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| <p><b>BOARD OF ASSESSMENT APPEALS,<br/>STATE OF COLORADO</b><br/>1313 Sherman Street, Room 315<br/>Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>WEINGARTEN/MILLER/THORNCREEK JOINT<br/>VENTURE,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>ADAMS COUNTY BOARD OF EQUALIZATION.</b></p> |                                    |
| <p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Barry J. Goldstein, Esq.<br/>Sterling Equities, Inc.</p> <p>Address: 950 S. Cherry Street, Suite 320<br/>Denver, CO 80246</p> <p>Phone Number: (303) 757-8865</p> <p>Attorney Reg. No.: 2218</p>                             | <p><b>Docket Number: 40535</b></p> |
| <p align="center"><b>ORDER ON STIPULATION</b></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.: Multiple – Reference attached Stipulation**

**Category: Valuation      Property Type: Commercial/Vacant Land**
2. Petitioner is protesting the 2002 actual value of the subject property.

3. The parties agreed that the 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 2002 actual value of the subject property, as set forth above.

The Adams County Assessor is directed to change his records accordingly.

**DATED/MAILED** this 7<sup>th</sup> day of August, 2003.

This decision was put on the record

August 6, 2003

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

  
Penny S. Lowenthal

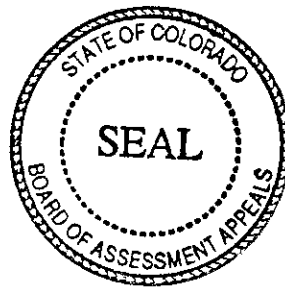
**BOARD OF ASSESSMENT APPEALS**



Karen E. Hart



Debra A. Baumbach



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|--|---|
| <b>BOARD OF ASSESSMENT APPEALS,</b><br><b>State of Colorado</b><br>1313 Sherman Street, Room 315<br>Denver, CO 80203   | <div style="text-align: right; font-size: small;">         66-02111-1-0007-1<br/>         11/19/02       </div> <p style="text-align: center;"><b>▲ COURT USE ONLY ▲</b></p> <hr/> Docket Number: 40535<br>Multiple County Schedule<br>Numbers: (As set forth in the<br>attached) |
| <b>Petitioner(s):</b><br>WEINGARTEN/MILLER/THORNCREEK JOINT<br>VENTURE,<br><br><b>Respondent:</b><br>ADAMS COUNTY BOARD OF<br>EQUALIZATION.  |   |
| JAMES D. ROBINSON, #5899<br>ADAMS COUNTY ATTORNEY<br>Jennifer Wascak Leslie, #29457<br>Assistant County Attorney<br>450 South 4 <sup>th</sup> Avenue<br>Brighton, CO 80601<br>Telephone: 303-654-6116<br>Fax: 303-654-6114 |   |
| <b>STIPULATION (As to Tax Year 2002 Actual Value)</b>  |   |

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2002 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 properties subject to this Stipulation are described as set forth in the County Schedule Numbers on the Attachment to this Stipulation.
2. The subject properties are classified as commercial properties and vacant land.
3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2002.
4. After further review and negotiation, the Petitioner(s) and Respondent agree to the tax year 2002 actual values of the subject properties, as shown on Attachment A.

5. The valuations, as established on Attachment A, shall be binding with respect to only tax year 2002.

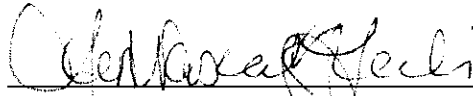
6. Brief narrative as to why the reductions were made: reduction to market value.

7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on June 26, 2003, at the hour of 08:30 a.m. be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals \_\_\_\_ (check if appropriate).

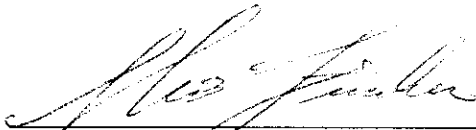
Dated this 25th day of July, 2003.



Sterling Equities, Inc. # 2218  
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303-757-8865



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Skip Fischer, Assessor  
450 S. 4th Avenue  
Brighton, CO 80601  
Telephone: 303-654-6038

Docket Number: 40535

## Weingarten/Miller 2002 Valuation Stipulation

|    |                          | Stipulated 2002<br>Actual Value | Previous<br>Actual Value |
|----|--------------------------|---------------------------------|--------------------------|
| 1. | Lot 6 Blk 4<br>R0129789  | \$ 179,950                      | \$ 539,121               |
| 2. | Lot 1 Blk 4<br>R0129784  | \$ 105,850                      | \$ 317,130               |
| 3. | Lot 1R Blk 1<br>R0141062 | \$ 138,848                      | \$ 414,380               |
| 4. | Lot 2R Blk 1<br>R0141063 | \$ 105,124                      | \$ 314,953               |
| 5. | Lot 3 Blk 4<br>R0129786  | \$ 432,244                      | \$ 876,253               |
|    |                          | \$ 731,434                      | \$ 769,933               |
|    |                          | <u>\$ 1,163,678</u>             | <u>\$ 1,646,186</u>      |
| 6. | Lot 2 Blk 4<br>R0141065  | \$ 840,660                      | \$ 840,660               |
|    |                          | \$ 5,305,590                    | \$ 5,305,590             |
|    |                          | <u>\$ 6,146,250</u>             | <u>\$ 6,146,250</u>      |
| 7. | Lot 5 Blk 4<br>R0129788  | \$ 272,430                      | \$ 552,776               |
|    |                          | \$ 387,870                      | \$ 387,870               |
|    |                          | <u>\$ 660,300</u>               | <u>\$ 940,646</u>        |
|    | <b>Total 2002 Value</b>  | <u>\$ 8,500,000</u>             | <u>\$ 10,318,666</u>     |