: 44.195 mills). Upon motion duly made by Director Smith, seconded by Director Cabrera and, upon vote, unanimously carried, Resolution No. 2020-11-02; Resolution to Adopt the 2021 Budget and Appropriate Sums of Money and Resolution No. 2020-11-03; Resolution to Set Mill Levies were adopted, as discussed, and execution of the Certification of Budget was authorized. Ms. Finn was authorized to transmit the Certification of Budget to the Division of Local Government not later than January 30, 2021. A copy of the adopted Resolution is attached to these Minutes and incorporated herein by this reference.

**Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Colorado Constitution, Article X, Section 3:** The Board reviewed Resolution No. 2020-11-04, Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Colorado Constitution, Article X, Section 3.

Following discussion, upon motion duly made by Director Smith, seconded by Director Cabrera and, upon vote, unanimously carried, the Board adopted Resolution No. 2020-11-04, Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Colorado Constitution, Article X, Section 3. A copy of the adopted Resolution is attached to these minutes and incorporated herein by this reference.

**DLG-70 Mill Levy Certification Form:** The Board considered authorizing the District Accountant to prepare and sign the DLG-70 Mill Levy Certification form for certification to the City and County of Denver Assessor.

## RECORD OF PROCEEDINGS

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Following discussion, upon motion duly made by Director Smith, seconded by Director Cabrera and, upon vote, unanimously carried, the Board authorized the District Accountant to prepare and sign the DLG-70 Mill Levy Certification form for certification to the City and County of Denver Assessor.

**Preparation of the 2022 Budget:** The Board discussed preparation of the 2022 Budget.

Following discussion, upon motion duly made by Director Smith, seconded by Director Cabrera, and upon vote, unanimously carried, the Board appointed the District Accountant to prepare the 2022 Budget.

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### **LEGAL MATTERS**

There were no legal matters to discuss.

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### **OTHER MATTERS**

**Annual Meeting for Property Owners:** Ms. Finn reported that the 2020 Annual Property Owners Meeting Notice was published on October 2, 2020. It was noted that no property owners were in attendance.

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### **ADJOURNMENT**

There being no further business to come before the Board at this time, upon motion duly made by Director Jones, seconded by Director Cabrera and upon vote, unanimously carried the meeting was adjourned.

Respectfully submitted,

By: \_\_\_\_\_  
Secretary for the Meeting

**DENARGO MARKET METROPOLITAN DISTRICT NO. 2**

**FINANCIAL STATEMENTS**

**MARCH 31, 2021**



**DENARGO MARKET METROPOLITAN DISTRICT NO. 2**  
**BALANCE SHEET - GOVERNMENTAL FUNDS**  
**MARCH 31, 2021**

	<b>General</b>	<b>Debt Service</b>	<b>Total</b>
<b>ASSETS</b>			
Colotrust	\$ 38,180	\$ 124,786	\$ 162,966
Zion - 2016B COI Fund	-	4	4
Zion - 2016B Loan Payment Account	-	5,520	5,520
Zion - Capitalized Interest Fund	-	1	1
Zion - Loan Fees Fund	-	2	2
Zion - Loan Payment Account	-	15	15
Zion - Pledged Revenue Account	-	1	1
Zion - Surplus Fund	-	184,720	184,720
Receivable from County Treasurer	82,089	247,722	329,811
<b>TOTAL ASSETS</b>	<b>\$ 120,269</b>	<b>\$ 562,771</b>	<b>\$ 683,040</b>
 <b>LIABILITIES AND FUND BALANCES</b>			
<b>CURRENT LIABILITIES</b>			
Due to District No. 1	\$ 120,269	\$ -	\$ 120,269
Total Liabilities	120,269	-	120,269
 <b>FUND BALANCES</b>			
Total Fund Balances	-	562,771	562,771
<b>TOTAL LIABILITIES AND FUND BALANCES</b>	<b>\$ 120,269</b>	<b>\$ 562,771</b>	<b>\$ 683,040</b>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

**DENARGO MARKET METROPOLITAN DISTRICT NO. 2**  
**STATEMENT OF REVENUES, EXPENDITURES AND**  
**CHANGES IN FUND BALANCES - BUDGET AND ACTUAL**  
**FOR THE THREE MONTHS ENDED MARCH 31, 2021**

**GENERAL FUND**

	<u>Annual Budget</u>	<u>Year to Date Actual</u>	<u>Variance</u>
<b>REVENUES</b>			
Property taxes	\$ 271,058	\$ 117,717	\$ (153,341)
Specific ownership tax	13,553	3,456	(10,097)
<b>TOTAL REVENUES</b>	<u>284,611</u>	<u>121,173</u>	<u>(163,438)</u>
<b>EXPENDITURES</b>			
County Treasurer's fee	2,711	1,178	1,533
Transfers to District No. 1	281,900	119,995	161,905
<b>TOTAL EXPENDITURES</b>	<u>284,611</u>	<u>121,173</u>	<u>163,438</u>
<b>NET CHANGE IN FUND BALANCES</b>	-	-	-
<b>FUND BALANCES - BEGINNING</b>	-	-	-
<b>FUND BALANCES - ENDING</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

