

Oro 3245
58/Tennyson

**ANNEXATION AGREEMENT
INDUSTRIAL CHEMICALS CORPORATION (ICC)
(PARCEL C)**

16

THIS ANNEXATION AGREEMENT ("Agreement"), made and entered into this 8th day of January, 1996, by and between the City of Arvada, County of Jefferson, State of Colorado, hereinafter referred to as the City, and Industrial Chemicals Corporation, a Colorado Corporation, whose address is 4711 West 58th Avenue, Arvada, Colorado, 80002, hereinafter referred to as the Property Owners.

WITNESSETH THAT:

WHEREAS, the Property Owners have filed a petition for the Annexation to the City of Arvada of the following parcel of land, described as follows:

LOT 2, BLOCK 1, L & H INDUSTRIAL PARK, RECORDED IN FILE 12, MAP NO. 162 ADAMS COUNTY PUBLIC RECORDS, ALONG WITH THE WEST 58TH AVENUE RIGHT-OF-WAY, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 7; THENCE N 90°00'00" E, ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE SOUTHWEST 1/4 A DISTANCE OF 1393.13 FEET TO THE TRUE POINT OF BEGINNING OF SAID PARCEL OF LAND; THENCE S 00°00'00" E, A DISTANCE OF 15.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST 58TH AVENUE; THENCE N 90°00'00" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 249.13 FEET; THENCE N 00°00'00" E, A DISTANCE OF 45.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST 58TH AVENUE; THENCE N 00°00'00" E, ALONG THE WEST LINE OF THAT TRACT OF LAND DESCRIBED IN BOOK 3588 AT PAGE 511, ADAMS COUNTY PUBLIC RECORDS, A DISTANCE OF 559.20 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE COLORADO AND SOUTHERN RAILROAD; THENCE S 75°00'35" W, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 258.30 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 1, L & H INDUSTRIAL PARK, FILE 12 MAP 162, ADAMS COUNTY PUBLIC RECORDS; THENCE S 00°02'40" E, ALONG THE EAST LINE OF SAID LOT 1, BLOCK 1, A DISTANCE OF 492.39 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST 58TH AVENUE; THENCE S 00°00'00" E, A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING. CONTAINING 3.267 ACRES MORE OR LESS.

hereinafter referred to as the "Property."

WHEREAS, the Property Owners request annexation of the Property to the City subject to the terms, conditions, and obligations set forth in this Agreement. The Property Owners agree that conformance with the terms, conditions, and obligations set forth in

this Agreement are necessary for the "integration" and "urbanization" of the Property with the incorporated areas of the City pursuant to the Colorado Municipal Annexation Act, C.R.S. Section 31-12-104.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and the annexation of the Property by the City of Arvada, such consideration being acknowledged as sufficient and of significant value to the parties, IT IS AGREED AS FOLLOWS:

1. **UNIT DRAINAGE FEE.** The Property Owners agree to pay a Unit Drainage Fee of \$8,226.72 for the Property at time of final platting or issuance of a building permit, as determined by the Engineering Division.
2. **SEWER REIMBURSEMENT ASSESSMENT DISTRICT.** The Property Owners shall make payment to the Sewer Reimbursement Assessment District on the effective date of the property's annexation; however, at the election of the owner, such may be deferred, with interest, as provided by City Code Section 27-184, if, at time of annexation, any property is unplatted, undeveloped or has not yet connected to the sewer.
3. **PUBLIC IMPROVEMENTS.** The Property Owners shall, at their sole expense, design and install the required public improvements, including but not limited to improving the north half of West 58th Avenue along their entire frontage. Improvements to West 58th Avenue shall include widening of the roadway to 22 feet from flowline to centerline of the existing roadway, and construction of curb, gutter, and a five foot detached sidewalk, in accordance with construction drawings reviewed and approved by the City Engineer. Roadway improvements may require dedication of additional right-of-way. Improvements to Biesemeier Industrial Park, Inc. (Parcel B) and Industrial Chemicals Corporation (ICC) (Parcel C) will be required to be installed prior to issuance of a certificate of occupancy for the Biesemeier property or any future expansion of the ICC property, whichever occurs first.
4. **WATER RIGHTS.** Article 4, Section 25-50, of the Arvada City Code requires that all property annexed into the City, must convey any "tributary water rights appurtenant thereto" to the City of Arvada. The Property Owners represent that there are no water rights appurtenant to the property being annexed.
5. **ZONING RESTRICTIONS.** This property will be subject to the following zoning restriction in the I-2 zoning district: That there be no increase in the storage of hazardous or toxic materials. "Storage" is defined as the existing number of storage tanks, as existing on November 21, 1995.
6. **PROCEDURE FOR CHANGE IN USE.** Should any request for a change in use or development plan of the Property be initiated, the "Neighbors" and "Neighborhood Associations" shall be notified by mail at least 15 days prior to a scheduled public hearing for such change in use or approval of any development plan. "Neighbors" shall refer to all adjacent property owners, all names registered at the Planning Commission Public Hearings on September 6, 1995 and November 21, 1995 for the Industrial Chemicals Corporation Annexation, Zoning, and Development Plan, and all future neighbors that register with the City of Arvada to be notified. "Neighborhood Associations" shall refer to all adjacent homeowner and property associations listed with the City of Arvada, as well as any future

