

RECEIVED

JUN 09 2017

CITY CLERK'S OFFICE

OFFICE OF THE HEARING EXAMINER  
CITY OF TACOMA

In the Matter of:

LOCAL IMPROVEMENT DISTRICT  
NO. 8645.

NOTICE OF APPEAL OF HEARING  
EXAMINER'S FINDINGS OF FACT,  
CONCLUSIONS OF LAW, AND  
RECOMMENDATION

Appellant, the YWCA PIERCE COUNTY ("YWCA"), a Washington non-profit corporation, hereby appeals the Findings of Fact, Conclusions of Law, and Recommendation of the Hearing Examiner issued in this matter on May 26, 2017 ("Recommendation"), pursuant to Tacoma Municipal Code ("TMC") Chapter 1.70.

**I. FACTS AND UNDERLYING RECOMMENDATION**

On April 18, 2006, the Tacoma City Council ("Council") adopted Substitute Ordinance No. 27475, which approved formation of Local Improvement District No. 8645 (the "LID"). (**Recommendation at 2, FOF 1**). Actual construction activity of the LID was completed in 2011, but final contractor payments were not finalized until late 2012. (*Id.* at 4, FOF 4).

Over five years after the completion of construction, the Final Assessment Roll for the LID was filed in the Office of the City Clerk, assessing amounts against each property benefited by the LID for the payment of the costs and expenses of the LID improvements. (*Id.*, FOF 5). The final total assessed to property owners within the LID was \$7,644,443.17, far higher than the original estimate of \$3,915,000.00. (*Id.* at 5, FOF 8). The YWCA, a non-profit agency that owns three commercial parcels and two vacant parcels within the LID,<sup>1</sup> was assessed a total of \$427,137.00. (*See Exhibit A, LID Assessment on YWCA*). A public hearing on the Final

<sup>1</sup> The relevant properties are Tax Parcel Nos. PA2004060020, PA2004060010, PA2004050020, PA2004050070, and PA2004050012.

1 Assessment Roll was conducted by the Hearing Examiner on March 29 and March 30, 2017.  
2 (*Id.* at 4, FOF 6).

3 The Final Assessment (“Assessment”) is based on a Special Benefits Study prepared by  
4 Valbridge Property Advisors, Inc. (“Valbridge Study”). (*Id.* at 5, FOF 8). The Valbridge  
5 Study’s methodology did not involve an individualized appraisal of each of the over 400  
6 properties, but rather determined an initial value for the type or category of property before the  
7 LID improvements were constructed. (*Id.* at 6, FOF 10). An additive factor was then calculated  
8 for each type or category of property based on a value analysis, and the figure was added to the  
9 original value to determine the value post-improvement. (*Id.*). Relevant to the issues in this  
10 appeal, the Valbridge Study calculated a four percent additive factor for office, retail, and  
11 commercial properties largely based on vacancy rates and walkability—rather than more  
12 standard recognized appraisal techniques such as income analysis and sales comparisons. (*Id.* at  
13 15, FOF 30).

14 Property owner William Riley provided a competing review of the assessments produced  
15 by Barbara Montro (“Montro Review”). (*Id.* at 14, FOF 28). The Montro Review critiqued the  
16 Valbridge Study’s reliance on vacancy rates and walkability, rather than income analysis and  
17 sales comparisons, and concluded that the four percent additive factor for office, retail, and  
18 commercial properties was “erroneous and unsupported by proper data and analysis.” (*Id.* at 16,  
19 FOF 32–34).

20 After review of the two competing analyses, the Hearing Examiner found that while the  
21 “Valbridge Study has some rationale to support an increase in values...the level of detail and  
22 justification using recognized appraisal techniques for quantifying the amount of increase is  
23 weak.” (*Id.* at 17, FOF 35). As a result, the Hearing Examiner concluded that “there is  
24 evidence that...the methodology used to substantiate the assessments was incomplete or  
25 erroneously applied.” (*Id.* at 31, Conclusion 6). The Hearing Examiner went on to conclude  
26 that “Office/Retail/Commercial property is not recommended for confirmation...[and that]

1 further appraisal analysis is needed to support the 4 percent benefit suggested for this type of  
2 property.” (*Id.* at 32, Conclusion 6(c)). Specifically, the Hearing Examiner determined that the  
3 “evidence was insufficient to support the specific 4 percent adjustment applied in the Valbridge  
4 Study.” (*Id.*).

