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| BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203 | Docket Number: 48635 |
| Petitioner: WALKER PROPERTY GROUP INC., v. Respondent: ADAMS 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.: R0103609

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: \$2,828,000
 (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 Adams County Assessor is directed to change his/her records accordingly.

DATED AND MAILED this 5th day of November 2008.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

November 4, 2008

Karen E Hart

Karen E. Hart

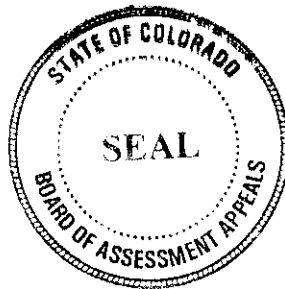
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Toni Rigiroszi

Toni Rigiroszi



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| BOARD OF ASSESSMENT APPEALS, State of Colorado 1313 Sherman Street, Room 315 Denver, CO 80203 | 2008 NOV -01 11 2: 00 |
| Petitioner: WALKER PROPERTY GROUP, INC. Respondent: ADAMS COUNTY BOARD OF EQUALIZATION. | ▲ COURT USE ONLY ▲ |
| HAL B. WARREN, #13515 ADAMS COUNTY ATTORNEY Jennifer M. Wascak, #29457 Deputy County Attorney 450 South 4 th Avenue Brighton, CO 80601 Telephone: 303-654-6116 Fax: 303-654-6114 | Docket Number: 48635 County Schedule Number: R0103609 |
| STIPULATION (As to Tax Year 2007 Actual Value) | |

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2007 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

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

1. The property subject to this Stipulation is described as:
 420 E. 58th Avenue, Suite 200, Denver, Colorado 80216-1402
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 2007:

| | | |
|--------------|----|-----------|
| Land | \$ | 269,187 |
| Improvements | \$ | 2,942,593 |
| Total | \$ | 3,211,780 |

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

| | |
|--------------|--------------|
| Land | \$ 269,187 |
| Improvements | \$ 2,942,593 |
| Total | \$ 3,211,780 |

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2007 for the subject property:

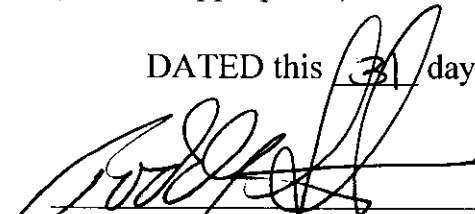
| | |
|--------------|--------------|
| Land | \$ 269,187 |
| Improvements | \$ 2,558,813 |
| Total | \$ 2,828,000 |

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

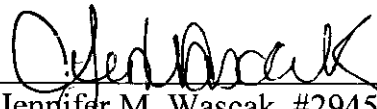
7. Brief narrative as to why the reduction was made: Reduction to market value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 12, 2008 at 8:30 a.m. be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals _____ (check if appropriate).

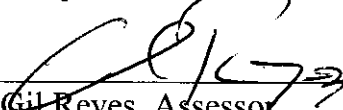
DATED this 31 day of October, 2008.



Todd J. Stevens, Agent
Stevens & Associates, Inc.
640 Plaza Drive, Suite 290
Littleton, CO 80129



Jennifer M. Wascak, #29457
Deputy County Attorney for Respondent
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