## **SUPPLEMENTARY INFORMATION**

**DENARGO MARKET METROPOLITAN DISTRICT NO. 2**  
**SCHEDULE OF REVENUES, EXPENDITURES AND**  
**CHANGES IN FUND BALANCES - BUDGET AND ACTUAL**  
**FOR THE THREE MONTHS ENDED MARCH 31, 2021**

**DEBT SERVICE FUND**

	<u>Annual Budget</u>	<u>Year to Date Actual</u>	<u>Variance</u>
<b>REVENUES</b>			
Interest income	\$ 5,300	\$ 28	\$ (5,272)
Property taxes	817,980	355,238	(462,742)
Specific ownership tax	40,899	10,428	(30,471)
<b>TOTAL REVENUES</b>	<u>864,179</u>	<u>365,694</u>	<u>(498,485)</u>
<b>EXPENDITURES</b>			
Bond interest 2016A	332,452	-	332,452
Bond interest 2016B	41,885	-	41,885
Bond principal 2016A	125,000	-	125,000
Bond principal 2016B	16,736	-	16,736
Contingency	3,177	-	3,177
County Treasurer's fee	8,180	3,552	4,628
Non use fees	16,000	-	16,000
Paying Agent Fees	2,000	1,500	500
<b>TOTAL EXPENDITURES</b>	<u>545,430</u>	<u>5,052</u>	<u>540,378</u>
<b>NET CHANGE IN FUND BALANCES</b>	318,749	360,642	41,893
<b>FUND BALANCES - BEGINNING</b>	<u>220,581</u>	<u>202,129</u>	<u>(18,452)</u>
<b>FUND BALANCES - ENDING</b>	<u>\$ 539,330</u>	<u>\$ 562,771</u>	<u>\$ 23,441</u>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

**DENARGO MARKET METROPOLITAN DISTRICT NO. 2**  
**2021 BUDGET**  
**SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

The District, a quasi-municipal corporation, was formed in June 2010, and is governed pursuant to provisions of the Colorado Special District Act. The District's service area is located in Denver, Colorado.

The District was established to provide for acquisition, construction, and installation of water, sanitation, drainage, street improvements, parks and recreational facilities, television relay and translation, and mosquito control.

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

**Revenues**

**Property Taxes**

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or, if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

**Specific Ownership Taxes**

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 5% of the property taxes collected.

**Interest Income**

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 1.50%.

**Expenditures**

**Administrative and Operating Expenditures**

Administrative and operating expenditures include the estimated services necessary to maintain the District's administrative viability such as legal, management, accounting, insurance, banking, and meeting expense.

**DENARGO MARKET METROPOLITAN DISTRICT NO. 2**  
**2021 BUDGET**  
**SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Expenditures (Continued)**

**Debt Service**

Principal and interest payments in 2021 are provided based on the debt amortization schedule from the Series 2016A and 2016B Bonds (discussed under Debts and Leases).

**Debt and Leases**

**Series 2016 Bonds**

**\$10,000,000 Limited Tax (Convertible to Unlimited Tax) General Obligation Improvement Loan, Series 2016A**, dated September 29, 2016 {the Series 2016A Loan} as evidenced by a Loan Agreement between the District and ZB, N.A. dba Vectra Bank, Colorado {the Bank}.

Proceeds from the sale of the Series 2016A Loan were used for the purposes of (i) reimbursing a portion of the costs of certain public infrastructure incurred by District No. 1; (ii) paying the costs of issuance of the Series 2016A Loan and (iii) funding a portion of interest to accrue on the Series 2016A Loan.

Interest is payable on each June 1 and December 1 beginning on June 1, 2017 and continuing through December 1, 2046, based on a 360-day year and actual number of days elapsed in any applicable period.

The Series 2016A Loan is a variable rate loan in which the rate resets as follows:

(a) From September 29, 2016 to the First Rate Reset Date, being December 1, 2021, interest is at the rate of 3.4425% per annum.

(b) Thereafter, on each five-year anniversary being, December 1, 2026; December 1, 2031; December 1, 2036; and December 1, 2041, interest is equal to the Bank Qualified Tax-Exempt Rate, as defined in the Loan Agreement, computed by the Bank, on each such Rate Reset Date.

The Series 2016A Loan is secured by and payable solely from Pledged Revenues, which include: the (a) Required Mill Levy; (b) Specific Ownership Taxes; (c) System Development Fees; (d) Additional Revenue, if any; and (e) any other legally available moneys.