5 Despite these findings and conclusions, the Hearing Examiner recommended The City  
6 Council approve the Assessment in its entirety “after implementation of the modifications”  
7 suggested in the Recommendation. (*Id.* at 33, Reco.). As to the four percent adjustment applied  
8 to office, retail, and commercial properties, the Recommendation suggested that the Council  
9 “may wish to consider requesting further appraisal analysis...to more fully document the basis  
10 for selecting a 4 percent increase” prior to approval of the Assessment. (*Id.* at 32, Conclusion  
11 6(c)).

## 12 II. RIGHT TO APPEAL

13 The YWCA has the right to appeal the Recommendation pursuant to TMC 1.70.010 as a  
14 result of the following:

- 15 1. The YWCA owns commercial property in the LID that is the subject of the Assessment  
16 and Recommendation;
- 17 2. The YWCA was assessed a total of \$427,137.00 in the Assessment;
- 18 3. The YWCA was a party to the Hearing Examiner’s Decision;
- 19 4. A favorable decision will substantially redress the harm to the YWCA from the erroneous  
20 four percent adjustment used to calculate the assessment on the YWCA’s commercial  
21 properties.

## 22 III. STANDARD OF REVIEW AND ASSIGNMENTS OF ERROR

23 Under TMC 1.70.010.C, the City Council may grant relief from the recommendation of  
24 the Hearing Examiner when an appellant establishes any of the following:

- 25 (a) The Hearing Examiner is engaged in unlawful procedure or  
26 failed to follow a prescribed process, unless the error was

1 harmless;

2 (b) The recommendation is an erroneous interpretation of the  
3 law;

4 (c) The recommendation is not supported by evidence that is  
5 substantial when viewed in light of the whole record before the  
6 Council; and

7 (d) The recommendation is a clearly erroneous application of  
8 the law to the facts.

9 TMC 1.70.010.C.

10 The YWCA assigns error to the Hearing Examiner's Findings of Fact, Conclusions of  
11 Law, and Recommendation in the following respects:

12 1. The Hearing Examiner erred in FOF 35 by determining that the "Valbridge Study has  
13 some rationale to support an increase in values" for office, retail, and commercial  
14 properties, and that the "level of detail and justification using recognized appraisal  
15 techniques for quantifying the amount of increase is weak." Recommendation, FOF 35.  
16 In fact, there is no evidentiary support for the four percent adjustment assigned to office,  
17 retail, and commercial properties. The Hearing Examiner's determination that "some"  
18 support existed for the four percent adjustment is not supported by substantial evidence.  
19 TMC 1.70.010C(c).

20 2. The Hearing Examiner erred in Conclusion 6 by recommending approval of the  
21 Assessment despite the City of Tacoma's failure to meet its burden of proof under *Hasit*  
22 *LLC v. City of Edgewood*, 179 Wn. App. 917, 936-37, 320 P.3d 163 (2014) to establish  
23 that the four percent adjustment applied to office, retail, and commercial properties was  
24 sufficiently supported by evidence in the record. The proper remedy for the City of  
25 Tacoma's failure to meet its burden of proof under *Hasit* is to decline confirmation of the  
26 four percent adjustment, and order a new assessment study open to public participation  
and comment. *See id.* As a result, the Hearing Examiner's decision to recommend  
approval subject to modifications is an erroneous interpretation of the law, and/or is not  
supported by substantial evidence, and/or is a clearly erroneous application of the law to

1 the facts. TMC 1.70.010.C(b)-(d).

- 2 3. The Hearing Examiner erred in Conclusion 6(c) to the extent that the Hearing Examiner's  
3 recommendation to approve the Assessment after the Council reviews "additional  
4 appraisal analysis" suggests that any additional appraisal analysis will not be open to  
5 public review, comment, and challenge. Failure to open additional appraisal analysis to  
6 public participation strips interested parties of the fundamental right to due process. *See*  
7 *Hasit*, 179 Wn. App. 917, 952, 320 P.3d 163 (2014). The Hearing Examiner's  
8 recommendation that the Council can review additional appraisal analysis without public  
9 participation is an erroneous interpretation of the law. TMC 1.70.010.C(b).

10 As a result, the City Council should grant the YWCA relief from the Recommendation of  
11 the Hearing Examiner under TMC 1.70.010.C.

