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| BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203 | Docket Number: 48413 |
| Petitioner: PARK PLAZA LLC, v. Respondent: BROOMFIELD COUNTY BOARD OF EQUALIZATION. | |
| 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.: R1118945+1

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2007 actual value of the subject property.
3. The parties agreed that the 2007 actual value of the subject property should be reduced to:

Total Value: \$3,000,000
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2007 actual value of the subject property, as set forth above.

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

DATED AND MAILED this 2nd day of April 2008.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

April 1, 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 Rigiroszi

Toni Rigiroszi



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 48413**

STIPULATION (As To Tax Year 2007 Actual Value)

PARK PLAZA LLC,

Petitioner,

v.

BROOMFIELD COUNTY BOARD OF EQUALIZATION,

Respondent.

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
2008 APR - 1 PM 1:10

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2007 valuation of the subject properties and jointly move the Board of Assessment Appeals to enter its Order based on this Stipulation. A conference call with Petitioner and Respondent has resulted in the following agreement:

Subject properties are classified as Commercial Real property and are described as follows:

| | | |
|----------|------------------------------------|---|
| R1118945 | Park Business Plaza Replat D Lot 1 | 88 Lamar Street, Broomfield, Colorado |
| R1122449 | Park Business Plaza Replat D Lot 2 | 320 East 1 st Avenue, Broomfield, Colorado |

A brief narrative as to why the reduction was made: Actual income information provided by the tax agent indicated a lower value.

The Parties have agreed that the 2007 actual value of the subject properties should be reduced as follows:

2007 ACTUAL VALUES

| SCHEDULE NUMBER | LAND VALUE | IMPROVEMENTS | ADJUSTED VALUE |
|-----------------|------------|--------------|---------------------|
| R1118945 | \$ 446,580 | \$ 1,192,860 | \$ 1,639,440 |
| R1122449 | \$ 559,200 | \$ 930,110 | \$ 1,489,310 |
| | | Total | \$ 3,128,750 |

ADJUSTED 2007 ACTUAL VALUES

| SCHEDULE NUMBER | LAND VALUE | IMPROVEMENTS | ADJUSTED VALUE |
|-----------------|------------|--------------|---------------------|
| R1118945 | \$ 446,580 | \$ 1,121,000 | \$ 1,567,580 |
| R1122449 | \$ 559,200 | \$ 873,220 | \$ 1,432,420 |
| | | Total | \$ 3,000,000 |

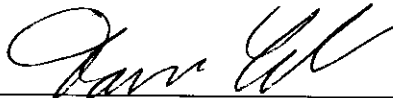
The valuation, as established above, shall be binding only with respect to the tax year 2007.

Both Parties agree that the hearing before the Board of Assessment Appeals scheduled for May 1, 2008, at 9:30 a.m. be vacated.

DATED this 31st day of March, 2008.



Petitioner Representative
Dariush Bozorgpour
Property Tax Advisors, Inc.
3090 S. Jamaica Court, Suite 204
Aurora, CO 80014
303-368-0500



Tami Yellico, #19417
Attorney for Respondent
Broomfield Board of Equalization
One DesCombes Drive
Broomfield, CO 80020
303-464-5806

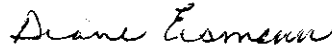


John Storb
Broomfield County Assessor
One DesCombes Drive
Broomfield, CO 80020
303-464-5813

CERTIFICATE OF SERVICE

The undersigned hereby certifies that a true and correct copy of the foregoing STIPULATION (As to Tax Year 2007 Actual Value) was faxed and sent via U.S. Postal Service, Regular Mail, prepaid, this 31st day of March, 2008, addressed to the following:

Board of Assessment Appeals
Room 315
1313 Sherman Street
Denver, CO 80203
Fax: 303-866-4485



Diane Eismann

Schedule Nos. R1118945 and R1122449
BAA Docket No. 48413
Petitioner: Park Plaza LLC