CBOE #311

Gunnison County
COLORADO

2019 REAL PROPERTY NOTICE OF DETERMINATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: August 15, 2019
Phone: (970) 641-1085
Fax: (970) 641-7920
Email: assessor@gunnisoncounty.org
Website: http://www.gunnisoncounty.org/assessor.html

ACCOUNT NUMBER	TAX YEAR	TAX AREA	PARCEL NUMBER
R001521	2019	100	3701-362-06-023

PROPERTY OWNER	LEGAL DESCRIPTION
CWC HOLDINGS LLC 2200 S VALENTIA ST DENVER, CO 802313341	LOT D BLK 2, MOUNTAIN VIEW ADDN 1 #635203

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Commercial		902,600	902,600
TOTALS		$902,600	$902,600

Received
County Administration
9/11/19

The Assessor has carefully studied all the available information, giving particular attention to the specifics included on your protest. The Assessor's determination of value after review is based on the following:

The actual value of the property is determined by appropriate consideration of the approaches to appraisal set forth in § 39-1-103(5)(a), C.R.S.

Commercial Sales in Gunnison County support the indicated value.

If you disagree with the Assessor's decision, you have the right to appeal to the County Board of Equalization for further consideration, § 39-8-106(1)(a), C.R.S.

The deadline for filing real property and personal property appeals is September 15.

The Assessor establishes property values. The local taxing authorities (county, school district, city, fire protection, and other special districts) set mill levies. The mill levy requested by each taxing authority is based on a projected budget and the property tax revenue required to adequately fund the services it provides to its taxpayers. The local taxing authorities hold budget hearings in the fall. If you are concerned about mill levies, we recommend that you attend these budget hearings. Please refer to last year's tax bill or ask your Assessor for a listing of the local taxing authorities.

Please refer to the reverse side of this notice for additional information.

CBOE #311

APPEAL PROCEDURES

County Board of Equalization Hearings will be held from September 1 through November 1 at Gunnison County Courthouse or Blackstock Government Center.

To appeal the Assessor's decision, complete the Petition to the County Board of Equalization shown below, and mail or deliver a copy of both sides of this form to:

Gunnison County Board of Equalization
200 E Virginia Ave
Gunnison, CO 81230
(970) 641-0248

To preserve your appeal rights, your Petition to the County Board of Equalization must be postmarked or delivered on or before **September 15 for real property and personal property** – after such date, your right to appeal is lost. You may be required to prove that you filed a timely appeal; therefore, we recommend that all correspondence be mailed with proof of mailing.

You will be notified of the date and time scheduled for your hearing. The County Board of Equalization must mail a written decision to you within five business days following the date of the decision. The County Board of Equalization must conclude hearings and render decisions by November 1, § 39-8-107(2), C.R.S. If you do not receive a decision from the County Board of Equalization and you wish to continue your appeal, you must file an appeal with the Board of Assessment Appeals by December 8, § 39-2-125(1)(e), C.R.S.

If you are dissatisfied with the County Board of Equalization's decision and you wish to continue your appeal, you must appeal within 30 days of the date of the County Board's written decision to ONE of the following:

Board of Assessment Appeals
1313 Sherman Street, Room 315
Denver, CO 80203
(303) 866-5880
www.dola.colorado.gov/baa

District Court
Contact the District Court in the county where the property is located. See your local phone book for the address and telephone number.

Binding Arbitration
For information about binding arbitration, contact the County Board of Equalization at the address above.

If the date for filing any report, schedule, claim, tax return, statement, remittance, or other document falls upon a Saturday, Sunday, or legal holiday, it shall be deemed to have been timely filed if filed on the next business day, § 39-1-120(3), C.R.S.

PETITION TO COUNTY BOARD OF EQUALIZATION

What is your estimate of the property's value as of June 30, 2018? (Your opinion of value in terms of a specific dollar amount is required for real property pursuant to § 39-8-106(1.5), C.R.S.)

$ 513,000 00/100

What is the basis for your estimate of value or your reason for requesting a review? (Please attach additional sheets as necessary and any supporting documentation, i.e., comparable sales, rent roll, original installed cost, appraisal, etc.)

See Attached

ATTESTATION

I, the undersigned owner or agent* of the property identified above, affirm that the statements contained herein and on any attachments hereto are true and complete.

Signature	Telephone Number	Date
	7208407634	9/6/19

*Attach letter of authorization signed by property owner.

CBOE # 311

EXHIBIT A
Page 1 of 8

Craig W. Clark

2200 S. Valentia St., Denver, CO 80231
P – 720-840-7634; E – craig@pillows.com; F – 267-295-2206

September 6, 2019

Re: Appeal of Valuation of 811 N. Main Street, Account R00521

Gunnison County Board of Equalization
200 E Virginia Ave.
Gunnison, CO 81230

Dear Gunnison County Assessor:

I am the Managing Member for CWC Holdings, LLC which owns 811 N. Main Street in Gunnison, Colorado. I am writing to respectfully appeal the Assessor's valuation of this property.

While this property was purchased on 9/4/15 for $800,000, it is not worth $800,000. This property was purchased as part of the rush to open marijuana stores in Gunnison. Since that time the tenants in this property have failed twice showing that the property cannot support the $4,5000 per month rent charged to both of these tenants and that the owner way overpaid for the property. If you take an income approach this property has been a total loser as it has lost money for everyone. It is now vacant and on the market for sale or lease.

As comps for the property I have the following to justify a lower valuation:

111 N. Main Street – Sold 1/29/15 - $325,000 – 3,361 SF - $96.69 PSF Price
143 S. Main Street – Sold 11/7/16 - $250,000 – 2,642 SF - $94.63 PSF Price

An appropriate value per square foot for 811 N. Main Street is between these two properties at $95 PSF or $513,000. Please adjust the price to $513,000.

Moreover, as further evidence please see the attached lease. There is a future leaning option to purchase at $735,000 which is way below the Assessor's value.

Ultimately, the bottom line is that there is absolutely nothing that supports a valuation of $902,600.

Thank you for your time and consideration.

Craig W. Clark

EXHIBIT A
Page 2 of 8

CBOE # 311

NET LEASE AGREEMENT

This lease ("Lease") is entered into this 21st day of November 2017, by and between CWC Holdings LLC ("Landlord") and Kooler Painting LLC ("Tenant").

