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| BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203 | |
| Petitioner: M.B. GLASSMAN, v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION. | |
| Attorney or Party Without Attorney for the Petitioner: Name: Barry J. Goldstein, Esq. Sterling Equities, Inc. Address: 950 S. Cherry St., #320 Denver, CO 80246 Phone Number: 303.757.8865 | Docket Number: 43877 |
| 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.: 01233-00-049-000+1

Category: Valuation Property Type: Commercial
2. Petitioner is protesting the 2004 actual value of the subject property.

3. The parties agreed that the 2004 actual value of the subject property should be reduced to:

[PLEASE REFERENCE ATTACHED STIPULATION]

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2004 actual value of the subject property, as set forth above.

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

DATED/MAILED this 4th day of October, 2004.

This decision was put on the record

September 30, 2004

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

BOARD OF ASSESSMENT APPEALS

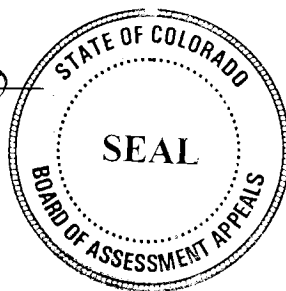
Karen E. Hart

Karen E. Hart

Debra A. Baumbach

Debra A. Baumbach

Keela K. Steele
Keela K. Steele



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| BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203 | Docket Number: 43877 Schedule Numbers: 1233-00-049 1233-00-050 04 SEP 30 PM 1:40 RECEIVED BOARD OF ASSESSMENT APPEALS |
| Petitioner: | |
| M B GLASSMAN | |
| v. | |
| Respondent: | |
| DENVER COUNTY BOARD OF EQUALIZATION | |
| Attorneys for Denver County Board of Equalization | |
| Cole Finegan #16853 City Attorney | |
| Maria Kayser #15597 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 2004 ACTUAL VALUES) | |

Petitioner, M B GLASSMAN, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enter into this Stipulation regarding the tax year 2004 valuation of the subject properties, 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 properties subject to this Stipulation are described as:
11255 E. 37th Ave. and 3787 Lima St.
Denver, Colorado
2. The subject properties are classified as industrial properties.

3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2004.

4. Attachment B reflects the actual values of the subject properties after a timely appeal, as assigned by the Denver County Board of Equalization.

5. After further review and negotiation, the Petitioner and Respondent agree to the tax year 2004 actual values of the subject properties, as shown on Attachment C.

6. The valuations, as established on Attachment C, shall be binding with respect to only tax year 2004.

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

The value of the subject property was adjusted after receiving sale comparables and additional income information.

8. A hearing has not been scheduled before the Board of Assessment Appeals.

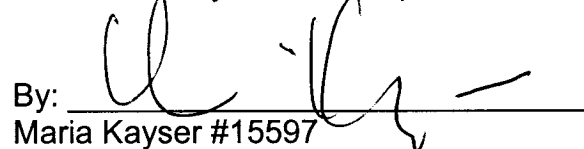
DATED this 27th day of September, 2004.

Attorney for Petitioner



Barry J. Goldstein # 2218
Sterling Equities Inc.
950 S. Cherry Street #320
Denver, CO 80246
303-757-8865

Denver County Board of Equalization



By: Maria Kayser #15597
Assistant City Attorney
201 West Colfax Avenue, Dept. 1207
Denver, CO 80202
Telephone: 720-913-3275
Fax: 720-913-3180

Docket Number: 43877

ATTACHMENT A

ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR

Docket Number 43877

| Schedule Number | Land Value | Improvement Value | Total Actual Value |
|-----------------|------------|-------------------|--------------------|
| 1233-00-049 | \$ 293,400 | \$1,669,600 | \$1,963,000 |
| 1233-00-050 | \$ 147,700 | \$ 980,900 | \$1,128,600 |

ATTACHMENT B

ACTUAL VALUES, AS ASSIGNED BY THE
DENVER COUNTY BOARD OF EQUALIZATION AFTER A TIMELY APPEAL

Docket Number 43877

| Schedule Number | Land Value | Improvement Value | Total Actual Value |
|-----------------|------------|----------------------|-----------------------|
| 1233-00-049 | \$ 293,400 | \$1,669,600 | \$1,963,000 |
| 1233-00-050 | \$ 147,700 | \$ 980,900 | \$1,128,600 |

ATTACHMENT C

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

Docket Number 43877

| Schedule Number | Land Value | Improvement Value | Total Actual Value |
|-----------------|------------|-------------------|--------------------|
| 1233-00-049 | \$ 293,400 | \$1,442,200 | \$1,735,600 |
| 1233-00-050 | \$ 147,700 | \$ 855,800 | \$1,003,500 |