

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>MT. SAN BRUNO INDUSTRIAL PARK BY KMART CORP.,</p> <p>v.</p> <p>Respondent:</p> <p>ADAMS COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Barry J. Goldstein, Esq. Sterling Equities Inc.</p> <p>Address: 950 S. Cherry St., #320 Denver, CO 80246</p> <p>Phone Number: 303-757-8865</p> <p>Attorney Reg. No.: 2218</p> <p>E-Mail:</p>	<p>Docket Number: 40595</p>
<p>ORDER ON STIPULATION</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:

County Schedule No.: R0040835

Category: Valuation

Property Type: Commercial

2. Petitioner is protesting the 2002 actual value of the subject property.

3. The parties agreed that the 2002 actual value of the subject property should be reduced to:

Land	\$3,748,590.00
Improvements	<u>\$7,103,220.00</u>
Total	\$10,851,810.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2002 actual value of the subject property, as set forth above.

The Adams County Assessor is directed to change his/her records accordingly.

DATED/MAILED this 13th day of May, 2003.

This decision was put on the record

May 12, 2003

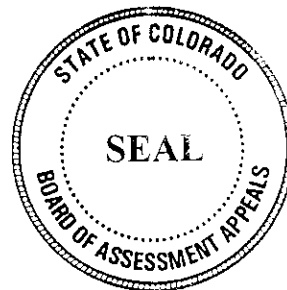
BOARD OF ASSESSMENT APPEALS

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

Debra A. Baumbach
Debra A. Baumbach

Mary J. Helfer
Mary J. Helfer



BOARD OF ASSESSMENT APPEALS, State of Colorado 1313 Sherman Street, Room 315 Denver, CO 80203	<p style="text-align: center;">▲ COURT USE ONLY ▲</p> <hr/> Docket Number: 40595 County Schedule Number: 01719 14 2 03 002 County Account Number: R0040835
Petitioner: MT. SAN BRUNO INDUSTRIAL PARK BY KMART CORP., Respondent: ADAMS COUNTY BOARD OF EQUALIZATION.	
JAMES D. ROBINSON, #5899 ADAMS COUNTY ATTORNEY Jennifer Wascak Leslie, #29457 Assistant County Attorney 450 South 4 th Avenue Brighton, CO 80601 Telephone: 303-654-6116 Fax: 303-654-6114	
STIPULATION (As to Tax Year 2002 Actual Value)	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2002 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

Petitioner and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:
 1400 E. 104th Avenue, Thornton, Adams County, Colorado.
2. The subject property is classified as commercial property.
3. The County Assessor originally assigned the following actual value to the subject property for tax year 2002:

Land	\$	3,748,590
Improvements	\$	7,646,400
Total	\$	11,394,990

COUNTY CLERK
 ADAMS COUNTY
 12/12/02 7:47 AM

4. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject property as follows:

Land	\$ 3,748,590
Improvements	\$ 7,646,400
Total	\$ 11,394,990

5. After further review and negotiation, Petitioner and County Board of Equalization agree to the following actual value for tax year 2002 for the subject property:

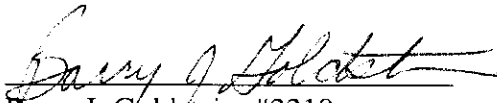
Land	\$ 3,748,590
Improvements	\$ 7,103,220
Total	\$ 10,851,810

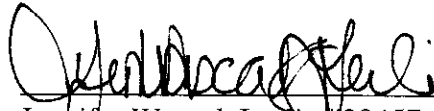
6. The valuation, as established above, shall be binding only with respect to tax year 2002.


7. Brief narrative as to why the reduction was made: Reduction to market value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on June 18, 2003 at 8:30 a.m. be vacated.

DATED this 9th day of May, 2003.


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