(1) **Premises**. Landlord leases to Tenant and Tenant leases from Landlord upon terms and conditions set forth herein certain real property located at 811 N. Main Street, Gunnison, CO 81230, together with any improvements, rights-of-way, easements and any other rights, if any, appurtenant thereto (collectively "Premises").

(2) **Term of Lease**. The term of this Lease shall begin on execution of this Lease and shall run until

(3) **Rental**. Tenant agrees to pay to Landlord for the full term hereof based on the following rental schedule, payable in advance and without notice in equal monthly installments:

	Commencement Date-January 31, 2018	FREE
Year 1:	$4,500.00/month	
	Year 1 (February 1, 2018 – January 31, 2019):	$4,166.67/month
	Year 2 (February 1, 2019 – January 31, 2020):	$4,291.67/month
	Year 3 (February 1, 2020 – January 31, 2021):	$4,420.42/month
	Year 4 (February 1, 2021 – January 31, 2022):	$4,553.03/month
	Year 5 (February 1, 2022 – January 31, 2023):	$4,689.62/month

This is a gross rate inclusive of both Landlord's operating expenses and the base rental rate.

Rent shall be payable on the first day of each month or the next business day thereafter. Tenant shall set up ACH deposit with Landlord by filling out the ACH Form Attached as Exhibit A. Said payments shall be in lawful money of the United States, which shall be legal tender in payment of all debts and dues, public or private, at the time of payment.

(4) **Security Deposit**. Concurrently with the execution of this Lease, Tenant has deposited with Landlord and will keep on deposit at all times during the primary term of this Lease (and any extension thereof), the sum of $4,166.67 ("Security Deposit") the receipt of which is hereby acknowledged, as security for the faithful performance of all the terms, conditions and covenants of this Lease. If, at any time during the primary term of this Lease (or any extension thereof), Tenant shall be in default in the performance of any of the provisions of this Lease, Landlord shall have the right but not the obligation to use the Security Deposit, or as much thereof as Landlord may deem necessary, to cure, correct or remedy any such default. Tenant, upon written notification thereof, shall pay to Landlord any and all such expenditure or expenditures so that Landlord will at all times have the full amount of the Security Deposit as security. The Security Deposit and application thereof shall not be considered as liquidated damages in the event of breach but only as an application toward actual damages. Within thirty (30) calendar days from the termination of this Lease in any manner, if Tenant is not in default, the Security Deposit or so much thereof as has not been lawfully expended by Landlord, shall be returned to Tenant, without interest. In the event of a sale of the Premises by Landlord and upon transfer of the Security Deposit to the new owner, Landlord shall be released by Tenant from all liability for the return of the Security Deposit. The provisions hereof shall apply to every transfer or assignment made of the Security Deposit to a new owner.

(5) **Use of Premises**. Tenant shall have the right to use and occupy the Premises for the operation of a painting and door business or any other construction service business allowed by law. Any other lawful use shall be permitted only with the prior written consent of Landlord, which consent shall not be unreasonably withheld. Throughout the primary term of this Lease (and any extension thereof), Tenant, at Tenant's sole cost and expense, covenants to promptly comply with all laws and ordinances and the orders, rules, regulations and requirements of all federal, state and municipal governments and appropriate departments, commissions, boards and officers thereof. Tenant accepts the Premises subject to all zoning ordinances and regulations pertaining to the Premises, without responsibility or warranty by Landlord, and further Tenant accepts the Premises subject to easements, rights-of-way, restrictive covenants and reservations of record.

(6) **Payment of Taxes and Assessments**.

(a) Payment of Taxes. Tenant agrees to pay, before any fine, penalty, interest or cost may be added thereto, all license and franchise taxes of Tenant, all general and personal property taxes, assessments, and charges levied and other governmental charges (collectively "Taxes") which are assessed, imposed or become a lien upon the Premises or the contents, or become payable during the primary term of this Lease (or any extension thereof); provided, however, that if by law any such Taxes are payable or may, at the option of the taxpayer, be paid in installments (whether or not interest shall accrue on the unpaid principal balance of such Taxes), Tenant may pay the same (and any accrued interest on the unpaid balance of such Taxes) in installments as the same respectively become due, and before any fine, penalty, interest or cost may be added thereto for the nonpayment of any such installment and interest. Tenant shall pay any and all charges and fees which may be imposed by the EPA or other similar government regulations or authorities. Landlord shall pay the real estate property tax assessed by Gunnison County on the Premises. This is the only tax with respect to the Premises that the Landlord will pay. Tenant shall be responsible for all other taxes.

(b) Proof of Payment. Tenant shall furnish to Landlord within thirty (30) calendar days after the date any Taxes are due and payable by Tenant, official receipts from the appropriate taxing authority or other proof satisfactory to Landlord evidencing the payment thereof. Tenant shall have the right to protest any Taxes, and Landlord agrees to cooperate in said protest without expense to Landlord.

(c) Advance of Payment. Landlord shall have the right but not the obligation to advance funds necessary for the payment of any Taxes. Any such advance shall in no way affect any other remedy available to Landlord pursuant to the terms of this Lease.

(d) New Form of Tax. In any case wherein an income or any other form of tax shall be levied, assessed or imposed as a separate and clearly identifiable tax by the United States, the State of Colorado or any political subdivision of either, upon the income arising from the rent provided hereunder for the use and occupancy of the Premises in lieu of or as a substitute for a tax upon the Premises or any form as a substitute for any other tax or imposition hereunder required to be paid by Tenant, Tenant and not Landlord shall be required and hereby agrees to pay the same.

(e) Personal Property Taxes. Tenant shall pay prior to delinquency all taxes assessed against and levied upon trade fixtures, furnishings, equipment and all other personal property of Tenant contained in the Premises or elsewhere. Tenant shall cause said trade fixtures, furnishings,

equipment and all other personal property to be assessed and billed separately from the real property of Landlord. If any of Tenant's said personal property shall be assessed with Landlord's real property, Tenant shall pay Landlord the taxes attributable to Tenant within ten (10) days after receipt of a written statement setting forth the taxes applicable to Tenant's property.