associations that register with the City of Arvada to be notified. It shall be the responsibility of the Property Owners (or any other owner) to notify the Neighbors and Neighborhood Associations. A Neighborhood Action Plan, attached as Exhibit B, provides a listing of those parties to be notified; however, the list must be updated as future neighbors register with the City.

7. **ENVIRONMENTAL RISK ASSESSMENT.** The Property Owners agree to follow the applicable recommendations described in the Consulting Services, Inc. (CSI) report, titled Environmental Risk Assessment of Industrial Chemicals Corporation, Arvada, Colorado, dated November 9, 1995. The Summary of CSI Recommendations is attached as Exhibit A.

8. **NOTIFICATION OF FUTURE SPILLS.** If there are any future spills of toxic and/or hazardous chemicals or other toxic and/or hazardous materials, the Property Owners (or any other owner) shall notify the "Neighbors" and "Neighborhood Associations" referred to in Paragraph 6 of this Agreement. Notification shall be conducted in accordance with the Neighborhood Action Plan attached as Exhibit B.

9. **WAIVER.** A waiver by any party to this Agreement of the breach of any term or provision of this Agreement shall not operate or be construed as a waiver of any subsequent breach by either party.

10. **BINDING EFFECT.** The parties hereto agree that this Agreement, by its terms, shall be binding upon the successors, heirs, legal representatives, and assigns thereof and shall constitute covenants running with the described property. In the event that all or part of the Property is sold, transferred, or otherwise conveyed to additional or multiple parties, all owners shall be jointly and severally responsible for all terms, conditions, and obligations set forth in this Agreement.

11. **NO THIRD PARTY BENEFICIARIES.** It is expressly understood and agreed that enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to the City and the Property Owners, and nothing contained in this Agreement shall give or allow any such claim or right of action by any other third person on such Agreement. It is the express intention of the City and the Property Owners that any person other than the City or the Property Owners receiving services or benefits under this Agreement shall be deemed to be an incidental beneficiary only.

12. **GOVERNING LAW AND ENFORCEMENT.** This Agreement shall be governed by the laws of the State of Colorado. The parties agree and acknowledge that this Agreement may be enforced at law or in equity. In addition to any other available remedies, it is understood and agreed that the City may withhold or revoke any permits or certificates, including but not limited to building permits and certificates of occupancy, for the Property in the event of a breach of this Agreement by the Property Owners.

13. **ATTORNEY'S FEES.** If the Property Owners breach this Agreement, the Property Owners shall pay the City's reasonable costs and attorney's fees incurred in the enforcement of the terms, conditions, and obligations of this Agreement.

14. **FORM OF PAYMENT OF ALL FEES AND CHARGES.** Unless otherwise agreed by the City on a case by case basis, the Property Owners' payment of fees and charges specified by this Agreement shall be made in the form of certified funds, cashier's check, or cash delivered to the City of Arvada, City Hall, 8101 Ralston Road, Arvada, Colorado 80001.

15. **PARAGRAPH CAPTIONS.** The captions of the paragraphs are set forth only for the convenience and reference of the parties and are not intended in any way to define, limit or describe the scope or intent of this Agreement.