12 **IV. REQUEST FOR RELIEF**

13 For all of the above reasons, the YWCA respectfully requests that the City Council deny  
14 approval of the Assessment as it pertains to office, retail, and commercial properties. The  
15 YWCA further requests that the City Council order a new assessment study—open to public  
16 participation, comment, and challenge—in order to determine the appropriate special benefit  
17 conferred to office, retail, and commercial properties within the LID.

18  
19 DATED this 9<sup>th</sup> day of June, 2017.

20  
21 PHILLIPS BURGESS PLLC

22  
23 By: 

24 Heather L. Burgess, WSBA #28477  
25 Kent van Alstyne, WSBA #49982  
26 Attorneys for Appellant YWCA

**EXHIBIT A**  
**LID ASSESSMENT ON YWCA**

**RECEIVED**  
JUN 09 2017  
CITY CLERK'S OFFICE



**CITY TREASURER - L.I.D. SECTION**

P.O.BOX 1175  
TACOMA, WA 98401-1175  
PHONE: 253-591-5832

03/02/2017

**NOTICE OF ASSESSMENT HEARING**

To be held at 09:00AM on 03/29/2017

#0006004029058#

YWCA PIERCE COUNTY  
405 BROADWAY  
TACOMA WA 98402-3904

Local Improvement District No: 8645 for Paving  
Property Address: 416 BROADWAY TACOMA WA 98402-3905

Tax Parcel No: PA2004060020

Legal Description:

Last changed: 12/29/06

Section 32 Township 21 Range 03 Quarter 44 : NEW TACOMA L 6 THRU 9 B

**NOTICE OF HEARING ONLY  
THIS IS NOT A BILL**

LID Number: 8645  
Assessment Number: 00103  
Assessment Amount: \$121,510.00

As the construction of the Local Improvement District has now been completed, your property will be assessed in the amount shown above. The final assessment roll for the Local Improvement District has been prepared as required by law and is on file and open to inspection at the office of the City Clerk at 733 Market Street, Room 11, Tacoma, Washington. Should you desire additional information, please call our office (phone and address above) or the Engineer's Office (253-591-5522 or 253-591-5338).

In compliance with State of Washington statutes, a hearing will be held before the Hearings Examiner in TMB COUNCIL CHAMBERS at 09:00AM on 03/29/2017.

This hearing is to correct any irregularities or errors that may have occurred in assessing your property and is not for the purpose of discussing the advisability of the project, as the decision to create this district was made at a previous hearing, and construction of this project is now complete.

All persons who desire to object to this assessment roll because of irregularities, omissions, or errors may file written objections with the City Clerk at said hearing or prior to the date fixed for said hearing and make his or her recommendations to the City Council. Thereafter the City Council will either adopt or reject these recommendations and by ordinance confirm the assessment roll.

In order for an objection to be considered valid, it must include proof that the property is not being benefited to the amount of the assessment. One form of such proof would be an appraisal showing the value of the property with and without the improvements. All objections should state clearly the grounds of the objections and should contain lot, block and addition, section, tax number or other identifying description of the property. All objections not made timely, in writing, and in the manner

required by law, shall conclusively be presumed to have been waived. When property has been entered originally upon the roll, and the assessment thereon is not raised, no objection shall be considered by the City Council or by any court on appeal unless the objection is made in writing at or prior to the date fixed for commencement of the hearing upon the roll.

Following the confirmation of the final assessment roll, in approximately thirty (30) to forty-five (45) days, the City Treasurer will send you a statement showing the amount of the assessment. You may pay all or any part of the assessment without interest before the date shown on the statement. After that date, the balance will be divided into annual installments and interest computed on the unpaid principal balance.





**CITY TREASURER - L.I.D. SECTION**  
P.O. BOX 1175  
TACOMA, WA 98401-1175  
PHONE: 253-591-5832

03/02/2017

## **NOTICE OF ASSESSMENT HEARING**

To be held at 09:00AM on 03/29/2017

#0006004029049#

YWCA PIERCE COUNTY  
405 BROADWAY  
TACOMA WA 98402-3904

Local Improvement District No: 8645 for Paving  
Property Address: 408 BROADWAY TACOMA WA 98402-3905

Tax Parcel No: PA2004060010

Legal Description:

Last changed: 12/29/06

Section 32 Township 21 Range 03 Quarter 44 : NEW TACOMA L 1 THRU 5 B

### **NOTICE OF HEARING ONLY THIS IS NOT A BILL**

LID Number: 8645  
Assessment Number: 00102  
Assessment Amount: \$151,888.00

As the construction of the Local Improvement District has now been completed, your property will be assessed in the amount shown above. The final assessment roll for the Local Improvement District has been prepared as required by law and is on file and open to inspection at the office of the City Clerk at 733 Market Street, Room 11, Tacoma, Washington. Should you desire additional information, please call our office (phone and address above) or the Engineer's Office (253 591-5522 or 253 591-5338).

