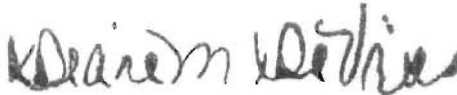


DATED AND MAILED this 31st day of March 2016.

BOARD OF ASSESSMENT APPEALS



Diane M. DeVries

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



Debra A. Baumbach



Gordana Katardzic



2016 MAR 25 AM 9:57

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: ZELLER-GBB, LLC	Docket Number: 68538
v.	Schedule Number: 02331-08-023-000
Respondent: DENVER COUNTY BOARD OF EQUALIZATION acting AS THE DENVER BOARD OF COUNTY COMMISSIONERS	
Attorney for Denver County Board of Equalization acting as the Denver Board of County Commissioners City Attorney Charles T. Solomon #26873 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 2015 ACTUAL VALUE)	

Petitioner, ZELLER-GBB, LLC, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION acting AS THE DENVER BOARD OF COUNTY COMMISSIONERS, hereby enter into this Stipulation regarding the tax year 2015 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:

1331 17th St

Denver, Colorado

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 2015.

Land	\$	8,510,200.00
Improvements	\$	<u>55,631,700.00</u>
Total	\$	64,141,900.00

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:

Land	\$	8,510,200.00
Improvements	\$	<u>61,489,800.00</u>
Total	\$	70,000,000.00

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 2015.

Land	\$	8,510,200.00
Improvements	\$	<u>55,631,700.00</u>
Total	\$	64,141,900.00

6. The valuations, as established above, shall be binding only with respect to tax year 2015.

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

A review of the income and expenses and occupancy of the subject property indicated a reduction in the value of the subject property.

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 22nd day of March, 2016.

Agent/Attorney/Petitioner

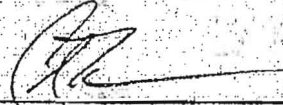
Denver County Board of Equalization
acting as the Denver Board of County
Commissioners

By:



Ian James
Ryan LLC
5251 DTC PKWY #1045
Greenwood Village, CO 80111
Telephone: (720) 524-0022

By:



Charles T. Solomon #26873
201 West Colfax Avenue, Dept. 1207
Denver, CO 80202
Telephone: 720-913-3275
Docket No: 68537

Docket # 68537
1431 Property LLC