(7) **Insurance**. During the primary term of this Lease (and any extension thereof), Tenant shall carry and maintain the following types of insurance in the amounts specified, at Tenant's sole cost and expense, and for the mutual benefit of Landlord and Tenant:

(a) All-Risk Insurance. In the name of Landlord, Tenant shall keep all improvements located on or appurtenant to the Premises insured against loss or damage by fire and such other perils as are now or hereafter included in a standard "All-Risk" policy in common use for commercial structures, including vandalism and malicious mischief. The amount of the All-Risk insurance shall be equal to one hundred percent (100%) of the then actual replacement cost of the existing improvements, including the value of any leasehold improvements or betterments but excluding costs of replacing excavations and foundations but without deductions for depreciation. Landlord may, on each anniversary date of this Lease, request the carrier of the insurance (or the agent for the carrier) to determine the amount of insurance required by the provisions of this paragraph, and the resulting determination shall be conclusive between the parties. Upon Landlord's request, Tenant shall include the holder of any mortgage encumbering the Premises by virtue of a standard mortgagee's clause to the extent of the mortgage interest. In addition to the insurance set forth above, Tenant shall provide Rental Income Insurance (loss of rents insurance) in the name of Landlord in an amount sufficient to cover the full annual rent as well as all other payments which are the responsibility of Tenant under the terms and conditions of this Lease. Further, Tenant shall provide a separate policy covering boiler explosion, together with Rental Income Insurance resulting from a boiler explosion. In lieu of Tenant acquiring the insurance as set forth above, Landlord shall have the exclusive right to purchase the insurance required by the provisions of this paragraph in Landlord's name and to forward Tenant a bill for the premium of such insurance. Tenant shall pay said bill within ten (10) calendar days after receipt of the same.

(b) Liability Insurance. Tenant shall at all times keep in force a comprehensive general combined liability insurance policy providing protection of at least $1,000,000 combined single limit (with no deductible) against claim and liability for personal injury, bodily injury, death and property damage arising from the use, ownership, maintenance, disuse or condition of the Premises, any improvements located on or appurtenant to the Premises, improvements or adjoining areas or ways. Landlord shall be named and protected under the terms and conditions of said policy as Landlord of the Premises.

(c) Workmen's Compensation. Tenant shall also purchase Workmen's Compensation Insurance in compliance with all state, federal and other governmental laws, rules and regulations.

(d) Personal Property. Tenant shall be responsible for insuring any and all personal property that may be owned by Tenant. Any insurance that may be purchased pursuant to this paragraph and any proceeds that may be payable as a result of a loss under any such insurance shall in no way reduce, alter, diminish or modify any provisions of this Lease and specifically the indemnity provisions hereof.

(e) Waiver of Subrogation. The parties agree that all insurance policies obtained pursuant to this Lease shall include a clause or endorsement which shall waive the right of subrogation on the part of the insurance carrier against both Landlord and Tenant. Landlord and Tenant hereby release the other from any and all liability or responsibility to the other or anyone claiming through or under them by way of subrogation.

(f) Miscellaneous. All insurance by virtue of this Lease shall be written with an insurance company licensed to do business within the State of Colorado and approved by Landlord (which approval shall not be unreasonably withheld), with such policies to be nonassessable. Tenant shall provide Landlord with the original insurance policies or a Certificate of Insurance (with proof of payment thereon), which shall provide that the insuring company shall give notice in writing to Landlord within thirty (30) calendar days prior to cancellation, termination or, in the event of a material change in such insurance, for any reason whatsoever. An endorsement shall provide that any proceeds (except liability insurance proceeds) of any loss shall be payable to Landlord and Tenant as their respective interests may appear, except that in the event Landlord purchases the All-Risk insurance, then any loss shall be payable to Landlord.

(8) **Assignment and Subletting**. Tenant may sublease the Premises to any construction or small trade businesses able to occupy the Premises under applicable law without obtaining prior written consent of Landlord. Tenant shall be responsible to ensure that any such occupancy shall conform with all zoning, occupancy, and other requirements imposed by applicable authority for multi-tenant use of the Premises. Otherwise, this Lease or any interest herein may not be assigned by Tenant, voluntarily or involuntarily, by operation of law or otherwise, and all or any part of the Premises shall not be subleased by Tenant without the prior written consent of Landlord, which consent shall not be unreasonably withheld. A merger, consolidation, sale of substantially all of the assets or sale of a substantial amount of the stock of Tenant or a transfer of a substantial partnership interest of Tenant, shall constitute an assignment of this Lease for the purposes of this paragraph. Any consent to assignment or subletting given by Landlord shall not constitute a waiver of necessity for such consent to a subsequent assignment or subletting. Notwithstanding any assignment or sublease, Tenant shall remain fully liable under the terms and conditions of this Lease and shall not be released from performing any of the terms, covenants and conditions hereof. Any assignee or subtenant (in addition to Tenant) shall be personally responsible for all payments, conditions, covenants and agreements in this Lease. Any assignment or subletting in violation of this paragraph shall be null and void.

(9) **Utilities**. Tenant shall promptly pay all charges for water, sewer, heat, gas, electricity, snow removal, internet, telephone, waste removal, recycling and other public utilities used on the Premises. If Tenant shall fail to pay any utilities as required herein, Landlord may pay such utilities (without waiving any other remedies available under this Lease) on account of Tenant, and the same shall be deemed to be additional rental and shall become due and payable ten (10) calendar days after written notice to Tenant. Unless caused by the gross negligence or willful misconduct of the Landlord, or the failure of Landlord to fulfill its obligation under this Lease, Landlord shall not be liable for any loss or damage caused by an interruption or failure of utility services serving the Premises.

(10) **Indemnity Provisions**. Tenant and Landlord agree to exonerate, hold harmless, protect and indemnify each other from and against any and all losses, damages, claims, suits or actions, judgments and costs which may arise during the primary term of this Lease (or any extension thereof) for personal injury, loss of life or loss or damage to any property sustained in or about the Premises resulting from, or arising, directly or indirectly, out of the use or occupancy of the Premises; and from and against all costs, counsel fees, expenses and liabilities incurred in any such claims, the investigation thereof or the defense of any action or proceeding brought thereon; and from and against any judgments, orders, decrees or liens resulting from such matters and any fines levied by any authority for violation of any law, regulation or ordinance by virtue of the ownership and/or use of the Premises. Landlord shall not be liable for any loss or damage to persons or property resulting from fire, explosion, falling plaster, steam, gas, electricity, water or rain which may leak from any part of the Premises or from the pipes, appliances or plumbing works therein or from the roof, street or subsurface or from any other places resulting from dampness or any other cause whatsoever, except personal injury caused by or due to the gross negligence of Landlord. Landlord shall not be liable for interference with the gas and/or electrical service, heating/air conditioning, or for any defect, latent or otherwise, in the Premises. Tenant shall give prompt notice to Landlord in case of fire or other casualty or accidents in the Premises. Tenant shall not permit any mechanic's or materialmen's liens to be filed against the Premises and hereby indemnifies and holds Landlord harmless from and against any liability, damage, expense or cost which may be incurred by Landlord in connection with any mechanic's or materialmen's liens which may be filed against the Premises as a result of the provisions of this Lease. This indemnity shall specifically include attorneys' fees and any costs incurred by Landlord to enforce this indemnity.