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**CITY TREASURER - L.I.D. SECTION**  
P.O. BOX 1175  
TACOMA, WA 98401-1175  
PHONE: 253-591-5832

03/02/2017

## **NOTICE OF ASSESSMENT HEARING**

To be held at 09:00AM on 03/29/2017

#0006004029021#

YWCA PIERCE COUNTY  
405 BROADWAY  
TACOMA WA 98402-3904

Local Improvement District No: 8645 for Paving  
Property Address: 405 BROADWAY TACOMA WA 98402-3904

Tax Parcel No: PA2004050020

Legal Description:

Last changed: 06/17/14

Section 32 Township 21 Range 03 Quarter 44 : NEW TACOMA L 5 & 6 B

### **NOTICE OF HEARING ONLY THIS IS NOT A BILL**

LID Number: 8645  
Assessment Number: 00100  
Assessment Amount: \$81,305.00

As the construction of the Local Improvement District has now been completed, your property will be assessed in the amount shown above. The final assessment roll for the Local Improvement District has been prepared as required by law and is on file and open to inspection at the office of the City Clerk at 733 Market Street, Room 11, Tacoma, Washington. Should you desire additional information, please call our office (phone and address above) or the Engineer's Office (253 591-5522 or 253 591-5338).

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P.O. BOX 1175  
TACOMA, WA 98401-1175  
PHONE: 253-591-5832

03/02/2017

## **NOTICE OF ASSESSMENT HEARING**

To be held at 09:00AM on 03/29/2017

#0006004029012#

YWCA PIERCE COUNTY  
405 BROADWAY  
TACOMA WA 98402-3904

Local Improvement District No: 8645 for Paving  
Property Address: 405 BROADWAY TACOMA WA 98402-3904

Tax Parcel No: PA2004050070  
Legal Description:  
Last changed: 06/17/14  
Section 32 Township 21 Range 03 Quarter 44 : L 3 & 4 B 405

### **NOTICE OF HEARING ONLY THIS IS NOT A BILL**

LID Number: 8645  
Assessment Number: 00099  
Assessment Amount: \$52,293.00

As the construction of the Local Improvement District has now been completed, your property will be assessed in the amount shown above. The final assessment roll for the Local Improvement District has been prepared as required by law and is on file and open to inspection at the office of the City Clerk at 733 Market Street, Room 11, Tacoma, Washington. Should you desire additional information, please call our office (phone and address above) or the Engineer's Office (253 591-5522 or 253 591-5338).

In compliance with State of Washington statutes, a hearing will be held before the Hearings Examiner in TMB COUNCIL CHAMBERS at 09:00AM on 03/29/2017.

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**CITY TREASURER - L.I.D. SECTION**  
P.O.BOX 1175  
TACOMA, WA 98401-1175  
PHONE: 253-591-5832

03/02/2017

## **NOTICE OF ASSESSMENT HEARING**

To be held at 09:00AM on 03/29/2017

#0006004029003#

YWCA PIERCE COUNTY  
405 BROADWAY  
TACOMA WA 98402-3904

Local Improvement District No: 8645 for Paving  
Property Address: 401 BROADWAY TACOMA WA 98402-3904

Tax Parcel No: PA2004050012

Legal Description:

Last changed: 06/17/14

Section 32 Township 21 Range 03 Quarter 44 : BEG AT NE COR OF L 1 BLK

### **NOTICE OF HEARING ONLY THIS IS NOT A BILL**

LID Number: 8645  
Assessment Number: 00098  
Assessment Amount: \$20,141.00

As the construction of the Local Improvement District has now been completed, your property will be assessed in the amount shown above. The final assessment roll for the Local Improvement District has been prepared as required by law and is on file and open to inspection at the office of the City Clerk at 733 Market Street, Room 11, Tacoma, Washington. Should you desire additional information, please call our office (phone and address above) or the Engineer's Office (253 591-5522 or 253 591-5338).