16. **INTEGRATION AND AMENDMENT.** This Agreement represents the entire agreement between the parties and there are no oral or collateral agreements or understandings. This Agreement may be amended only by an instrument in writing signed by the parties.

17. **ASSIGNMENT.** All or part of the obligations or responsibilities set forth in this Agreement shall not be assigned by the Property Owners without the express written consent of the City of Arvada.

18. **SEVERABILITY.** Invalidation of any of the provisions of this Agreement or any paragraph sentence, clause, phrase, or word herein or the application thereof in any given circumstance shall not affect the validity of any other provision of this Agreement.

19. **INCORPORATION OF EXHIBITS.** Unless otherwise stated in this Agreement, exhibits referenced in this Agreement shall be incorporated into this Agreement for all purposes.

20. **REVIEW OF REFERENCED DOCUMENTS.** The Property Owners hereby understand and acknowledge that the public documents referenced in this Agreement, including but not limited to the Arvada City Code, Zoning Ordinance, Subdivision Regulations, and Engineering Specifications, were prior to the execution of this Agreement and are presently available for review and inspection at the Arvada City Hall, Engineering Department, 8101 Ralston Road, Arvada, Colorado, from 8:00 a.m. through 5:00 p.m., Monday through Friday.

21. **ACTIONS AGAINST ANNEXATION.** In the event that any person, corporation, special district, municipal or county government, or any other entity asserts any claim against the City of Arvada, its officials, or employees pursuant to the provisions of the Colorado Municipal Annexation Act, C.R.S. § 31-12-101 et seq., the Property Owners shall reimburse to the City all reasonable costs and attorney's fees incurred by the City in defense of such claims whether or not such defense is successful; provided, however, that nothing herein shall be interpreted as permitting the Property Owners to act or participate in any manner whatsoever in the defense of such claims, including but not limited to selection of legal counsel or settlement of claims. Property Owners acknowledge and understand that the City may voluntarily elect not to defend against such an action and may permit the entry by the court of an order voiding the annexation or reach another means of settlement of claims. In such an event, the Property Owners shall also reimburse to the City any costs or attorney's fees assessed against the City by the court, if any.

EXHIBIT A

DRAFT**SUMMARY OF CSI RECOMMENDATIONS
for
Industrial Chemicals Corporation
Arvada, Colorado**

To reduce the overall environmental risk potential associated with the Industrial Chemicals Corporation facility, the following recommendations, with time frames for completion, are offered:

- 95-10-1 It is recommended that Industrial Chemicals Corporation investigate discharging boiler blowdown to the sanitary sewer system to avoid discharging to the ground. (as applicable)
- 95-10-2 It is recommended that Industrial Chemicals Corporation continue to segregate acids from flammable and combustible materials in accordance with National Fire Protection Association guidelines. (as applicable)
- 95-10-3 It is recommended that Industrial Chemicals Corporation seal expansion joints within concrete containment areas to prevent spilled materials from seeping through the joints. Joints should be sealed with a chemical-resistant sealant. (three months)
- 95-10-4 It is recommended that Industrial Chemicals Corporation (ICC) develop and implement a tank integrity testing program that will ensure each tank is tested every five years. Results of the integrity testing should be maintained in ICC's files. (six months)
- 95-10-5 It is recommended that Industrial Chemical Corporation install locking mechanisms on valves that release stormwater from containment areas to the surrounding soils. Locks on the valves prevent unauthorized release of stormwater or accidental release of accumulated materials. At a minimum, a visual inspection of the stormwater should be conducted prior to discharge. (three months)
- 95-10-6 It is recommended that Industrial Chemicals Corporation continue installing catch trays beneath individual rail cars located on site. (ongoing)
- 95-10-7 It is recommended that Industrial Chemicals Corporation relocate its line wash drum inventory to remove the drums from close proximity to unpaved earth. Stacked drums, if toppled, could release their contents onto the earth, resulting in a release to the adjacent soil. (three months)

NEIGHBORHOOD ACTION PLAN
for
INDUSTRIAL CHEMICALS CORPORATION
ARVADA, COLORADO

Draft - December 8, 1995

I. PURPOSE OF NEIGHBORHOOD ACTION PLAN

This Neighborhood Action Plan is provided as a public service by Industrial Chemicals Corporation in order to ensure community awareness of its operations and notification of any incidents which may occur at its facilities.

