

<p>DISTRICT COURT, DENVER COUNTY, STATE OF COLORADO Denver District Court 1437 Bannock St. Denver, CO 80202</p>	<p>DATE FILED: January 22, 2019 3:37 PM FILING ID: 752DBD6B94A7E CASE NUMBER: 2018CV33011</p>
<p>Plaintiff: CHRIS MYKLEBUST, Securities Exchange Commissioner for the State of Colorado</p> <p>v.</p> <p>Defendants: GARY DRAGUL, GDA REAL ESTATE SERVICES, LLC, and GDA REAL ESTATE MANAGEMENT, LLC</p>	<p>▲ COURT USE ONLY ▲</p>
<p>Attorneys for Receiver: Patrick D. Vellone, #15284 Michael T. Gilbert, #15009 Rachel A. Sternlieb, #51404 ALLEN VELLONE WOLF HELFRICH & FACTOR P.C. 1600 Stout St., Suite 1100 Denver, Colorado 80202 Phone Number: (303) 534-4499 E-mail: pvellone@allen-vellone.com E-mail: mgilbert@allen-vellone.com E-mail: rsternlieb@allen-vellone.com</p>	<p>Case Number: 2018CV33011 Division/Courtroom: 424</p>
<p style="text-align: center;">RECEIVER’S NOTICE OF EMPLOYMENT OF MADISON & COMPANY PROPERTIES, LLC</p>	

Harvey Sender, the duly-appointed Receiver in the above-captioned case, hereby gives notice that he has employed Madison & Company Properties, LLC (“Madison”) to act as the brokerage firm to sell GDA residential properties in Metro Denver.

1. On August 15, 2018, Gerald Rome, Securities Commissioner for the State of Colorado (the “Commissioner”), filed his Complaint for Injunctive and Other Relief against Gary Dragul, GDA Real Estate Services, LLC, and GDA Real Estate Management, LLC (collectively, “Dragul and the DGA Entities”).

2. On August 30, 2018, the Court entered its Order Appointing Receiver (“Receivership Order”) which appointed Harvey Sender of Sender & Smiley LLC as receiver for Dragul and the GDA Entities, and for their respective properties and assets as well as their interests and management rights in related affiliated and subsidiary businesses (the “Receivership Estate” or the “Estate”). Receivership Order at p. 2, ¶ 5.

3. The Receivership Order gives the Receiver the authority to “hire and pay general counsel, accounting, and other professionals as may be reasonably necessary to the proper discharge of the Receiver’s duties, and to hire, pay and discharge the personnel necessary to fulfill the obligations of the Receiver hereunder, including the retention of [...] other third parties to assist the Receiver in the performance of its duties hereunder, all within the Receiver’s discretion[.]” Receivership Order at p. 9, ¶ 13(l).

4. The Receiver hereby gives notice that he has retained Madison to sell the following GDA residential properties located in Metro Denver:

Property Address	Fee Owner
5722 South Lansing Court, Englewood, CO 80111	X12 Housing, LLC
5788 South Lansing Way, Englewood, CO 80111	X12 Housing, LLC
5455 Landmark Place, #509, Grnwd Vill, CO 80111	5455 Landmark Place 17, LLC
6316 East Fair Avenue, Centennial, CO 80111	6316 East Fair 16, LLC
7517 East Davies Place, Centennial, CO 80112	X12 Housing, LLC
7373 East Fremont, Centennial, CO 80112	X12 Housing, LLC
7842 East Briarwood Boulevard, Centennial, CO 80112	7842 East Briarwood 16, LLC
1777 Larimer, Unit 703, Denver, CO 80202	1777 Larimer 17, LLC
1777 Larimer Street, #901, Denver, CO 80202	X12 Housing, LLC
1777 Larimer, Unit 1103, Denver, CO 80202	1777 Larimer 17, LLC
891 14th Street, #2417, Denver, CO 80202	891 Fourteenth Street 17, LLC

Property Address	Fee Owner
2432 South Newport Street, Denver, CO 80224	Gary J. Dragul
2624 South Oneida Street, Denver, CO 80224	Gary J. Dragul
3593 South Hudson Street, Denver, CO 80237	X12 Housing, LLC
3675 South Hibiscus Way, Denver, CO 80237	X12 Housing, LLC
3555 South Holly Street, Denver, CO 80237	X12 Housing, LLC

5. Madison is a limited liability company organized under the laws of the State of Colorado. Madison is licensed by the Colorado Department of Regulatory Agencies (DORA), Division of Real Estate, as an employing brokerage firm. Madison has five (5) offices in Metro Denver and 142 agents. Madison was founded in 2008.

6. The above properties were leased out to tenants, typically based on a one-year lease term. Certain properties have unexpired leases (which will be honored), while others are vacant or have occupants who are month-to-month tenants. Madison is in the process of securing access to the vacant properties and preparing them for sale. The Receiver will take possession of each property upon expiration of the leasehold (whether a lease term or month-to-month) and thereafter direct Madison to list the property for sale. Properties in close proximity to one another will not be sold one at a time so they are not competing for the same prospective buyer(s). Due diligence is ongoing and the Receiver reserves the right to add or remove properties as appropriate.

Dated: January 22, 2019.

ALLEN VELLONE WOLF HELFRICH & FACTOR P.C.

By: *s/ Rachel A. Sternlieb* _____

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ATTORNEYS FOR THE RECEIVER, HARVEY SENDER

CERTIFICATE OF SERVICE

The undersigned certifies that on December 6, 2018, a true and correct copy of **Receiver's Notice Concerning Employment of Madison & Company Properties, LLC** was filed and served via the Colorado Courts E-Filing system and/or via e-mail to the following:

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/s/ Rachel A. Sternlieb

In accordance with C.R.C.P. 121 § 1-26(7), a printed copy of this document with original signatures is being maintained by the filing party and will be made available for inspection by other parties or the Court upon request.