(11) **Net Lease**. This Lease is intended to be a net lease and Landlord shall have no obligation of any kind to make any expenditures of any nature upon the Premises. Tenant accepts the property in As Is condition as of the date of this Lease. Tenant, at Tenant's sole cost and expense, shall maintain, repair and keep in good, substantial and sufficient condition, repair and order the interior and exterior of the Premises to include, but not limited to: i) plate glass, ii) glass and show windows, iii) doors, iv) signs, v) yard areas, vi) parking areas, vii) railings, viii) fences, ix) sidewalks, x) curbs adjoining or in front of the Premises, xi) HVAC system, xii) plumbing system, xiii) electric system, xiv) gas mains and sewers, xv) elevator, xvi) sprinkler system, xvii) elevator, xviii) fire alarm, xix) security alarm, xx) any utility connections servicing the building or any system connections to the exterior of the building, xxi) any other fixtures used in connection with the operation of the Premises, xxii) non-structural exterior parts of the building including paint, stucco and signage, xxiii) interior decorative walls, xxiv) roof, xxv) exterior walls, xxvi) foundation, and xxvii) any other maintenance with respect to the Premises. In the event Tenant fails to maintain the Premises or fails to commence the necessary repairs or replacements or diligently pursue the completion of the repairs or replacements, Landlord, in addition to all of the remedies available under this Lease (and without waiving any other remedies) may make the repairs, the cost of which shall become due and payable as additional rental ten (10) calendar days after written notice to Tenant. Tenant shall not permit, commit or suffer waste, impairment or deterioration of the Premises or the improvements thereon or any part thereof, reasonable wear and tear excepted. Should Landlord make a repair required under this paragraph and it cause damage to or disturbance of the Premises of which the Tenant is responsible for the maintenance or should there be a failure in the items maintained by the Landlord that causes damage or disturbance to the Premises of which the Tenant is responsible for the maintenance, Tenant shall be responsible for the expense in repairing such damage or disturbance to those items for which Tenant is responsible for the maintenance. As of December 1, 2017 all personal property left at the Premises that are not attached to the Premises, such as the security system, shall become the property of the Tenant. Landlord shall remove ATM machine, safes and other items owned by Landlord on or before November 30, 2017.

(12) **Occupational Safety and Health Act**. Tenant shall fully comply with all federal, state and local codes, statutes, laws and ordinances ("Law"). Tenant shall be responsible to make any and all repairs and alterations to the structural and nonstructural components of the Premises (subject to the terms and provisions of this Lease) to any appurtenances situated upon the Premises that may be required of the Landlord as a result of the Law in effect at the time of mutual execution of this Lease or which hereafter shall be enacted.

(13) **ADA Compliance**.

(a) Disclosure. Tenant hereby acknowledges that the Premises and Tenant may be subject to the Americans With Disabilities Act (the "ADA"), a Federal law. Among other requirements of the ADA that could apply to the Premises, Title III of the ADA requires owners and tenants of "public accommodations" to remove barriers to allow access by disabled persons and provide auxiliary aids and services for hearing, vision or speech impaired persons by certain dates. All costs incurred by Tenant or Landlord during the primary term of this Lease (and any extension thereof) to ensure Tenant's compliance with the ADA, including necessary alterations in or about the Premises or modifications to the access of the Premises, shall be at Tenant's sole cost and expense unless Landlord has agreed, in writing, to pay for a portion of said costs.

(b) Investigation. Tenant further acknowledges that, prior to executing this Lease, Tenant may investigate the ADA and the regulations thereunder to determine if the ADA law and regulations would apply to Tenant and/or to the Premises in which Tenant is interested in occupying. Tenant shall be responsible, at Tenant's expense, for conducting its own independent investigation of all ADA issues prior to the Commencement Date of this Lease and during the primary term of this Lease (and any extension thereof).

(c) Landlord Representation. Landlord represents that as of the date this lease is mutually executed there have been no complaints that the Premises do not comply with the ADA and that Landlord is not aware of any ADA compliance issue with respect to the Premises.

(14) **Hazardous Materials**. Tenant shall not (either with or without negligence) cause the escape, disposal or release of any biologically or chemically active or other hazardous substances or materials ("Hazardous Materials"). Tenant shall not allow the storage or use of such Hazardous Materials in any manner not sanctioned by law or by the highest standards prevailing in the industry for the storage and use of Hazardous Materials, nor allow to be brought into the Premises any Hazardous Materials except to use in the ordinary course of Tenant's business, and then only after written notice is given to Landlord of the identity of such Hazardous Materials. Without limitation, Hazardous Materials shall include those described in the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 USC Section 9601 et seq., the Resource Conservation and Recovery Act, as amended, 42 USC Section 6901 et seq., and applicable state or local laws and the regulations adopted under these acts. If any lender or governmental agency shall ever require testing to ascertain whether or not there has been any release of Hazardous Materials, then the reasonable cost of testing and resulting cleanup thereof shall be reimbursed by Tenant to Landlord upon demand as additional charges if such requirement applies to the Premises, provided that such testing proves that Tenant released such Hazardous Materials on the Premises. In addition, Tenant shall execute affidavits, representations and the like from time to time at Landlord's request concerning Tenant's best knowledge and belief regarding the presence of Hazardous Materials on the Premises. In all events, Tenant shall indemnify Landlord in the manner elsewhere provided in this Lease from any release of Hazardous Materials on the Premises occurring while Tenant is in possession, or elsewhere if caused by Tenant or persons acting under Tenant.

(15) **Alterations to Premises**. Tenant shall have the right, at Tenant's sole cost and expense, to make changes or alterations to the building on the Premises; provided, however, that in all cases any such changes or alterations shall be made subject to the following conditions, which Tenant agrees to observe and perform:

(a) No Structural Changes. No change or alteration shall at any time be made which shall impair the structural soundness or diminish the value of any improvements on the Premises or disturb or interfere with the quiet enjoyment of any other tenants.

