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|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|
| <p><b>BOARD OF ASSESSMENT APPEALS,<br/>STATE OF COLORADO</b><br/>1313 Sherman Street, Room 315<br/>Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>GATEWAY LAKEWOOD INC.,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>ARAPAHOE COUNTY BOARD OF EQUALIZATION.</b></p> |                             |
| <p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Spero N. Kopitas, Flanagan/Bilton<br/>Address: 200 East Randolph Drive, #6900<br/>Chicago, Illinois 60601<br/>Phone Number: (312) 782-5000<br/>E-mail:<br/>Attorney Registration No.:</p>              | <p>Docket Number: 37167</p> |
| <p><b>ORDER (On Stipulation)</b></p>                                                                                                                                                                                                                                          |                             |

**THE PARTIES TO THIS ACTION** entered into a Stipulation, which has been approved by the Board of Assessment Appeals. A copy of the Stipulation is attached and incorporated as a part of this decision.

**FINDINGS OF FACT AND CONCLUSIONS:**

1. Subject property is described as follows:

**4100 EAST MISSISSIPPI AVENUE  
ARAPAHOE COUNTY SCHEDULE NO. 1973-19-2-02-009; RA-296-001**

2. Petitioner is protesting the 2000 actual value of the subject property.

3. The parties agreed that the 2000 actual value of the subject property should be reduced to:

|             |                        |
|-------------|------------------------|
| Land        | \$ 1,352,903.00        |
| Improvement | <u>\$20,847,097.00</u> |
| Total       | \$22,200,000.00        |

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2000 actual value of the subject property, as set forth above.

The Arapahoe County Assessor is directed to change his records accordingly.

**DATED/MAILED** this 20th day of April, 2001.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on the record

April 20, 2001

*Karen E Hart*

Karen E. Hart

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals

*Mark R. Linne*

Mark R. Linne

*Barbara J. Schlosser*  
Barbara J. Schlosser

Docket Number 37167



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 37167

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BOARD OF ASSESSMENT APPEALS

STIPULATION AND ORDER (As To Tax Year 2000 Actual Value)

GATEWAY LAKEWOOD INC.,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, which has been approved by the Board of Assessment Appeals. A conference call with the petitioner and respondent have resulted in the following agreement:

Subject property is classified offices and described as follows:

4100 E. Mississippi Ave.; County Schedule Number 1973-19-2-02-009 RA 296-001

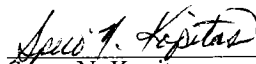
A brief narrative as to why the reduction was made: Analyzed cost, market & income information.

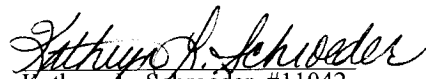
The parties have agreed that the 2000 actual value of the subject property should be reduced as follows:

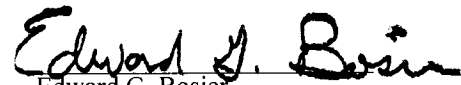
| ORIGINAL VALUE |               | NEW VALUE (2000) |               |
|----------------|---------------|------------------|---------------|
| Land           | \$ 1,352,903  | Land             | \$ 1,352,903  |
| Improvements   | \$ 22,047,097 | Improvements     | \$ 20,847,097 |
| Personal       | \$            | Personal         | \$            |
| Total          | \$ 23,400,000 | Total            | \$ 22,200,000 |

The Board concurs with the Stipulation.

DATED this \_\_\_\_\_ day of \_\_\_\_\_ 2001.

  
Spero N. Kopitas  
Flanagan/Bilton  
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(303) 795-4639

  
Edward G. Bosier  
Arapahoe County Assessor  
5334 South Prince Street  
Littleton, CO 80166  
(303) 795-4600