The Required Mill Levy is equal to an ad valorem mill levy imposed upon all taxable property of the District each year in an amount sufficient to pay the principal of and interest on the Series 2016A Loan as the same become due and payable in the succeeding collection year but not greater than 40 mills and not less than the Minimum Mill Levy, defined as the lesser of (a) 30 mills or (b) the number of mills necessary to produce tax revenue in the applicable loan year in an amount which, when combined with the other net revenue budgeted to be received in such loan year, will cause the Debt Service Ratio, as defined in the Loan Agreement, to equal 1.25 times, provided that the foregoing maximum mill levy and Minimum Mill Levy may be adjusted to take into account legislative or constitutionally imposed adjustments in assessed values or the method of their calculation occurring after March 8, 2010 (being the date of the Service Plan) so that to the extent possible, the actual revenues generated by such minimum and maximum mill levies are neither diminished nor enhanced as a result of such changes.

Among other adjustments, a change in the ratio of actual valuation of assessable property shall be deemed a change in the method of calculating assessed valuation.

**DENARGO MARKET METROPOLITAN DISTRICT NO. 2**  
**2021 BUDGET**  
**SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Debt and Leases (continued)**

The Series 2016A Loan is subject to prepayment on the following dates and under the following conditions:

(a) No Prepayment. During the first and second years after the closing date and during the first and second years of each five-year period occurring between Rate Reset Dates, the Series 2016A Loan shall not be prepaid. Specifically, the 2016A Loan may not be prepaid during the following periods:

- (i) from the Closing Date to but not including September 29, 2018;
- (ii) December 1, 2021 to but not including December 1, 2023;
- (iii) December 1, 2026 to but not including December 1, 2028;
- (iv) December 1, 2031 to but not including December 1, 2033;
- (v) December 1, 2036 to but not including December 1, 2038; and
- (vi) December 1, 2041 to but not including December 1, 2043.

(b) Prepayment with 1% Prepayment Fee. During the third year after the closing date and during the third year of each five-year period occurring between Rate Reset Dates, the Series 2016A Loan may be prepaid in whole, but not in part, upon payment of the then current loan balance plus accrued and unpaid interest thereon to the date of such prepayment, together with a prepayment fee equal to 1.0% of the loan balance during the following periods:

- (i) September 29, 2018 to but not including September 29, 2019;
- (ii) December 1, 2023 to but not including, December 1, 2024;
- (iii) December 1, 2028 to but not including December 1, 2029;
- (iv) December 1, 2033 to but not including December 1, 2034;
- (v) December 1, 2038 to but not including December 1, 2039; and
- (vi) December 1, 2043 to but not including December 1, 2044.

(c) Prepayment at Par. During the fourth and fifth years after the closing date and during the fourth and fifth years occurring between Rate Reset Dates, the Series 2016A Loan may be prepaid in whole, but not in part, upon payment of the then current Loan Balance plus accrued and unpaid interest thereon to the date of such prepayment, without prepayment fee, premium or penalty; provided, during the following periods:

- (i) September 29, 2019 to but not including December 1, 2021;
- (ii) December 1, 2024 to but not including December 2026;
- (iii) December 1, 2029 to but not including December 1, 2031;
- (iv) December 1, 2034 to but not including December 1, 2036;
- (v) December 1, 2039 to but not including December 1, 2041; and
- (vi) December 1, 2044 through and including the Maturity Date.

**DENARGO MARKET METROPOLITAN DISTRICT NO. 2  
2021 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Debt and Leases (continued)**

**\$8,000,000 Limited Tax {Convertible to Unlimited Tax} Taxable General Obligation Advancing Improvement Loan, Series 2016B**, dated September 29, 2016 (the Series 2016B Loan) as evidenced by a Loan Agreement with the Bank, with a maturity date of December 1, 2046. The 2016B Loan is further evidenced by the 2016B-1 and 2016B-2 Notes.

The District is authorized to request advances from the Bank on the Series 2016B Loan only under the following circumstances:

1. Inclusion of additional property into the District - Real property has been legally included within the boundaries of the District after September 29, 2016. Additional property included in the District after September 29, 2016 will be eligible for Advances based on (1) Contributed Land; (2) Construction Buildings; and (3) Completed Buildings.
2. True-Up of Assessed Valuation - After receipt of the final certified assessed valuation for 2017 from the Denver County Assessor, if the Assessed Value of the District No. 2 Property has increased from the projected assessed valuation of \$14,315,606 for 2017 that was the basis for the funding of the 2016A Loan on September 29, 2016.
3. Real property has been legally included within the boundaries of District No. 1 or District No. 3 after September 29, 2016 and there exists a pledge to the Bank of additional revenue. Property included in the boundaries of District No. 1 and/or District No. 3 after September 29, 2016 will be eligible for Advances based on (1) Contributed Land; (2) Construction Buildings; and (3) Completed Buildings.