(b) Consent of Landlord. No change or alteration shall be made without the prior written consent of Landlord. Written consent can be obtained by emailing the Landlord at craig@pillows.com. Landlord shall reply to any such request in a commercially reasonable timeframe.

(c) Permits. No change or alteration shall be undertaken until Tenant shall have procured and paid for all required municipal and other governmental permits and authorizations of the various municipal departments and governmental subdivisions having jurisdiction. All plans and specifications relating to any change or alteration shall be submitted to Landlord for Landlord's approval, which shall not be unreasonably withheld.

(d) Governmental Compliance. All work done in connection with any change or alteration shall be done in a good and workmanlike manner and in compliance with all building and zoning laws, and with other laws, ordinances, orders, rules, regulations and requirements of all federal, state and municipal governments and the appropriate departments, commissions, boards and offices thereof.

(e) Workmen's Compensation Insurance. At all times when any change or alteration is in progress, Tenant shall maintain, at Tenant's sole cost and expense, Workmen's Compensation insurance in accordance with the law or laws now or hereafter enacted governing all persons employed in connection with the change or alteration and general liability insurance for the mutual benefit of Landlord and Tenant, expressly covering the additional hazards due to the change or alteration.

(f) Security Against Liens. Prior to the construction of any improvements, the repair or restoration of any improvements, or any work to be done upon the Premises which shall exceed $5,000.00, Tenant shall furnish to Landlord a bond or insurance protecting against mechanic's and materialmen's liens in an amount equal to the work which is to be performed at the Premises, together with a performance and completion bond in an amount equal to the proposed cost of any improvements and labor. Landlord retains the right at any time and from time to time to enter upon the Premises in order to inspect the progress of any alterations being made by Tenant and to post any signs or notices disclaiming Landlord's responsibility or liability for the payment of any mechanic's or materialmen's fees, or anyone furnishing labor or services to the Premises. Tenant shall not permit any party to file any lien or claim against Landlord or Landlord's interest in the Premises on account of any such improvement or alteration for work done or supplies furnished at the insistence of Tenant. In the event a lien or claim is filed against the Premises, Tenant shall immediately cure and pay the amount of such lien or claim (including any costs) or in good faith diligently pursue the defense of any such lien or claim provided that Tenant shall first post with Landlord adequate security (in Landlord's sole judgment) covering one hundred twenty-five percent (125%) of the amount of such lien or claim.

(g) Pre-Approved Alterations. Tenant is pre-approved to complete the following alterations: addition of a 2-4 new garage doors (1-2 interior, 1-2 exterior) and improvement of the parking lot.

(16) **Condemnation.**

(a) Complete Taking. If, during the primary term of this Lease (or any extension thereof), substantially all of the Premises shall be taken as a result of the exercise of the power of eminent domain, this Lease shall terminate as of the date of vesting of title of the Premises or delivery of possession, whichever shall first occur, pursuant to such proceeding. For the purpose of this paragraph, "substantially all of the Premises" shall be deemed to have been taken if a taking under any such proceeding shall involve such an area, whether the area be improved with building or be utilized for a parking area or other use, that Tenant cannot reasonably operate in the remainder of the Premises the business being conducted on the Premises at the time of such proceeding.

(b) Partial Taking. If, during the primary term of this Lease (or any extension thereof), less than substantially all of the Premises shall be taken in any such proceeding, this Lease shall not terminate. The rent thereafter due and payable by Tenant shall be reduced in such proportion as the nature, value and extent of the part so taken bears to the whole of the Premises. Landlord shall, from the proceeds of the condemnation, restore the Premises for the use of Tenant.

(c) Award. Any award granted for either partial or complete taking regarding the Premises shall be the property of Landlord. Tenant shall be entitled to such portion of the award attributable to leasehold improvements or other property of Tenant taken by the condemning authority. Matters which cannot be resolved between the parties shall be submitted to arbitration pursuant to the paragraphs immediately following.

(d) Arbitration. If Landlord and Tenant are unable to agree as to any provision contained in this paragraph (18), such question or questions shall be submitted to arbitration. Such arbitration shall be submitted to one arbitrator mutually selected, if possible. If the parties are unable to agree upon one such arbitrator within fifteen (15) calendar days after the taking, the arbitration shall be by three arbitrators to be selected as set forth below. The arbitration shall be in accordance with the commercial arbitration rules of the American Arbitration Association then in effect or in accordance with the commercial arbitration rules of a similar organization, if the American Arbitration Association is no longer in existence.

One arbitrator shall be selected by either party hereto and written notice of such appointment shall be given to the other party hereto. Within fifteen (15) calendar days after the receipt of such notice of appointment, the other party hereto shall appoint one arbitrator and give written notice of such appointment to the party hereto first appointing one arbitrator. The two arbitrators so appointed shall, within fifteen (15) calendar days after the appointment of the second arbitrator, appoint a third arbitrator, who shall serve as chairman of the board of arbitration. A hearing shall be held on the questions and controversies to be arbitrated as soon as practicable but no later than thirty (30) calendar days after the full board of arbitrators has been selected, and upon written notice thereof given by the chairman of said board to both parties hereto. At such hearing, both parties shall have the right to be present to be heard. After such hearing, the board shall render its written decision on the arbitrated questions and controversies.

The decision of one arbitrator, if mutually selected, or the decision of a majority of the three arbitrators, if it is necessary to employ same, shall be binding and conclusive upon the parties hereto. All fees and expenses of arbitration (exclusive of attorneys' fees) shall be shared equally by the parties hereto.

In the event either party hereto, after receipt of written notice of the appointment of the first arbitrator by the other party hereto, shall fail or refuse to appoint the second arbitrator or to give written notice of such appointment within the period of fifteen (15) calendar days as aforesaid, such appointment shall be made for the defaulting party, on the application of the other party, by a judge of the court in and for the county in which the Premises is located and which court has unlimited monetary jurisdiction in civil cases. Likewise, if the first two arbitrators selected and appointed in accordance with this provision shall fail to agree upon and appoint said third arbitrator within fifteen (15) calendar days after the second arbitrator shall have been appointed by a party hereto, or by said judge for said party, said third arbitrator shall be named and appointed by another judge of said court having jurisdiction as stated above on the application of either party hereto; provided, however, that if the second arbitrator be appointed by a judge of said court, the appointment of said third arbitrator shall not be made by the same judge.

