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| <p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>JPI COLORADO LAND LLLP,</p> <p>v.</p> <p>Respondent:</p> <p>BROOMFIELD COUNTY BOARD OF EQUALIZATION.</p> | |
| <p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Barry J. Goldstein, Esq. Sterling Properties</p> <p>Address: 950 S. Cherry Street, #320 Denver, CO 80246</p> <p>Phone Number: (303) 757-8865</p> <p>Attorney Reg. No.:</p> | <p>Docket Number: 39816 and 40424</p> |
| <p style="text-align: center;">ORDER ON STIPULATION</p> | |

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.: R1120488, R1031826 and R1143881

Category: Valuation

Property Type: Vacant Land

2. Petitioner is protesting the 2001 and 2002 actual value of the subject property.

3. The parties agreed that the 2001 and 2002 actual value of the subject property should be reduced to:

REFERENCE ATTACHED STIPULATION.

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2001 and the 2002 actual value of the subject property, as set forth above.

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

DATED/MAILED this 4th day of January, 2003.

This decision was put on the record

January 3, 2003

BOARD OF ASSESSMENT APPEALS

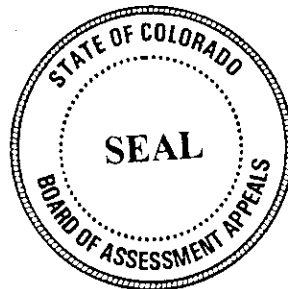
Karen E Hart

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

Penny S. Lowenthal
Penny S. Lowenthal



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|---|--|
| <p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</p> <p>1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner: JPI COLORADO LAND LLLP</p> <p>Respondent: THE CITY AND COUNTY OF BROOMFIELD BOARD OF EQUALIZATION.</p> <hr/> <p>Attorney for Respondent:</p> <p>Tami Yellico, #19417 Deputy City & County Attorney City & County Attorney's Office Municipal Center One DesCombes Drive Broomfield, CO 80020 303-464-5806 (phone) 303-464-5849 (fax)</p> | <p style="text-align: right;">03 JAN -3 PM 1:36</p> <p style="text-align: center;">RECEIVED</p> <hr/> <p>Docket Numbers: 39816 and 40424</p> |
| <p>STIPULATION AS TO VALUE (As to Tax Year 2001 and 2002, Actual Value)</p> | |

THE PARTIES TO THIS ACTION entered into a Stipulation, which has been approved by the Board of Assessment Appeals, which consists of the following agreement:

Subject property is classified as vacant land and described as follows:

355 Eldorado Blvd., Broomfield, Colorado
Broomfield County Schedule No. R1120488

400 Amber Drive, Broomfield, Colorado
Broomfield County Schedule No. R1031826

400 Interlocken Crescent, Broomfield, Colorado
Broomfield County Schedule No.1143881

The reduction was made as a result of an analysis of market information.

The parties agreed that the 2001 and 2002 total actual value of the vacant land should be as follows:

| PROPERTY ACTUAL VALUE | ORIGINAL ACTUAL VALUE | NEW ACTUAL VALUE |
|---|-----------------------|------------------|
| 355 Eldorado Blvd. Schedule No. R1120488 | \$4,800,300.00 | \$3,888,251.00 |
| 400 Amber Drive Schedule No. R1031826 | \$2,802,700.00 | \$2,293,434.00 |
| 400 Interlocken Crescent Schedule No. R1143881 | \$5,083,700.00 | \$5,083,700.00 |

This Board concurs with the Stipulation.

DATED this 23rd day of December, 2002.

Petitioner
By: Barry J. Goldstein
Barry J. Goldstein
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Tami Yellico

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