The District may make advance requests once each calendar quarter in amounts not less than \$250,000 for Construction Buildings and Completed Buildings. There shall be no minimum amount for Advance Requests relating to Contributed Land or to True-Up of Assessed Valuations.

The Series 2016B Loan is a variable rate loan with interest accruing at the taxable rate as follows: For advances made:

Prior to December 1, 2017 - 3.00% plus the five-year Federal Home Loan Bank Des Moines Fixed Rate on the day of the advance.

On or after December 1, 2017 and November 30, 2018 - 3.00% plus the four-year Federal Home Loan Bank Des Moines Fixed Rate on the day of the advance.

On or after December 1, 2018 and November 30, 2019 - 3.00% plus the three-year Federal Home Loan Bank Des Moines Fixed Rate on the day of the advance.

On or after December 1, 2019 and November 30, 2020 - 3.00% plus the two-year Federal Home Loan Bank Des Moines Fixed Rate on the day of the advance.



**DENARGO MARKET METROPOLITAN DISTRICT NO. 2**  
**2021 BUDGET**  
**SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Debt and Leases (continued)**

On or after December 1, 2020 and November 30, 2021 - 3.00% plus the one-year Federal Home Loan Bank Des Moines Fixed Rate on the day of the advance.

Thereafter, on each rate reset on December 1, 2021, and each 5-year anniversary of such date until maturity, interest is 3.00% plus the five-year Federal Home Loan Bank Des Moines Fixed Rate on the day of the advance

On December 9, 2016, the District entered into a Loan Pricing and Purchase Agreement whereby the interest rate on the 20168-1 Note was changed to the Bank Qualified Tax Exempt Rate, which is equal to the taxable rate, as defined above, multiplied by 75%.

The Series 2016B Loan is secured by and payable solely from the same Pledged Revenues as the Series 2016A Loan and follow the same prepayment conditions as the Series 2016A Loan. The Series 2016B Loan is parity debt to the Series 2016A Loan.

On December 27, 2017, the District received advances amounting to \$440,147. The advances are evidenced by the 2016B-1 and 2016B-2 Notes amounting to \$50,001 and \$390,146, respectively. Proceeds from the advances were used for the purposes of (i) reimbursing a portion of the costs of certain public infrastructure and operating costs incurred by District No. 1; (ii) paying the costs of issuance of the Series 2016B advances and (iii) funding a portion of interest to accrue on the Series 2016B-1 and 2016B-2 Notes.

On June 21, 2019, the District received advances amounting to \$489,456. The advances are evidenced by the 2016B-2 Notes amounting to \$319,009 and \$170,447, respectively. Proceeds from the advances were used for the purposes of (i) reimbursing a portion of the District formation costs; (ii) reimbursing District operating costs and (iii) paying the costs of issuance of the Series 2016B-2 advances.

**Reserve Fund**

**Emergency Reserve**

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of fiscal year spending. Since substantially all operating funds received by the District are transferred to District No. 1, which pays for all Districts' operations and maintenance costs, an emergency reserve is not reflected in the District's Budget.

**DENARGO MARKET METROPOLITAN DISTRICT NO. 2  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY  
DECEMBER 31, 2021**

**\$10,000,000  
General Obligation Limited Tax Convertible to  
Unlimited Tax Bonds Dated September 29, 2016  
Series 2016A  
Interest Rate of 3.4425%  
Payable June 1 and December 1  
Principal Payable December 1**

<b>Year Ending December 31,</b>	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
2021	\$ 125,000	\$ 332,452	\$ 457,452
2022	150,000	328,089	478,089
2023	175,000	322,853	497,853
2024	175,000	317,614	492,614
2025	200,000	310,638	510,638
2026	150,000	303,657	453,657
2027	175,000	298,422	473,422
2028	200,000	293,114	493,114
2029	225,000	285,333	510,333
2030	225,000	277,480	502,480
2031	250,000	269,627	519,627
2032	300,000	261,616	561,616
2033	300,000	250,431	550,431
2034	325,000	239,959	564,959
2035	350,000	228,615	578,615
2036	400,000	216,992	616,992
2037	425,000	202,438	627,438
2038	450,000	187,604	637,604
2039	475,000	171,898	646,898
2040	525,000	155,744	680,744
2041	550,000	136,995	686,995
2042	600,000	117,798	717,798
2043	625,000	96,856	721,856
2044	700,000	75,247	775,247
2045	725,000	50,610	775,610
2046	725,000	25,305	750,305
	<b>\$ 9,525,000</b>	<b>\$ 5,757,387</b>	<b>\$ 15,282,387</b>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

**DENARGO MARKET METROPOLITAN DISTRICT NO. 2  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY  
DECEMBER 31, 2021**

**\$50,001  
General Obligation Limited Tax Convertible to  
Unlimited Tax Bonds Dated September 29, 2016  
Series 2016B-1  
Interest Rate of 4.0875%  
Payable June 1 and December 1  
Principal Payable December 1**