(17) **Destruction of Premises**. . If any building or improvements standing or erected upon the Premises shall be damaged ("Damage") in part by fire or as a result of, directly or indirectly, war or act of God or occurring for any reason whatsoever, Tenant (under Landlord's supervision) shall promptly repair ("Restoration") at least to the extent of the value and as nearly as practicable to the character of the building or improvements existing immediately prior to the Damage. Such Restoration shall be made by Tenant as aforesaid and in accordance with paragraph (16) hereof, there shall be no rental abatement, and Tenant shall be entitled to use the proceeds of the insurance (if any), and any excess in costs over the proceeds of the insurance shall be at the expense of Tenant. In the event the Premises are encumbered by a Mortgage and the holder of the Mortgage requires that all or a portion of the proceeds of the insurance be paid to said holder and not held in escrow by said holder to fund the repair of the Damage, then either party may declare this Lease null and void and all parties relieved from further obligation hereunder from the date of said Damage; provided, however, that Tenant may continue this Lease if Tenant agrees to pay for the repairs plus the amount that may have been paid to the holder of the Mortgage. If the improvements contained on the Premises are Damaged from any cause whatsoever during the last eighteen- (18) month period of this Lease, Landlord may declare this Lease null and void and all parties shall be relieved from further obligation hereunder from the date of said Damage, provided that all insurance proceeds shall become the property of Landlord. However, if an option to extend the term of this Lease is granted herein, [if Tenant exercises said option within twenty (20) calendar days from the date of said Damage and if said option is for a period of time longer than eighteen (18) months], then the Restoration of the building or improvements shall be in conformance with the above and this Lease shall remain in full force and effect. If the Premises is declared a total loss as that is unable to be repaired as declared by Landlord's insurance company, either party may declare this Lease null and void with Tenant only owing rent through the date that the Lease is declared null and void under this provision.

(18) **Default Provisions**. The occurrence of any one or more of the following events shall constitute a default and breach of this Lease by Tenant:

(a) Failure to Pay Rent. Tenant failing to pay the rental herein reserved or failing to make any other payments required to be made by Tenant when due, where such failure shall continue for a period of five (5) calendar days following written notice from Landlord to Tenant.

(b) Failure to Keep Covenants. Tenant failing to perform or keep any of the other terms, covenants and conditions herein contained for which Tenant is responsible, and such failure continuing and not being cured for a period of thirty (30) calendar days after written notice or if such default is a default which

cannot be cured within a 30-calendar-day period, then Tenant's failing to commence to correct the same within said 30-calendar-day period and thereafter failing to prosecute the same to completion with reasonable diligence.

(c) Abandonment. Tenant abandoning the Premises.

(d) Bankruptcy. Tenant being adjudicated a bankrupt or insolvent or Tenant filing in any court a petition for bankruptcy or for reorganization or for the adoption of an arrangement under the Bankruptcy Act (as now or in the future amended) or the filing of an involuntary bankruptcy against Tenant [unless said involuntary bankruptcy is terminated within thirty (30) calendar days from the date of said filing], or Tenant filing in any court for the appointment of a receiver or trustee of all or a portion of Tenant's property or there being appointed a receiver or trustee for all or a portion of Tenant's property, unless said receiver or trustee is terminated within thirty (30) calendar days from the date of said appointment.

(e) Assignment for Benefit of Creditors. Tenant making any general assignment or general arrangement of Tenant's property for the benefit of Tenant's creditors.

(19) **Remedies**. In the event of an occurrence of default as set forth above, Landlord shall have the right to:

(a) Terminate Lease. Terminate this Lease and end the term hereof by giving to Tenant written notice of such termination, in which event Landlord shall be entitled to recover from Tenant at the time of such termination the present value of the excess, if any, of the amount of rent reserved in this Lease for the then balance of the term hereof over the then reasonable rental value of the Premises for the same period. The present value shall be determined by discounting all future excess rent amounts at a rate of eight percent (8%) per annum. It is understood and agreed that the "reasonable rental value" shall be the amount of rental which Landlord can obtain as rent for the remaining balance of the initial term or renewal term, whichever is applicable; or

(b) Sue Monthly for Rents. Without resuming possession of the Premises or terminating this Lease to sue monthly for and recover all rents, other required payments due under this Lease, and other sums including damages and legal fees at any time and from time to time accruing hereunder; or

(c) Repossess Premises. Upon written notice to all interested parties, reenter and take possession of the Premises or any part thereof and repossess the same as of Landlord's former estate and expel Tenant and those claiming through or under Tenant and remove the effects of either or both (forcibly, if necessary) without being deemed guilty in any manner of trespass and without prejudice to any remedies for rent delinquencies or preceding lease defaults, in which event Landlord may from time to time without terminating this Lease relet the Premises or any part thereof for such term or terms and at such rental or rentals and upon such other terms and conditions as Landlord may deem advisable, with the right to make alterations and repairs to the Premises, and such reentry or taking of possession of the Premises by Landlord shall not be construed as an election on Landlord's part to terminate this Lease unless a written notice of termination is given to Tenant or unless the termination thereof is decreed by a court of competent jurisdiction. In the event of Landlord's election to proceed under this provision, then such repossession shall not relieve Tenant of Tenant's obligation and liability under this Lease, all of which shall survive such repossession, and Tenant shall pay to Landlord as current liquidated damages the basic rental and additional rental and other sums hereinabove provided which would be payable hereunder if such repossession had not occurred, less the net proceeds (if any) of any reletting of the Premises after deducting all of Landlord's expenses in connection with such reletting, including but without limitation all repossession costs, brokerage commissions, legal expenses, attorneys' fees, expenses of employees, alteration costs, and expenses of preparation of such reletting. Tenant shall pay such current damages to Landlord on the days on which the basic rental would have been payable hereunder if possession had not been retaken, and Landlord shall be entitled to receive the same from Tenant on each such day.

(20) **Default by Landlord**. Landlord shall not be in default unless Landlord fails to perform obligations required of Landlord within a reasonable time, but in no event later than thirty (30) calendar days after written notice by Tenant to Landlord and to the holder of any first mortgage or deed of trust covering the Premises whose name and address shall have theretofore been furnished to Tenant in writing, specifying wherein Landlord has failed to perform such obligation; provided, however, that if the nature of Landlord's obligation is such that more than thirty (30) calendar days are required for performance, then Landlord shall not be in default if Landlord commences performance within such thirty (30) calendar day period and thereafter diligently prosecutes the same to completion.