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1 **DECLARATION OF SERVICE**

2 I, Alexandra Holttum, declare under penalty of perjury under the laws of the State of  
3 Washington that the following is true and correct:

4 I am a resident of the State of Washington over the age of 18 years and not a party to the  
5 within entitled cause. I am employed by the law firm of Phillips Burgess PLLC, whose address is  
6 724 Columbia Street NW, Suite 320, Olympia, Washington 98501.

7 On the date indicated above the signature line below, I sent out for service upon the below-  
8 listed party at the address and in the manner described below, the following documents filed in the  
9 above-captioned action:

- 10 • Notice of Appeal of Hearing Examiner's Findings of Fact, Conclusions of  
11 Law, and Recommendation.

12 William A. Abbott 13 Helen M. Abbott 14 505 Broadway, Unit 410 15 Tacoma, WA 98402	<input checked="" type="checkbox"/>	U.S. Mail, postage prepaid
	<input type="checkbox"/>	Hand Delivered
	<input type="checkbox"/>	Overnight Courier
	<input type="checkbox"/>	Electronic Court Efile
	<input type="checkbox"/>	Electronically via email:

16 Rocky Anderson 17 1300US LLC 18 727 Opera Alley Tacoma, WA 98402	<input checked="" type="checkbox"/>	U.S. Mail, postage prepaid
	<input type="checkbox"/>	Hand Delivered
	<input type="checkbox"/>	Overnight Courier
	<input type="checkbox"/>	Electronic Court Efile
	<input type="checkbox"/>	Electronically via email:

19 Roxanne Auge 20 525 Broadway, Unit 109 21 Tacoma, WA 98402	<input checked="" type="checkbox"/>	U.S. Mail, postage prepaid
	<input type="checkbox"/>	Hand Delivered
	<input type="checkbox"/>	Overnight Courier
	<input type="checkbox"/>	Electronic Court Efile
	<input type="checkbox"/>	Electronically via email:

23 Margaret Y. Archer 24 Gordon Thomas Honeywell 25 P.O. Box 1157 26 Tacoma, WA 98401	<input checked="" type="checkbox"/>	U.S. Mail, postage prepaid
	<input type="checkbox"/>	Hand Delivered
	<input type="checkbox"/>	Overnight Courier
	<input type="checkbox"/>	Electronic Court Efile
	<input type="checkbox"/>	Electronically via email:

1 2 3 4 Terry Balish 235 Broadway, Unit 560 Tacoma, WA 98402	<input checked="" type="checkbox"/>	U.S. Mail, postage prepaid
	<input type="checkbox"/>	Hand Delivered
	<input type="checkbox"/>	Overnight Courier
	<input type="checkbox"/>	Electronic Court Efile
	<input type="checkbox"/>	Electronically via email:

5 6 7 Steven Bellinghausen 714 Market Street, Unit 301 Tacoma, WA 98402	<input checked="" type="checkbox"/>	U.S. Mail, postage prepaid
	<input type="checkbox"/>	Hand Delivered
	<input type="checkbox"/>	Overnight Courier
	<input type="checkbox"/>	Electronic Court Efile
	<input type="checkbox"/>	Electronically via email:

8 9 10 11 Richard A. Beszhak 714 Market Street, Unit 401 Tacoma, WA 98402	<input checked="" type="checkbox"/>	U.S. Mail, postage prepaid
	<input type="checkbox"/>	Hand Delivered
	<input type="checkbox"/>	Overnight Courier
	<input type="checkbox"/>	Electronic Court Efile
	<input type="checkbox"/>	Electronically via email:

12 13 14 15 Jamie L. Brooks Brenda Gasper Brooks Dental Studio 732 Broadway, Suite 101 Tacoma, WA 98402	<input checked="" type="checkbox"/>	U.S. Mail, postage prepaid
	<input type="checkbox"/>	Hand Delivered
	<input type="checkbox"/>	Overnight Courier
	<input type="checkbox"/>	Electronic Court Efile
	<input type="checkbox"/>	Electronically via email:

16 17 18 Nancy Brown 714 Market Street, Unit 502 Tacoma, WA 98402	<input checked="" type="checkbox"/>	U.S. Mail, postage prepaid
	<input type="checkbox"/>	Hand Delivered
	<input type="checkbox"/>	Overnight Courier
	<input type="checkbox"/>	Electronic Court Efile
	<input type="checkbox"/>	Electronically via email:

19 20 21 22 Grant S. Degginger Lane Powell 1420 5 <sup>th</sup> Avenue, Suite 4200 Seattle, WA 98101	<input checked="" type="checkbox"/>	U.S. Mail, postage prepaid
	<input type="checkbox"/>	Hand Delivered
	<input type="checkbox"/>	Overnight Courier
	<input type="checkbox"/>	Electronic Court Efile
	<input type="checkbox"/>	Electronically via email:

23 24 25 26 David K. Fisher Fisher Architects 708 Market Street, Unit 415 Tacoma, WA 98402	<input checked="" type="checkbox"/>	U.S. Mail, postage prepaid
	<input type="checkbox"/>	Hand Delivered
	<input type="checkbox"/>	Overnight Courier
	<input type="checkbox"/>	Electronic Court Efile
	<input type="checkbox"/>	Electronically via email:

1 2 3 4	Henry F. George IV	<input checked="" type="checkbox"/>	U.S. Mail, postage prepaid
	Metera Investments	<input type="checkbox"/>	Hand Delivered
	732 Broadway, Unit 302	<input type="checkbox"/>	Overnight Courier
	Tacoma, WA 98402	<input type="checkbox"/>	Electronic Court Efile
		<input type="checkbox"/>	Electronically via email:

5 6 7	Norma Rae Grigsby	<input checked="" type="checkbox"/>	U.S. Mail, postage prepaid
	Paul Grigsby	<input type="checkbox"/>	Hand Delivered
	633 NW 116 <sup>th</sup> Street	<input type="checkbox"/>	Overnight Courier
	Seattle, WA 98177	<input type="checkbox"/>	Electronic Court Efile
		<input type="checkbox"/>	Electronically via email:

8 9 10 11	Julie D. Hill	<input checked="" type="checkbox"/>	U.S. Mail, postage prepaid
	235 Broadway, Unit 600	<input type="checkbox"/>	Hand Delivered
	Tacoma, WA 98402	<input type="checkbox"/>	Overnight Courier
		<input type="checkbox"/>	Electronic Court Efile
		<input type="checkbox"/>	Electronically via email:

12 13 14 15	Blaine Johnson	<input checked="" type="checkbox"/>	U.S. Mail, postage prepaid
	714 Market Street, Unit 201	<input type="checkbox"/>	Hand Delivered
	Tacoma, WA 98402	<input type="checkbox"/>	Overnight Courier
		<input type="checkbox"/>	Electronic Court Efile
		<input type="checkbox"/>	Electronically via email:

16 17 18	Stella J. Jones	<input checked="" type="checkbox"/>	U.S. Mail, postage prepaid
	525 Broadway, Unit 103	<input type="checkbox"/>	Hand Delivered
	Tacoma, WA 98402	<input type="checkbox"/>	Overnight Courier
		<input type="checkbox"/>	Electronic Court Efile
		<input type="checkbox"/>	Electronically via email:

19 20 21 22	Tom Krilich	<input checked="" type="checkbox"/>	U.S. Mail, postage prepaid
	Granville Condominium Homeowners Association	<input type="checkbox"/>	Hand Delivered
	207 Broadway, Unit 400	<input type="checkbox"/>	Overnight Courier
	Tacoma, WA 98402	<input type="checkbox"/>	Electronic Court Efile
		<input type="checkbox"/>	Electronically via email:

23 24 25 26	Eric Lawrence	<input checked="" type="checkbox"/>	U.S. Mail, postage prepaid
	Michelle Spicer	<input type="checkbox"/>	Hand Delivered
	505 Broadway, Unit 602	<input type="checkbox"/>	Overnight Courier
	Tacoma, WA 98402	<input type="checkbox"/>	Electronic Court Efile
		<input type="checkbox"/>	Electronically via email:

1 2 3 4	Madelynn Leifson 525 Broadway, Unit 309 Tacoma, WA 98402	<input checked="" type="checkbox"/>	U.S. Mail, postage prepaid
		<input type="checkbox"/>	Hand Delivered
		<input type="checkbox"/>	Overnight Courier
		<input type="checkbox"/>	Electronic Court Efile
		<input type="checkbox"/>	Electronically via email:

5 6 7	Darrel Lowe Owens Financial Group P.O. Box 2400 Walnut Creek, CA 94595	<input checked="" type="checkbox"/>	U.S. Mail, postage prepaid
		<input type="checkbox"/>	Hand Delivered
		<input type="checkbox"/>	Overnight Courier
		<input type="checkbox"/>	Electronic Court Efile
		<input type="checkbox"/>	Electronically via email:

8 9 10 11	Ann H. Marinkovich 525 Broadway, Unit 205 Tacoma, WA 98402	<input checked="" type="checkbox"/>	U.S. Mail, postage prepaid
		<input type="checkbox"/>	Hand Delivered
		<input type="checkbox"/>	Overnight Courier
		<input type="checkbox"/>	Electronic Court Efile
		<input type="checkbox"/>	Electronically via email:

12 13 14	Linda Merelle 744 Market Street, Unit 306 Tacoma, WA 98402	<input checked="" type="checkbox"/>	U.S. Mail, postage prepaid
		<input type="checkbox"/>	Hand Delivered
		<input type="checkbox"/>	Overnight Courier
		<input type="checkbox"/>	Electronic Court Efile
		<input type="checkbox"/>	Electronically via email:

15 16 17 18	J. Stanley Miner Carole Ford J. Patrick Nagle City of Destiny, LLC 759 Market Street Tacoma, WA 98402	<input checked="" type="checkbox"/>	U.S. Mail, postage prepaid
		<input type="checkbox"/>	Hand Delivered
		<input type="checkbox"/>	Overnight Courier
		<input type="checkbox"/>	Electronic Court Efile
		<input type="checkbox"/>	Electronically via email:

19 20 21 22	Alexandra Moravee Dorothy M. Denton SPI Enterprise, Inc. 701 5 <sup>th</sup> Ave, Suite 5700 Seattle, WA 98104	<input checked="" type="checkbox"/>	U.S. Mail, postage prepaid
		<input type="checkbox"/>	Hand Delivered
		<input type="checkbox"/>	Overnight Courier
		<input type="checkbox"/>	Electronic Court Efile
		<input type="checkbox"/>	Electronically via email:

23 24 25 26	Max Mojarab 1300US LLC 727 Opera Alley Tacoma, WA 98402	<input checked="" type="checkbox"/>	U.S. Mail, postage prepaid
		<input type="checkbox"/>	Hand Delivered
		<input type="checkbox"/>	Overnight Courier
		<input type="checkbox"/>	Electronic Court Efile
		<input type="checkbox"/>	Electronically via email:

1 2 3 4 Hugh Moore 505 Broadway, Unit 409 Tacoma, WA 98402	<input checked="" type="checkbox"/>	U.S. Mail, postage prepaid
	<input type="checkbox"/>	Hand Delivered
	<input type="checkbox"/>	Overnight Courier
	<input type="checkbox"/>	Electronic Court Efile
	<input type="checkbox"/>	Electronically via email:

5 6 7 Passages Ventures, LLC c/o The Passages Partnership, Inc. Attn: Warren D. Foster 708 Broadway, Unit M113 Tacoma, WA 98402	<input checked="" type="checkbox"/>	U.S. Mail, postage prepaid
	<input type="checkbox"/>	Hand Delivered
	<input type="checkbox"/>	Overnight Courier
	<input type="checkbox"/>	Electronic Court Efile
	<input type="checkbox"/>	Electronically via email:

8 9 10 Paul Patino Kim Patino 525 Broadway, Unit 401 Tacoma, WA 98402	<input checked="" type="checkbox"/>	U.S. Mail, postage prepaid
	<input type="checkbox"/>	Hand Delivered
	<input type="checkbox"/>	Overnight Courier
	<input type="checkbox"/>	Electronic Court Efile
	<input type="checkbox"/>	Electronically via email:

11 12 13 14 William Riley 738 Broadway, Suite 201 Tacoma, WA 98402	<input checked="" type="checkbox"/>	U.S. Mail, postage prepaid
	<input type="checkbox"/>	Hand Delivered
	<input type="checkbox"/>	Overnight Courier
	<input type="checkbox"/>	Electronic Court Efile
	<input type="checkbox"/>	Electronically via email:

15 16 17 18 Judy Robinette 744 Market Street, Unit 403 Tacoma, WA 98402	<input checked="" type="checkbox"/>	U.S. Mail, postage prepaid
	<input type="checkbox"/>	Hand Delivered
	<input type="checkbox"/>	Overnight Courier
	<input type="checkbox"/>	Electronic Court Efile
	<input type="checkbox"/>	Electronically via email:

19 20 21 Douglas A. Sloane 505 Broadway, Unit 906 Tacoma, WA 98402	<input checked="" type="checkbox"/>	U.S. Mail, postage prepaid
	<input type="checkbox"/>	Hand Delivered
	<input type="checkbox"/>	Overnight Courier
	<input type="checkbox"/>	Electronic Court Efile
	<input type="checkbox"/>	Electronically via email:

22 23 24 25 26 Larry L. Strege 505 Broadway, Unit 600 Tacoma, WA 98402	<input checked="" type="checkbox"/>	U.S. Mail, postage prepaid
	<input type="checkbox"/>	Hand Delivered
	<input type="checkbox"/>	Overnight Courier
	<input type="checkbox"/>	Electronic Court Efile
	<input type="checkbox"/>	Electronically via email:

1 2 3	Patricia A. Wagner 235 Broadway, Unit 240 Tacoma, WA 98402	<input checked="" type="checkbox"/>	U.S. Mail, postage prepaid
		<input type="checkbox"/>	Hand Delivered
		<input type="checkbox"/>	Overnight Courier
		<input type="checkbox"/>	Electronic Court Efile
		<input type="checkbox"/>	Electronically via email:

4 5 6 7	Alex White Evergreen Investments of WA, LLC 744 Market Street, Unit 102B Tacoma, WA 98402	<input checked="" type="checkbox"/>	U.S. Mail, postage prepaid
		<input type="checkbox"/>	Hand Delivered
		<input type="checkbox"/>	Overnight Courier
		<input type="checkbox"/>	Electronic Court Efile
		<input type="checkbox"/>	Electronically via email:

8 9 10	Jacqueline Wihby 201 Broadway, Unit A Tacoma, WA 98402	<input checked="" type="checkbox"/>	U.S. Mail, postage prepaid
		<input type="checkbox"/>	Hand Delivered
		<input type="checkbox"/>	Overnight Courier
		<input type="checkbox"/>	Electronic Court Efile
		<input type="checkbox"/>	Electronically via email:

11 12 13 14	The Winthrop LP c/o Redwood Housing Partners, LLC Attn: Ryan Fuson 329 Primrose Road, Unit 347 Burlingame, CA 94010	<input checked="" type="checkbox"/>	U.S. Mail, postage prepaid
		<input type="checkbox"/>	Hand Delivered
		<input type="checkbox"/>	Overnight Courier
		<input type="checkbox"/>	Electronic Court Efile
		<input type="checkbox"/>	Electronically via email:

15 16 17	Tacoma City Clerk's Office 747 Market Street, # 220 Tacoma, WA 98402	<input type="checkbox"/>	U.S. Mail, postage prepaid
		<input checked="" type="checkbox"/>	Hand Delivered
		<input type="checkbox"/>	Overnight Courier
		<input type="checkbox"/>	Electronic Court Efile
		<input type="checkbox"/>	Electronically via email:

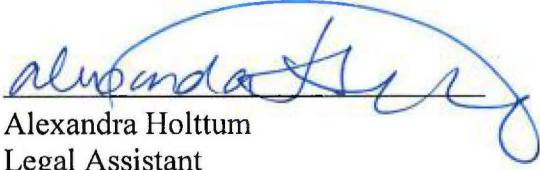
18 19 20 21	Ralph Rodriguez City of Tacoma Public Works 747 Market Street, #408 Tacoma, WA 98402	<input checked="" type="checkbox"/>	U.S. Mail, postage prepaid
		<input type="checkbox"/>	Hand Delivered
		<input type="checkbox"/>	Overnight Courier
		<input type="checkbox"/>	Electronic Court Efile
		<input type="checkbox"/>	Electronically via email:

22 23 24 25	Michael Garrison City of Tacoma Public Works 747 Market Street, #408 Tacoma, WA 98402	<input checked="" type="checkbox"/>	U.S. Mail, postage prepaid
		<input type="checkbox"/>	Hand Delivered
		<input type="checkbox"/>	Overnight Courier
		<input type="checkbox"/>	Electronic Court Efile
		<input type="checkbox"/>	Electronically via email:

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Liz Wheeler	<input checked="" type="checkbox"/>	U.S. Mail, postage prepaid
City of Tacoma Finance Department	<input type="checkbox"/>	Hand Delivered
747 Market Street	<input type="checkbox"/>	Overnight Courier
Room 132	<input type="checkbox"/>	Electronic Court Efile
Tacoma, WA 98402	<input type="checkbox"/>	Electronically via email:

DATED at Tacoma, Washington this 9<sup>th</sup> day of June, 2017.

  
Alexandra Holttum  
Legal Assistant

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