II. HISTORY OF ICC/SITE DESCRIPTION

Industrial Chemicals Corporation is a Colorado owned and operated company which has been in existence since 1955, the last 25 years of which have been in its current facility near West 58th Avenue and Tennyson Street. On its 13+ acre facility is located the company's offices, warehouse, chemical storage tanks and a state-of-the-art chemical off-loading/handling facility.

III. NATURE OF BUSINESS

Industrial Chemicals Corporation is a chemical distributor for solvents, phosphates, detergents and proprietary chemicals. The main product groups which are handled at the ICC site are: acetates, acids, alcohols, alkalies, aliphatic solvents, amines, aromatic solvents, chlorinated solvents, racing fuels, glycol ethers, glycols, inorganics (phosphate, carbonates, etc.), ketones, proprietary chemicals, silicates and surfactants. A more detailed list of chemicals is attached as and APPENDIX to this Neighborhood Action Plan.

IV. EMERGENCY RESPONSE/PRIMARY AND BACKUP SYSTEMS

In the event of a chemical spill or any other emergency which may occur at the ICC facility, a Contingency Plan has already been established and distributed to the necessary federal, state and local agencies. This plan outlines the requirements of Industrial Chemicals Corporation during such an emergency and states that it is the responsibility of the RESPONSE COMMUNITY (i.e. Southwest Adams County Fire District, Adams County Hazardous Materials Team, Tri County Health Department, Adams County L.E.P.C.) to determine whether an evacuation of the nearby community is required. This determination is not made by Industrial Chemicals Corporation.

Industrial Chemicals Corporation employs the latest technology in maintaining its primary and backup emergency systems in order to contain its chemicals during normal operation and in case a spill may occur. The employees at ICC, as well as the emergency agencies and hazmat teams involved, are constantly being trained to deal with hazardous situations.

V. ACTION PLAN

As a part of this Neighborhood Action Plan, Industrial Chemicals Corporation will initiate the following programs:

A. Incident Notification

The designated Emergency Coordinator for Industrial Chemicals Corporation is:

Alan Bieseimer (Alternate - Robert Wilson)
Industrial Chemicals Corporation
4711 West 58th Avenue
Arvada, Colorado 80002
Phone (303) 427-2727
Fax (303) 427-2091

In the event of any future spills which may occur on any of the ICC parcels (Progar Parcel "A", Bieseimer Parcel "B", Industrial Chemicals Parcel "C"), the Emergency Coordinator will immediately notify the attached list of Homeowners Associations and adjacent property owners. This notification will be by FAX or phone and will be followed up by written notification which will detail the incident. In the APPENDIX of this Neighborhood Action Plan is the list of those who will be contacted in case of an incident.

If a spill occurs on-site, and after notification to those listed, ICC will offer tours to anyone interested in visiting the premises to ensure proper clean-up efforts have been made. These tours should be pre-arranged through ICC's Emergency Coordinator.

B. Quarterly Newsletter

In order to better inform ICC's neighbors on the company's most recent happenings, Industrial Chemicals Corporation will produce a quarterly newsletter which will be mailed to those listed in the APPENDIX of this Neighborhood Action Plan. These newsletters will begin in January of 1996 and will include such information as state and federal permitting, upcoming emergency drills and any planned changes in operations; and would publish answers to any questions the public may have regarding the company's operations.

C. Proposed Changes in Use

Should any request for a change in the use of the Parcel "A", zoned I-1, be contemplated, the neighbors and neighborhood associations listed in the APPENDIX of this Neighborhood Action Plan shall be notified prior to such change in use or approval of any development plan. It shall be the responsibility of Industrial Chemicals Corporation to notify those listed.

Should any request for a change in the use of the Industrial Chemicals Corporation or Beisemeier parcels, zoned I-2, be contemplated, the neighbors and neighborhood associations listed in the APPENDIX of this Neighborhood Action Plan shall be notified prior to such change in use or approval of any development plan. It shall be the responsibility of Industrial Chemicals Corporation to notify those listed.