(21) **Late Charges**. Tenant hereby acknowledges that late payment by Tenant to Landlord of rent, of additional rent, or other sums due hereunder will cause Landlord to incur costs not contemplated by this Lease, the exact amount of which will be extremely difficult to ascertain. Such costs include, but are not limited to, processing and accounting charges, and late charges which may be imposed on Landlord by the terms of any mortgage or trust deed covering the Premises. Accordingly, if any installment of rent, additional rent, or any other sums due from Tenant shall not be received by Landlord or Landlord's designee within ten (3) calendar days after such amount shall be due, then, without any requirement for notice to Tenant, Tenant shall pay to Landlord a late charge equal to ten percent (10%) of such overdue amount. The parties hereby agree that such late charge represents a fair and reasonable estimate of the costs Landlord will incur by reason of late payment by Tenant. Acceptance of such late charge by Landlord shall in no event constitute a waiver of Tenant's default with respect to such overdue amount, nor prevent Landlord from exercising any of the other rights and remedies granted hereunder. In the event that a late charge is payable hereunder, whether or not collected, for three (3) consecutive installments of any of the aforesaid monetary obligations of Tenant, then the rent shall automatically become due and payable quarterly in advance, rather than monthly, notwithstanding paragraph (3) or any other provision of this Lease to the contrary.

(22) **Holdover**. Notwithstanding any rule or law to the contrary, in the event Tenant remains in possession of the Premises or any part thereof subsequent to the expiration of the term hereof and such holding over shall be with the consent of Landlord, such possession and occupancy shall conclusively be deemed to be a tenancy from month-to-month only, at a rental of 150% of the existing rate at the end of the term hereof and, further, such possession shall be subject to all of the other terms and conditions (except any option to renew or option to purchase) contained in this Lease.

(23) **Subordination and Estoppel Letter**. This Lease is subject and subordinate to all Mortgages which now or hereafter may affect the Premises, and Tenant shall execute and deliver upon demand of Landlord any and all instruments desired by Landlord subordinating this Lease in the manner required by Landlord to any new or existing Mortgage. Should Tenant fail to execute and deliver any such documents or instruments within ten (10) calendar days after receipt thereof, Tenant irrevocably constitutes and appoints Landlord as Tenant's special attorney-in-fact for the purpose solely of executing and delivering any such documents or instruments pursuant to this paragraph. Any holder of a Mortgage may rely upon the terms and conditions of this paragraph. Further, Tenant shall at any time and from time to time, upon not less than ten (10) calendar days' prior written notice from Landlord, execute, acknowledge and deliver to Landlord a statement in writing certifying that this Lease is unmodified and in full force and effect (or, if modified, stating the nature of such modification and certifying that this Lease as so modified is in full force and effect) and the dates to which rental and other charges are paid in advance, if any, and acknowledging that there are not, to Tenant's knowledge, any uncured defaults on the part of Landlord hereunder, or specifying such defaults, if any are claimed. Tenant shall return to any buyer at any foreclosure sale or to any grantee or transferee designated in any deed given in lieu of foreclosure. Any

subordination agreement to be executed by Tenant shall provide that as long as Tenant is current and not in default, the holder of the Mortgage shall not disturb the tenancy of Tenant.

(24) **Lease Termination and Option to Renew**. Upon the Termination Date of this Lease, Tenant shall peaceably and quietly leave and surrender the Premises in as good condition as existed on the Commencement Date, ordinary wear and tear excepted. Tenant shall surrender and deliver the Premises broom clean and free of Tenant's property. Provided Tenant is not in default, Tenant shall have the right to remove all of Tenant's fixtures, equipment, machinery and other personal property, provided that upon such removal the Premises are delivered in the same condition as existed at the time of the Commencement Date. Further, in the event Tenant does not remove any of Tenant's own fixtures, equipment or personal property or any additions or alterations made to the Premises during the primary term of this Lease (and any extension thereof), Landlord may require Tenant to remove any such improvements, alterations, fixtures and equipment and restore the Premises to the condition as existed on the Commencement Date or retain the same. However, as long as Tenant has been in good standing with this Lease for the entirety of Tenant's possession of the Premises, Tenant shall have the exclusive right to renew this lease for two additional five (5) year terms with 3% annual increases during each term. To exercise the right to renew Tenant must give Landlord written notice no earlier then one (1) year prior to the expiration date of the Lease and no later then six (6) months before the expiration date of the Lease.

(25) **Notices**. All notices, demands and requests required to be given by either party to the other shall be in writing and shall either be hand delivered, facsimile transmitted, or sent by certified or registered mail, return receipt requested, postage prepaid, addressed to the parties at the addresses set forth below or at such other addresses as the parties may designate in writing delivered pursuant to this provision. Any notice when given as provided herein shall be deemed to have been delivered on the date personally served or faxed or two (2) calendar days subsequent to the date that said notice was deposited with the United States Postal Service.

Landlord: CWC Holdings LLC
2200 S. Valentia St.
Denver, Colorado 80231

Tenant: Kooler Painting LLC
620 W. New York Ave.
Gunnison, CO 81230

(26) **Time of the Essence**. Time is of the essence hereof.

(27) **Quiet Enjoyment/Peaceful Possession**. Upon Tenant's paying the rental herein reserved and upon performing all of the terms and conditions of this Lease on Tenant's part to be performed, Tenant shall at all times during the primary term of this Lease (and any extension thereof) peacefully and quietly have, hold and enjoy the Premises.

(28) **Right to Show Premises**. Landlord, or Landlord's agent and representative, shall have the right to show the Premises at reasonable hours to parties interested in purchasing or leasing the same. During the period of one-hundred eighty (180) calendar days prior to the Expiration Date, Landlord, or Landlord's agent and representative, shall have the right to place the usual "for lease" or "for sale" notices on the Premises, and Tenant agrees to permit the same to remain thereon without hindrance or molestation.

(29) **Miscellaneous**.

(a) Choice of Law. This Lease is entered into in the State of Colorado and shall be construed in accordance with the laws thereof.

(b) Headings and Captions. The headings and captions used in this Lease are for the convenience of reference only and shall not be used in the construction or interpretation of this Lease.

(c) Inurement. The covenants and agreements contained herein shall be binding upon and inure to the benefit of the parties hereto, their heirs, personal representatives, administrators, successors and assigns.