<b>Year Ending December 31,</b>	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
2021	\$ 625	\$ 1,974	\$ 2,599
2022	750	1,948	2,698
2023	875	1,917	2,792
2024	875	1,886	2,761
2025	1,000	1,844	2,844
2026	750	1,803	2,553
2027	875	1,772	2,647
2028	1,000	1,740	2,740
2029	1,125	1,694	2,819
2030	1,125	1,647	2,772
2031	1,250	1,601	2,851
2032	1,500	1,553	3,053
2033	1,500	1,487	2,987
2034	1,625	1,425	3,050
2035	1,750	1,357	3,107
2036	2,000	1,288	3,288
2037	2,125	1,202	3,327
2038	2,250	1,114	3,364
2039	2,375	1,021	3,396
2040	2,625	925	3,550
2041	2,750	813	3,563
2042	3,000	699	3,699
2043	3,125	575	3,700
2044	3,500	447	3,947
2045	3,625	300	3,925
2046	3,626	150	3,776
	<b>\$ 47,626</b>	<b>\$ 34,182</b>	<b>\$ 81,808</b>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

**DENARGO MARKET METROPOLITAN DISTRICT NO. 2  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY  
DECEMBER 31, 2021**

**\$879,602  
General Obligation Limited Tax Convertible to  
Unlimited Tax Bonds Dated September 29, 2016  
Series 2016B-2  
Interest Rate from 3.8875 to 5.45%  
Payable June 1 and December 1  
Principal Payable December 1**

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2021	\$ 16,111	\$ 39,911	\$ 56,022
2022	17,577	39,150	56,727
2023	19,065	38,313	57,378
2024	19,549	37,501	57,050
2025	21,136	36,464	57,600
2026	19,770	35,448	55,218
2027	21,357	34,513	55,870
2028	22,926	33,588	56,514
2029	24,612	32,400	57,012
2030	25,308	31,218	56,526
2031	27,014	30,004	57,018
2032	29,688	28,782	58,470
2033	30,519	27,262	57,781
2034	32,327	25,784	58,111
2035	34,171	24,215	58,386
2036	37,002	22,612	59,614
2037	38,953	20,742	59,695
2038	40,922	18,832	59,754
2039	42,933	16,825	59,758
2040	45,952	14,756	60,708
2041	48,076	12,453	60,529
2042	51,212	10,082	61,294
2043	48,933	7,550	56,483
2044	45,341	5,157	50,498
2045	47,031	2,925	49,956
2046	12,878	626	13,504
	<u>\$ 820,363</u>	<u>\$ 627,113</u>	<u>\$ 1,447,476</u>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

**DENARGO MARKET METROPOLITAN DISTRICT NO. 2**

**Schedule of Cash Position**

**March 31, 2021**

**Updated as of June 08, 2021**

	<u>General Fund</u>	<u>Debt Service Fund</u>	<u>Total</u>
<b><u>Colostrust</u></b>			
Balance as of 03/31/21	\$ 38,180.06	\$ 124,786.15	\$ 162,966.21
Subsequent activities:			
04/10/21 - Ptax distribution	82,088.88	247,722.11	329,810.99
04/30/21 - Interest income	-	19.09	19.09
05/10/21 - Ptax distribution	77,945.26	235,217.80	313,163.06
05/24/21 - Transfer to Pledged Revenue Fund	-	(607,745.15)	(607,745.15)
05/31/21 - Interest income	-	27.76	27.76
	<u>198,214.20</u>	<u>27.76</u>	<u>198,241.96</u>
<b><u>Zions Bank - Pledged Revenue Account</u></b>			
Balance as of 03/31/21	-	0.97	0.97
Subsequent activities:			
05/24/21 - Transfer from Colostrust	-	607,745.15	607,745.15
05/28/21 - Transfer to Loan Payment Fund	-	(165,755.95)	(165,755.95)
05/28/21 - Transfer to 2016B Loan Payment Fund	-	(12,152.08)	(12,152.08)
<i>Anticipated Balance</i>	<u>-</u>	<u>429,838.09</u>	<u>429,838.09</u>
<b><u>Zions - Loan Payment Account</u></b>			
Balance as of 03/31/21	-	14.76	14.76
Subsequent activities:			
05/28/21 - Transfer from Pledged Revenue Fund	-	165,755.95	165,755.95
06/01/21 - Debt service interest payment	-	(165,770.71)	(165,770.71)
<i>Anticipated Balance</i>	<u>-</u>	<u>-</u>	<u>-</u>
<b><u>Zions Bank - 2016 Surplus Fund</u></b>			
Balance as of 03/31/21	-	184,719.66	184,719.66
Subsequent activities:			
04/30/21 - Interest income	-	4.70	4.70
<i>Anticipated Balance</i>	<u>-</u>	<u>184,724.36</u>	<u>184,724.36</u>
<b><u>Zions Bank - 2016 Loan Fees Fund</u></b>			
Balance as of 03/31/21	-	1.77	1.77
<i>Anticipated Balance</i>	<u>-</u>	<u>1.77</u>	<u>1.77</u>
<b><u>Zions Bank - 2016B Cap Interest Account</u></b>			
Balance as of 03/31/21	-	0.60	0.60
<i>Anticipated Balance</i>	<u>-</u>	<u>0.60</u>	<u>0.60</u>
<b><u>Zions Bank - 2016B COI Fund</u></b>			
Balance as of 03/31/21	-	4.03	4.03
<i>Anticipated Balance</i>	<u>-</u>	<u>4.03</u>	<u>4.03</u>
<b><u>Zions Bank - 2016B Loan Payment Account</u></b>			
Balance as of 03/31/21	-	5,519.76	5,519.76
Subsequent activities:			
04/30/21 - Interest income	-	0.14	0.14
05/28/21 - Transfer from Pledged Revenue Fund	-	12,152.08	12,152.08
06/01/21 - 2016B-1 Debt service interest payment	-	(686.22)	(686.22)
06/01/21 - 2016B-2 Debt service interest payment	-	(16,985.76)	(16,985.76)
<i>Anticipated Balance</i>	<u>-</u>	<u>-</u>	<u>-</u>
<i>Anticipated Balance</i>	<u>\$ -</u>	<u>\$ 614,568.85</u>	<u>\$ 614,568.85</u>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

