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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>ALAMEDA SQUARE SHOPPING CENTER,</p> <p>v.</p> <p>Respondent:</p> <p>JEFFERSON COUNTY BOARD OF EQUALIZATION.</p> | |
| <p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Licht & Company Howard Licht</p> <p>Address: 250 Bryant Street Denver, CO 80219-1637</p> <p>Phone Number: (303) 575-9306</p> | <p>Docket Number: 42869</p> |
| <p 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.: 183459

Category: Valuation Property Type: Commercial
2. Petitioner is protesting the 2003 actual value of the subject property.

3. The parties agreed that the 2003 actual value of the subject property should be reduced to:

| | |
|--------------|-----------------------|
| Land | \$ 335,000.00 |
| Improvements | <u>\$1,340,000.00</u> |
| Total | \$1,675,000.00 |

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2003 actual value of the subject property, as set forth above.

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

DATED/MAILED this 7th day of February, 2004.

This decision was put on the record

February 6, 2004

BOARD OF ASSESSMENT APPEALS

Karen E Hart

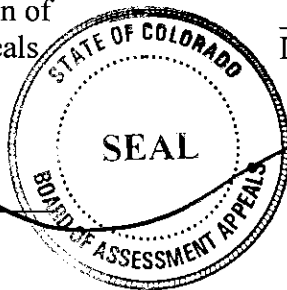
Karen E. Hart

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

Jackie J. Brown



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 42869
County Schedule Number: 183459

STIPULATION (As To Tax Year 2003 Actual Value)

Alameda Square Shopping Center RLLP
Petitioner,

vs.

Jefferson County Board of Equalization,
Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2003 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 follows:
Retail Center
12792 West Alameda Parkway
Lakewood, Co. 80228
2. The subject property is classified as Commerical property. (what type).
3. The County Assessor originally assigned the following actual value to the subject property for tax year 2003 :

| | |
|-------------|---------------------|
| Land | \$ <u>358,400</u> |
| Improvement | \$ <u>1,433,400</u> |
| Total | \$ <u>1,791,800</u> |

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


| | |
|-------------|---------------------|
| Land | \$ <u>358,400</u> |
| Improvement | \$ <u>1,433,400</u> |
| Total | \$ <u>1,791,800</u> |

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BOARD OF ASSESSMENT APPEALS
COUNTY OF JEFFERSON

5. After further review and negotiation, Petitioner(s) and Board of Equalization agree to the following tax year 2003 actual value for the subject property:


| | |
|-------------|--------------------|
| Land | <u>\$ 335,000</u> |
| Improvement | <u>\$1,340,000</u> |
| Total | <u>\$1,675,000</u> |

6. The valuation, as established above, shall be binding only with respect to tax year 2003.
7. Brief narrative as to why the reduction was made:
Vacancy adjustment.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 2/20/04 (date) at 8:30 (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals ____ (check if appropriate).

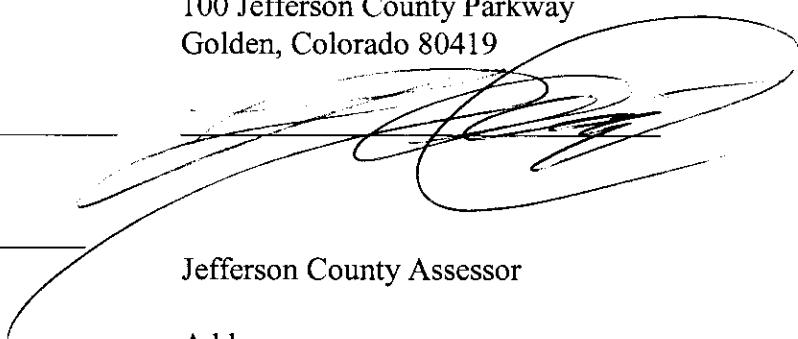

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Petitioner(s) or Attorney

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Board of Equalization

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Golden, Colorado 80419


Jefferson County Assessor

Address:
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Golden, Colorado 80419-2500

Telephone: (303) 271-8653

Docket Number 42869
Schedule Number 183459