The following appendices are attached to this Neighborhood Action Plan:

Appendix A - List of Contacts

Appendix B - List of Neighborhood Associates and Property Owners for Emergency Notification

Appendix C - List of Those to Receive Newsletter

Appendix D - List of Reports Available to the Public

Appendix E - List of Products Handled by Industrial Chemicals Corporation

Site Plan

APPENDIX A

LIST OF CONTACTS

Industrial Chemicals Corporation
4711 West 58th Avenue
Arvada, Colorado 80002
(303) 427-2727
Contact: Mr. Alan Beisemeier

City Of Arvada
Planning Department
8101 Ralston Road
Arvada, Colorado 80001-8101
(303) 431-3020
Contact: Mr. Mike Smith

Southwest Adams County Fire District
3365 West 65th Avenue
Denver, Colorado 80221
(303) 429-3597
Contact: Mr. George Ditolla

Tri-County Health Department
4210 East 11th Avenue
Denver, Colorado 80220
(303) 288-6816

APPENDIX B

**LIST OF NEIGHBORHOOD ASSOCIATIONS & RESIDENTS
FOR EMERGENCY NOTIFICATION**

Victor C. Thomas Family L.L.C.
4781 W. 58th Ave.
Arvada, CO 80001
Phone 429-2221
Fax 429-0051

John & Kazuko Hori
5851 Tennyson St.
Arvada, CO 80003
429-0639

Mathews Family L.L.C.
5981 Tennyson St.
Arvada, CO 80003
Phone 423-4910
fax 430-0139

Earl Owens
24772 Westridge Rd.
Golden, CO 80403

Berkley Neighborhood Association
c/o Gloria Rudden
4420 West 52nd Place
Denver Colorado 80212
Phone 433-7653
Fax 433-7653

Berkley Village
c/o Gerry Good
455-7715

Owens Bros. Concrete
5550 Sheridan Blvd.
Arvada, CO 80002
Phone 429-5850
Fax 429-5916

Richard Lueck & Lueck Masonry Inc.
3537 W. 44th Ave.
Denver, CO 80211
Phone 458-3705
fax 458-3706

Jay Rasplicka Trust
4090 Ammons St.
Wheat Ridge, CO 80033
Phone 424-0785

S.E. Arvada/Jefferson County Property Owner:
c/o Cynthia Connolly
5702 West 60th Avenue
Arvada, Colorado 80003
Phone 424-3445
Fax 424-3020
Crystal Lakes
c/o Ed Kajko
6231 Osceola
Arvada, Colorado 80003
Phone 650-1590

Tennyson Knolls
Denise Behunin
427-2018

APPENDIX C

LIST OF THOSE TO RECEIVE NEWSLETTER

Victor C. Thomas Family L.L.C.
4781 W. 58th Ave.
Arvada, CO 80001

John & Mary Pachello
5255 N. Sheridan
Arvada, CO 80002

John & Kazuko Hori
5851 Tennyson St.
Arvada, CO 80003

Carol Russell
999 18th St.
Denver, CO 80202

Mathews Family L.L.C.
5981 Tennyson St.
Arvada, CO 80003

Jay Rasplicka Trust
4090 Ammons St.
Wheat Ridge, CO 80033

Earl Owens
24772 Westridge Rd.
Golden, CO 80403

Richard Lueck & Lueck Masonry Inc.
3537 W. 44th Ave.
Denver, CO 80211

Cooley Gravel Co.
P. O. Box 5485
Denver, CO 80217

Morton & Sandra Saffer
1693 Montave Dr. E.
Golden, CO 80401

Clarence D. Cherry
3552 W. 102nd Pl.
Westminster, CO 80030

Richard N. Atchison
5775 Tennyson
Arvada, CO 80002

Owens Bros. Concrete
5550 Sheridan Blvd.
Arvada, CO 80002

P.L.A. Partnership c/o Paul Resplicka
770 S. Taft
Lakewood, CO 80228

D.S.I. Realty Income c/o C.J. Bonner Corp.
18552 MacArthur Blvd.
Irvine, CA 92715