**DENARGO MARKET METROPOLITAN DISTRICT #2**  
**Property Taxes Reconciliation**  
**2021**

	Current Year						Prior Year		
	Property Taxes	Delinquent Taxes, Rebates and Abatements	Specific Ownersh Taxes	Interest	Treasurer's Fees	Net Amount Received	% of Total Property Taxes Received		
							Monthly	Y-T-D	Monthly
\$	-	\$	4,515.50	\$	-	\$	4,515.50	0.00%	0.00%
January	144,687.80	-	4,541.91	-	(1,446.88)	147,782.83	13.29%	13.29%	15.11%
February	328,266.93	-	4,826.74	-	(3,282.68)	329,810.99	30.14%	43.43%	17.97%
March							0.00%	43.43%	33.08%
April							0.00%	43.43%	65.09%
May							0.00%	43.43%	66.92%
June							0.00%	43.43%	100.00%
July							0.00%	43.43%	100.00%
August							0.00%	43.43%	100.00%
September							0.00%	43.43%	100.00%
October							0.00%	43.43%	100.00%
November							0.00%	43.43%	100.00%
December							0.00%	43.43%	100.00%
\$	472,954.73	\$	13,884.15	\$	-	\$	482,109.32	43.43%	100.00%
									\$ 822,306.32

Taxes Levied	% of Levied	Property Taxes Collected	% Collected to Amount Levied
\$ 271,058.00	24.89%	\$ 117,716.89	43.43%
817,980.00	75.11%	355,237.84	43.43%
\$ 1,089,038.00	100.00%	\$ 472,954.73	43.43%

**Specific Ownersh  
Tax**

General Fund	\$ 13,553.00	24.89%	\$ 3,455.74	25.50%
Debt Service	40,899.00	75.11%	10,428.41	25.50%
	\$ 54,452.00	100.00%	\$ 13,884.15	25.50%

**Treasurer's Fees**

General Fund	\$ 2,711.00	24.89%	\$ 1,177.17	43.42%
Debt Service	8,180.00	75.11%	3,552.39	43.43%
	\$ 10,891.00	100.00%	\$ 4,729.56	43.43%

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances - governmental funds have been omitted.



# AFFIDAVIT

Invoice #: A40034295  
Account #: A40000693  
Invoice Date: 5/10/2021  
Inquiries to: Tel: 866-260-9240  
Fax: 855-323-9871

**BILL TO:**

THE AURORA HIGH POINT AT DIA METROPOLITAN DISTRICT  
ALYSIA PADILLA  
141 UNION BLVD STE 150  
LAKEWOOD, COLORADO 80228-1898

**ADVERTISER:**

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**PUBLICATION:** Denver Daily Journal Legal

