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| BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203 | Docket Number: 55217 |
| Petitioner: LEGACY PARTNERS II DENVERLLC, v. Respondent: DENVER 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.: 02331-12-023-023+1

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2009 actual value of the subject property.
3. The parties agreed that the 2009 actual value of the subject property should be reduced to:

Total Value: \$13,600,000

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2009 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 9th day of December 2010.

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

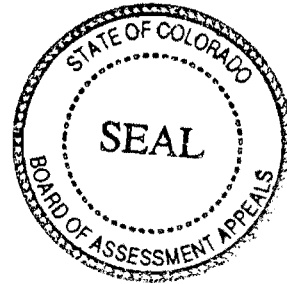
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

CM

Cara McKeller



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| BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203 | STATE OF COLORADO BOARD OF ASSESSMENT APPEALS 2010 DEC -3 PM 1:38 |
| Petitioner: LEGACY PARTNERS II DENVER LLC, v. Respondent: BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER | Docket Number: 55217 Schedule Numbers: |
| Attorneys for Board of Equalization of the City and County of Denver City Attorney Charles Solomon #26873 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Facsimile: 720-913-3180 | 02331-12-023-023 02331-12-024-024 |
| STIPULATION (AS TO TAX YEAR 2009 ACTUAL VALUE) | |

Petitioner, LEGACY PARTNERS II DENVER LLC, and Respondent, BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER, hereby enter into this Stipulation regarding tax year 2009 valuation of the subject property, 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 property subject to this Stipulation is described as:

 1660 Wynkoop Street
 Denver, Colorado 80202

2. The subject property is classified as commercial real property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2009.

02331-12-023-023

| | | |
|--------------|----|---------------------|
| Land | \$ | 2,607,300.00 |
| Improvements | \$ | <u>7,343,500.00</u> |
| Total | \$ | 9,950,800.00 |

02331-12-024-024

| | | |
|--------------|----|---------------------|
| Land | \$ | 693,100.00 |
| Improvements | \$ | <u>3,554,900.00</u> |
| Total | \$ | 4,248,000.00 |

4. After appeal to the Board of Equalization of the City and County of Denver, the Board of Equalization of the City and County of Denver valued the subject property as follows:

02331-12-023-023

| | | |
|--------------|----|---------------------|
| Land | \$ | 2,607,300.00 |
| Improvements | \$ | <u>7,343,500.00</u> |
| Total | \$ | 9,950,800.00 |

02331-12-024-024

| | | |
|--------------|----|---------------------|
| Land | \$ | 693,100.00 |
| Improvements | \$ | <u>3,554,900.00</u> |
| Total | \$ | 4,248,000.00 |

5. After further review and negotiation, the Petitioner and Board of Equalization of the City and County of Denver agree to the following actual value for the subject property for tax year 2009.

02331-12-023-023

| | | |
|--------------|----|---------------------|
| Land | \$ | 2,607,300.00 |
| Improvements | \$ | <u>6,744,700.00</u> |
| Total | \$ | 9,352,000.00 |

02331-12-024-024

| | | |
|--------------|----|---------------------|
| Land | \$ | 693,100.00 |
| Improvements | \$ | <u>3,554,900.00</u> |
| Total | \$ | 4,248,000.00 |

6. The valuations, as established above, shall be binding only with respect to tax year 2009.


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

Further analysis of the make-up of the subject's revenue and the condition as of the assessment date.

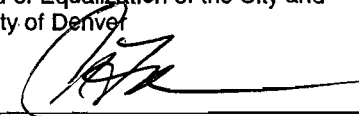
8. Both parties agree to be responsible for their own costs, expert and attorney fees, waiving any claim against each other for such, and agree that any hearing before the Board of Assessment Appeals not be scheduled or be vacated if already scheduled.

DATED this 30th day of November, 2010.

Agent/Attorney/Petitioner

By: 
Steve A. Evans
The E Company Inc.
P.O Box 1750
Castle Rock, CO 80104
Telephone: 720-351-3515

Board of Equalization of the City and
County of Denver

By: 
Charles Solomon #26873
Assistant City Attorney
201 West Colfax Avenue, Dept. 1207
Denver, Colorado 80202
Telephone: 720-913-3275
Facsimile: 720-913-3180
Docket No's: 55217