(d) Construction of Terms. Words of any gender used in this Lease shall be held to include any other gender, and words in the singular shall be held to include the plural, as the identity of Landlord or Tenant requires.

(30) **No Waiver**. No waiver by Landlord of any provisions hereof shall be deemed a waiver of any other provision hereof or of any subsequent breach by Tenant of the same or any other provision. Landlord's consent to or approval of any act shall not be deemed to render unnecessary the obtaining of Landlord's consent to or approval of any subsequent act by Tenant. The acceptance of rental hereunder by Landlord shall not be a waiver of any preceding breach by Tenant of any provision hereof, other than the failure of Tenant to pay the particular rental so accepted, regardless of Landlord's knowledge of such preceding breach at the time of acceptance of such rent.

(31) **Attorneys' Fees**. In case suit shall be brought to enforce any provisions of this Lease, the prevailing party shall be awarded (in addition to the relief granted) all reasonable attorneys' fees and costs resulting from such litigation.

(32) **Interest on Past-Due Obligations**. Any amount due to Landlord not paid when due shall bear interest at the rate of two percent (2%) per month from the date due; provided, however, that any such payment of interest shall not excuse or correct any default by Tenant under this Lease.

(33) **Memorandum of Lease**. Either party, upon request from the other party, shall execute in recordable form a short form Memorandum of Lease, which Memorandum of Lease shall contain only the names of the parties, the Commencement Date and Termination Date of this Lease (and any options which may be granted hereunder), and the legal description of the Premises.

(34) **Legal and/or Other Counsel**. Tenant and Landlord acknowledge that either the Leasing Broker or the Listing Broker has advised the parties that this document has important legal consequences and that Tenant and Landlord have consulted or have had adequate opportunity to consult legal, tax or other counsel in connection with the execution of this Lease, zoning of the Premises, tax implications, and all other aspects relative to the transaction contemplated hereby.

(35) **Severability**. If any sentence, paragraph or section of this Lease is held to be illegal or invalid, this shall not affect in any manner those other portions of the Lease not illegal or invalid and this Lease shall continue in full force and effect as to those provisions.

(36) **Facsimile Transmittals**. The parties agree that a facsimile transmittal of this Lease shall be considered as an originally executed document and shall be binding upon the parties hereto. The parties further agree that the exact, originally executed Lease which was transmitted by facsimile shall be delivered to the appropriate party via U.S. Mail, messenger, or other acceptable delivery service within seven (7) calendar days from the date of said facsimile transmittal.

(37) **Additional Provisions**.

Right of First Refusal – Throughout the term of this Lease, before Landlord may sell the Premises to a third party, the Landlord shall first offer the Premises to Tenant on the same terms and conditions as are offered to the third party. Tenant shall have seven (7) days during which to accept said offer. It Tenant does not accept said offer within said period, Landlord shall be free to accept the third party offer. If Landlord does not enter into an agreement with the third party on said terms and conditions and close within one hundred twenty (120) days, Landlord's right to sell the Premises to a third party shall expire and the procedure described in this section shall apply again.

Right to Purchase – Until July 31, 2022, Tenant shall have the right to purchase the Premises for seven hundred thirty-five thousand dollars and no cents ($735,000.00), which is the purchase price. Tenant can exercise this right by delivering written notice to Landlord of its intent to exercise its right to purchase the Premises under the terms in this paragraph on or before July 31, 2022 and delivering seventy-three thousand five hundred dollars and no cents ($73,500.00) of Escrow to an escrow agent to be designated by Landlord within three (3) days of delivering a notice under this paragraph to Landlord. Upon delivery of this Escrow, the Escrow will be non-refundable to Tenant, but will be applied to the Purchase Price. Tenant shall then have sixty (60) days after delivering notice under this paragraph to Landlord to deliver an additional six hundred sixty-one thousand five hundred dollars and no cents ($661,500.00). Upon delivery of the full Purchase Price to Landlord, Landlord will convey the Premises to Tenant free and clear of all encumbrances. Should Tenant fail to deliver the full Purchase Price to Landlord with sixty (60) days of delivering notice under this paragraph, Tenant shall forever forfeit all Escrow without any recourse. If exercising this Right to Purchase Tenant agrees to take the Premises as is, where is with no requests for concessions of any type. Landlord's only obligation under this lease is to deliver an insurable title to the Premises to Tenant. An insurable title is a title that can be insured by a title insurance company doing business in the State of Colorado. Tenant shall pay for all costs associated with exercising this Right to Purchase to include title insurance, transfer fees, and any other fees.

(38) **Counterparts**. A copy of this document may be executed by each party, separately, and when each party has executed a copy thereof, such copies taken together shall be deemed to be a full and complete Lease between the parties.

(39) **Guaranty**. This lease is personally guaranteed per Exhibit B.

IN WITNESS WHEREOF, the parties have executed this Lease Agreement the day and year first written above.

Kooler Painting LLC, a Colorado Limited Liability Corporation

By Matthew Kuehlhorn
Matthew S. Kuehlhorn
Title Owner

Date of Tenant's Signature: 11/18/17

CWC Holdings LLC, a Colorado Limited Liability Corporation

By
Craig W. Clark
Managing Member

Date of Landlord's Signature: 11/21/17

END OF LEASE

PRIORITY® ★ MAIL ★

DATE OF DELIVERY SPECIFIED*

USPS TRACKING™ INCLUDED*

INSURANCE INCLUDED*

PICKUP AVAILABLE

* Domestic only

WHEN USED INTERNATIONALLY, A CUSTOMS DECLARATION LABEL MAY BE REQUIRED.

FROM:

P

US POSTAGE & FEES PAID
PRIORITY MAIL
FLAT-RATE ENVELOPE
ComPlsPrice

062S0009993624
2719452
FROM 80231

stamps endicia
09/07/2019

PRIORITY MAIL 2-DAY™

Craig Clark
2200 S. Valentia St.
Denver CO 80231

C001

SHIP TO: Gunnison County Board of Equalization
200 E. Virginia Ave.
Gunnison CO 81230-2248

CBOE #311

Received
County Administration
9/11/19

USPS TRACKING #

9405 5116 9900 0423 2982 92

PS00001000014

EP14F July 2013
OD: 12.5 x 9.5

VISIT US AT USPS.COM®
ORDER FREE SUPPLIES ONLINE

UNITED STATES POSTAL SERVICE®