STATE OF COLORADO  
COUNTY OF DENVER

I, NADINE JOHNSON, OF THE COUNTY OF MERCER, STATE OF NEW JERSEY, HAVING DULY BEEN SWORN, DEPOSES AND SAYS:  
I AM NOW AND AT ALL TIMES HERINAFTER MENTIONED A CITIZEN OF THE UNITED STATES OF AMERICA, OVER TWENTY-ONE YEARS OF AGE, AND COMPETENT TO BE A WITNESS ON THE HEARING OF THE MATTERS MENTIONED IN THE ANNEXED PRINTED COPY NOTICE HERINAFTER SET FORTH; I HAVE NO INTEREST WHATSOEVER IN ANY OF THE SAID MATERS; I AM NOW AND DURING ALL TIMES EMBRACED IN THE PUBLICATION HERIN MENTIONED AS THE CHIEF CLERK OF THE NEWSPAPER, A NEWSPAPER OF GENERAL CIRCULATION PRINTED AND PUBLISHED IN SAID COUNTY; AS CHIEF CLERK DURING ALL TIMES MENTIONED IN THE AFFIDAVIT I HAVE HAD AND STILL HAVE CHARGE OF ALL ADVERTISEMENT AND NOTICES PUBLISHED IN SAID NEWSPAPER; THAT SAID LEGAL NOTICE OF WHICH THE ANNEXED IS A TRUE PRODUCTION COPY OF THE PRINTED PAGE IN WHICH THE ADVERTISEMENT WAS PUBLISHED IN THE ABOVE NAMED NEWSPAPER ON THE FOLLOWING DAYS TO WIT:

05/07/21; NOTICE OF MEETING OF THE BOARD OF DIRECTORS OF THE; DENARGO MARKET METROPOLITAN DISTRICT NOS. 1 AND 2

I CERTIFY (OR DECLARE) UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

SIGNED,

CHIEF CLERK

# PUBLIC NOTICES

Contact us · 877-260-3621 · [daily.journal@construction.com](mailto:daily.journal@construction.com)  
Place your paid advertisement by 10:30am (Mountain) today to print in tomorrow's edition.

## FIRST PUBLICATION

### NOTICE OF MEETING OF THE BOARD OF DIRECTORS OF THE DENARGO MARKET METROPOLITAN DISTRICT NOS. 1 AND 2

NOTICE is hereby given that a meeting of the Board of Directors of the Denargo Market Metropolitan District Nos. 1 and 2, of the City and County of Denver, State of Colorado, shall be held at **4:30 p.m. on Tuesday, June 15, 2021**. Due to concerns regarding the spread of the Coronavirus (COVID-19) and the benefits to the control of the spread of the virus by limiting in-person contact, this District Board meeting will be held via Zoom Meeting and can be joined through the directions below:

<https://us02web.zoom.us/j/82312720751?pwd=MW55Z0RwaXR0M1B1d0h1bnE2ZCU0T0R>

Phone: 1 (346) 248-7799 or 1 (669) 900-6833  
Meeting ID: 823 1272 0751  
Password: 854813

The address of the Districts' office where the names and addresses of the Board of Directors and their officers may be obtained is Special District Management Services, Inc., 141 Union Boulevard, Suite 150, Lakewood, Colorado 80228, and the office telephone number is 303-987-0835, fax number is 303-987-2032 and e-mail address is [receptionist@sdmsi.com](mailto:receptionist@sdmsi.com).

The City and County of Denver maintains a file regarding the Districts.

DENARGO MARKET METROPOLITAN DISTRICT NOS. 1 AND 2

By: */s/ Ann E. Finn*  
Secretary

Published: May 7, 2021 in The Daily Journal

### NOTICE ON PREVAILING WAGES CITY AND COUNTY OF DENVER

In accordance with the Denver Revised Municipal Code, Section 20-76 (c) (3), OHR proposes to revise the existing base wage and fringe benefits for the following classification of workers:

"Tile Finisher and Tile Setter" and "DIA - Glycol System"

In compliance with the Revised Municipal Code of the City and County of Denver, Section 20-76, subsection (e), part (3), "Determination of Prevailing Wages", the Career Service Board gives notice for the public hearing on prevailing wage for the above-noted modification.

A Career Service Board Hearing is scheduled for **Thursday, May 20, 2021**. The proposed increase(s) are not for City employees, they are for contractors and subcontractors who have contracts with the City that are over \$2,000. The public hearing starts at **9:00 AM** and will be conducted through a provided conference call number and available digital link through public notice of the agenda, released no later than two days prior to the scheduled meeting.

If anyone wishes to be heard by the Board on this item, please call (720) 913-5650 no later than **12:00 p.m. on Tuesday, May 18, 2021**.

Published: May 7, 2021 in The Daily Journal

FOR LEGAL NOTICES  
IN  
THE  
DAILY  
JOURNAL

Call us 877-260-3621  
[daily.journal@construction.com](mailto:daily.journal@construction.com)

## NOTICE

On 4/15/2021, a business applied for a **Hotel and Restaurant Liquor License at this location, 7352 E. 29th Ave. #704.**

The name of the entity is **Baldwan Central, Inc.** doing business as **Little India Restaurant & Bar** at 7352 E. 29th Ave. #704. The partners, managers, or officers are: Simeranjeet Singh Baldwan, Director/President.

