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| BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203 | Docket Number: 58680 |
| Petitioner: CALIFORNIA STATE TEACHERS RETIREMENT SYSTEM, v. Respondent: ARAPAHOE COUNTY BOARD OF EQUALIZATION. | |
| 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.: 2075-34-3-13-003

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2011 actual value of the subject property.
3. The parties agreed that the 2011 actual value of the subject property should be reduced to:

Total Value: \$17,000,000
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2011 actual value of the subject property, as set forth above.

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

DATED AND MAILED this 25th day of January 2013.

BOARD OF ASSESSMENT APPEALS

Diane M DeVries

Diane M. DeVries

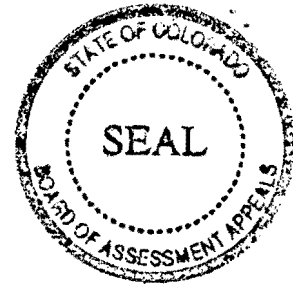
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A Baumbach

Debra A. Baumbach

CMK

Cara McKeller



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 58680

STATE OF COLORADO
BD OF ASSESSMENT APPEALS

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STIPULATION (As To Tax Year 2011 Actual Value)

CALIFORNIA STATE TEACHERS RETIREMENT SYSTEM

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2011 valuation of nine subject properties listed in this Petition and jointly move the Board of Assessment Appeals to enter its Order based on this stipulation. Conference calls with the petitioner and respondent have resulted in the following agreement:

Subject property is classified as COMMERCIAL and described as follows: 8000 South Chester Street, County Schedule Number: 2075-34-3-13-003.

A brief narrative as to why the reduction was made: Analyzed income information.

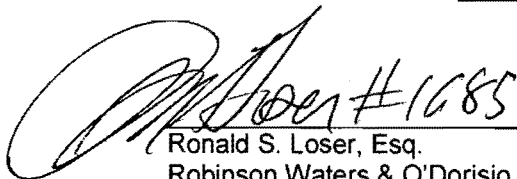
The parties have agreed that the 2011 actual value of the subject property should be reduced as follows:

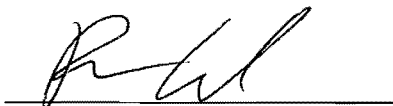
| ORIGINAL VALUE | | NEW VALUE (2011) | |
|----------------|---------------------|---------------------|---------------------|
| Land | \$8,263,100 | Land | \$8,263,100 |
| Improvements | \$9,236,900 | Improvements | \$8,736,900 |
| Personal | | Personal | |
| Total | <u>\$17,500,000</u> | Total | <u>\$17,000,000</u> |

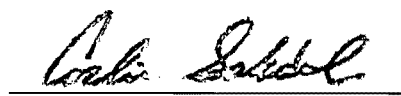
The valuation, as established above, shall be binding only with respect to the tax year 2011.

Both parties agree that the hearing before the Board of Assessment Appeals be vacated or is unnecessary if one has not yet been scheduled.

DATED the 4th day of December 2012.


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Corbin Sakdol
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