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| BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203 | Docket Number: 47505 |
| Petitioner: PLATTE RIVER PROPERTY LLP, v. Respondent: DENVER COUNTY BOARD OF COMMISSIONERS. | |
| ORDER ON STIPULATION | |

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.: 05211-17-009-000
 Category: Abatement Property Type: Commercial Real
2. Petitioner is protesting the 03-04 actual value of the subject property.
3. The parties agreed that the 03-04 actual value of the subject property should be reduced to:
 Total Value: \$2,017,700
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 03-04 actual value of the subject property, as set forth above.

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

DATED AND MAILED this 29th day of April 2008.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

April 25, 2008

Karen E Hart

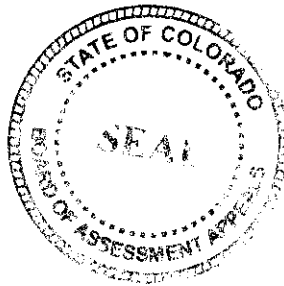
Karen E. Hart

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

Toni Rigirozzi
Toni Rigirozzi



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| BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203 | 2009 APR 25 PM 2:58 STATE OF COLORADO BOARD OF ASSESSMENT APPEALS Docket Number: 47505 Schedule Number: 5211-17-009 |
| Petitioner: PLATTE RIVER PROPERTY LLP v. Respondent: | |
| DENVER COUNTY BOARD OF COMMISSIONERS Attorneys for Denver County Board of Commissioners City Attorney Michelle Bush #38443 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Facsimile: 720-913-3180 | |
| STIPULATION (AS TO TAX YEAR 2003 AND 2004 ACTUAL VALUES) - BAA/REAL MULTI | |

Petitioner, PLATTE RIVER PROPERTY LLP, and Respondent, DENVER COUNTY BOARD OF COMMISSIONERS, hereby enter into this Stipulation regarding the tax years 2003 and 2004 valuation of the subject properties, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

The Petitioner(s) and Respondent agree and stipulate as follows:

1. The properties subject to this Stipulation are described as:
 1385 South Huron Street
 Denver, Colorado 80223

2. The subject properties are classified as commercial properties.

3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax years 2003 and 2004.

4. Attachment B reflects the actual values of the subject properties after a timely appeal, as assigned by the Denver County Board of Commissioners.

5. After further review and negotiation, the Petitioner and Respondent agree to the tax years 2003 and 2004 actual values of the subject properties, as shown on Attachment C.

6. The valuations, as established on Attachment C, shall be binding with respect to only tax years 2003 and 2004.

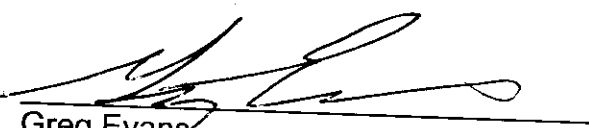
7. Brief narrative as to why the reduction was made:

Actual income was provided and indicated a lower value for the 2004 tax year. The 2003 year cannot be adjusted because the BOCC petition was not filed in a timely manner. The filing was received 05/10/2006.


8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 10, 2008 at 8:30 a.m. be vacated.

DATED this 22 day of April, 2008.

Agent/Attorney/Petitioner


Greg Evans
Bridge & Associates
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Lakewood, CO 80228-1556

Denver County Board of Commissioners

By: 
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Denver, CO 80202
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Docket Number: 47505

ATTACHMENT A

ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR

Docket Number 47505

| Schedule Number | Tax Year | Land Value | Improvement Value | Total Actual Value |
|-----------------|-------------|---------------|-------------------|-----------------------|
| 5211-17-009 | 2003 | \$ 452,100.00 | \$ 600,600.00 | \$ 1,052,700.00 |
| 5211-17-009 | 2004 | \$ 452,100.00 | \$ 600,600.00 | \$ 1,052,700.00 |

ATTACHMENT B

ACTUAL VALUES, AS ASSIGNED BY THE
DENVER COUNTY BOARD OF COMMISSIONERS AFTER A TIMELY APPEAL

Docket Number 47505

| Schedule Number | Tax Year | Land Value | Improvement Value | Total Actual Value |
|-----------------|-------------|---------------|-------------------|-----------------------|
| 5211-17-009 | 2003 | \$ 452,100.00 | \$ 600,600.00 | \$ 1,052,700.00 |
| 5211-17-009 | 2004 | \$ 452,100.00 | \$ 591,600.00 | \$ 1,043,700.00 |

ATTACHMENT C

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

Docket Number 47505

| Schedule Number | Tax Year | Land Value | Improvement Value | Total Actual Value |
|-----------------|----------|---------------|-------------------|--------------------|
| 5211-17-009 | 2003 | \$ 452,100.00 | \$ 600,600.00 | \$ 1,052,700.00 |
| 5211-17-009 | 2004 | \$ 452,100.00 | \$ 512,900.00 | \$ 965,000.00 |