A virtual hearing on this application will be on **5/27/2021 at 1:00 P.M.** Please contact the Department of Excise and Licenses at 720-865-2737 for participation information. If you would like to request a night hearing, please do so by **5/22/2021**. The request must be made in writing at least five days prior to the scheduled hearing date.

A map of the designated area is attached to this notice. Petitions regarding the application may be circulated within this designated area. All petitions must be filed with the Department on **5/20/2021**.

More information about the hearing process may be found at [www.denvergov.org](http://www.denvergov.org) or by contacting 311.

**DIRECTOR OF EXCISE AND LICENSES**

Published: May 7, 2021 in The Daily Journal

### INVITATION TO PROPOSE, CITY AND COUNTY OF DENVER, Purchasing Division, Department of General Services, 201 W. Colfax Avenue, Dept 304, Denver CO 80202, Seeks Proposals for:

- 1) Integrated Case Management for Women in Denver Community Corrections No. 20289Q Buyer Brenda Hannu Proposals due May 31, 2021 at 5:00 p.m. MDT.
- 2) Ground Power Units (Jetway Mounted) and PC Air Handlers No.20285Q Buyer Kevlon Janzen Proposals due May 27, 2021 at 2:00 p.m. MDT.
- 3) EMS Auditor and Registrar No.11068 Buyer Scott Harris Proposals due June 8, 2021 at 10:00 a.m. MDT

Proposal No(s) 1, 2 and 3 can be downloaded via the internet at:

<https://www.bidnetdirect.com/colorado/city-and-county-of-denver-general-services-purchasing>

Published: May 7, 2021 in The Daily Journal

## REPEATS

### NOTICE TO CREDITORS

In the Matter of the Estate of: **SERAFIN FINN**, Deceased

Case Number **2021PR30429**  
All persons having claims against the above-named estate are required to present them to the Public Administrator or to **Denver Probate Court** of the City and County of Denver, Colorado on or before **August 31, 2021**, or the claims may be forever barred.

**MELISSA R. SCHWARTZ**  
Public Administrator  
3773 Cherry Creek North Drive  
Suite 775  
Denver, Colorado 80209  
Published: April 30, May 7 & 14, 2021 in The Daily Journal

### NOTICE TO CREDITORS

In the Matter of the Estate of: **ERIC P. ANDREN**, also known as **ERIC ANDREN**, Deceased

Case Number **2021PH30311**  
All persons having claims against the above-named estate are required to present them to the Personal Representative or to **Denver Probate Court** of the City and County of Denver, Colorado on or before **August 23, 2021**, or the claims may be forever barred.

**RICHARD ANDREN**  
Personal Representative  
c/o RBS Law LLC  
5610 Ward Road, Ste. 300  
Arvada, CO 80002  
Published: April 23, 30 & May 7, 2021 in The Daily Journal

### TREASURER CITY AND COUNTY OF DENVER STATE OF COLORADO DEED APPLICATION NUMBER: GG-51 NOTICE OF APPLICATION FOR TAX DEED

**TO WHOM IT MAY CONCERN:**  
To every person in actual possession or occupancy of the hereinafter described land, lot or premises, and to the person in whose name the same was taxed, charged or specially assessed and to all persons having an interest, or title of record, in or to the said premises and more especially to:  
**ANNIE M. WALKER**  
**ANNETTE WALKER**  
CITY AND COUNTY OF DENVER DEPARTMENT OF PUBLIC WORKS  
CRAYS LLC

You are hereby notified that on the **1st day of NOVEMBER, 2013** Treasurer of the City and County of Denver, State of Colorado, sold at public sale to **INA GROUP LLC**, who assigned to **WOODS COVE IV LLC** on the **10th day of FEBRUARY, 2016**, who assigned to **INA GROUP LLC** on the **28th day of SEPTEMBER, 2017**, who assigned to **CRAYS LLC** on the **2nd day of AUGUST, 2019** who is the applicant who has made demand for a Tax Deed to the following described real property, situated in the City and County of Denver, State of Colorado, to-wit:  
**SAN RAFAEL 01301 B2 L22 & 23**  
(Commonly known as: 5110 E Thrill Pl)

that the public sale was made to satisfy delinquent taxes assessed or charges imposed against said real estate for the year 2012 that the real property was taxed or charged in the name of **WALKER, ANNIE M** that the property has not been redeemed; that notice of purchase has been or will be served and published as, and within the time period, provided by law; that said property may be redeemed at any time before a Tax Deed is issued; and that a Tax Deed will be issued to the said **CRAYS LLC** lawful holder of said certificate, on the **17th day of AUGUST, 2021** unless the same is redeemed before said date.  
WITNESS my hand and seal this **21st day of April, 2021**.

(Seal)  
**Steven L. Ellington**  
Treasurer,  
City and County of Denver,  
State of Colorado  
1st Publication: April 30, 2021  
2nd Publication: May 7, 2021  
3rd Publication: May 14, 2021  
in The Daily Journal