Colleague Services Corp.
P. O. Box 588
Auburn, WA 98071

Julia & Art Greenmyer
6144 Utica St.
Arvada, CO 80003

Sally Ross
6085 W. 61st Ave.
Arvada, CO 80003

Ken Kipp
6115 Utica St.
Arvada, CO 80003

Dick Rudden
4420 W. 52nd Pl.
Arvada, CO 80002

Roger & Wendy Carter
4440 W. 52nd Place
Denver, CO 80212

Gloria Rudden
4420 W. 52nd Place
Denver, CO 80212

Nancy Cedero
6046 Vrain St
Arvada, CO

James J. Moya
3925 West 63rd ve
Arvada, CO 80003

Cindy Connolly
S.E. Arvada/Jeffco Property Owners Association
5702 West 60th Ave
Arvada, CO 80003

Frank A. Lopez
5190 Tennyson
Denver, CO 80212

Henry F. Dickinson
6100 Tennyson St
Arvada, CO 80003

J. Mendoza
6227 Raleigh
Arvada, CO 80003

Tahla Stephens
6385 Xavier Ct.
Arvada, CO 80003

Robert Miyake-Stoner
6573 Teller
Arvada, CO 80003

Thomas C. Dailey
4255 W. 49th Ave
Denver, CO 80212

Judith Nance
5400 Sheridan
#82 Berkeley Village Mobile Home Park
Arvada, CO 80002

David Murran
5400 Sheridan
#82 Berkeley Village Mobile Home Park
Arvada, CO 80002

Ernesto Lopez
3904 W. 63rd Place
Arvada, CO 80003

Tom Peterson
6061 Tennyson St.
Arvada, CO 80003

O. J. Pautler
5228 Irving St
Denver, CO 80221

Ray Pimple
3302 W. 53rd Ave
Denver, CO 80221

Geraldine Good
5400 Sheridan Blvd #372
Arvada, CO 80002

Walter Salazar
5190 Raleigh
Denver, CO 80212

Megan Mahoney
5041 Stuart
Denver, CO 80212

Helen Weiman
5195 Raleigh
Denver, CO 80212

Terry W. Karpen
6033 Uno St
Arvada, CO 80003

Beverly Kiko
6231 Osceola Wy
Arvada, CO 80003

Julie Pickett
4960 W. 60th Ave.
Arvada, CO 80003

Anita Lobanov
4822 W. 61st Ave.
Arvada, CO 80003

John Horrocks
4405 W. 61st Place
Arvada, CO 80003

Alan Terry
6002 Uno St
Arvada, CO 80003

Karen Reef
6002 Uno St
Arvada, CO 80003

Tinker Ford
3303 W. 53rd
Denver, CO 80221

Robert & Rush Mosher
5395 Irving St
Denver, CO 80221

Robert Zamarripa
4850 Gray St
Denver, CO 80212

Sharon K. Rudden
4850 Osceola
Denver, CO 80212

Mary Frickell
4988 Stuart
Denver, CO 80212

Gerald E. Lasher
5136 Tennyson
Denver, CO 80212

Vera H. Lasher
5136 Tennyson
Denver, CO 80212

Joe McKaig
4885 W. 61st Dr
Arvada, CO 80003

Anita Krebes
5400 Sheridan #303
Arvada, CO 80002

Steve Russell
4425 W. 50th Ave
Denver, CO 80212

George L. Grippa
5902 Tennyson St
Arvada, CO 80003

Jeff Hollman
5396 Quitman St
Denver, CO 80212

Susan Jackson
6147 Raleigh St
Arvada, CO 80003

Patricia Vigil
6045 Utica St.
Arvada, CO 80003

S. Terasaki
7798 Club Crest Drive
Arvada, CO 80005

Tom & Denise Behunin
6114 Utica St
Arvada, CO 80003

Frank Lusignau
5036 Tennyson St
Denver, CO 80212

Judy Riley
4511 West 60th Ave
Arvada, CO 80003

Virginia Rome
6056 Vrain
Arvada, CO 80003

Sandi Short
6047 Vrain
Arvada, CO 80003

Leslie Helfer
5050 W. 60th
Arvada, CO 80003

Lawrence A. Brown
7850 Oak St.
Arvada, CO 80005