

**REPORT TO THE HEARINGS EXAMINER
FOR L.I.D. HEARING NOVEMBER 17, 2014- 5:00 P.M.**

L.I.D. NO. 8661 **Removing the existing asphalt surface and repaving with asphalt between the existing concrete curbs and brick gutters, modifying the existing surface water drain lines and surface water catchbasins as necessary on:**

Proctor Street from North 38th Street north to the dead end.

Notices: The Tacoma City Council on October 28, 2014 adopted Resolution No. 39036 setting the Formation Hearing date for LID 8661 on November 17, 2014. The Resolution was published October 30 and 31, 2014.

Notices of the Public Hearing were mailed to owners of record on October 31, 2014.

Status: Property owners representing 68.16% of the assessments have indicated their support by signing Advisory Survey No. 8467 circulated within the neighborhood. A Public Hearing is scheduled for consideration of the formation of LID 8661.

Background:	Estimated rate per A.U.F:	\$40.00
	Estimated Property Owner Assessment:	<u>\$27,851.65</u>
	Estimated project cost:	<u>\$27,851.65</u>

To our knowledge the proceedings are all proper and in conformance with L.I.D. statutes.

Protest:	0.00%
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This is a 10-year Assessment Roll.

Recommendation: Considering the amount of protest, we recommend the L.I.D. be created.



City of Tacoma
Environmental Services Department

July 3, 2014

**Subject: Wastewater, Stormwater, and Water Main Replacement Project
North 37th Street to North 39th Street from Tyler Street to Adams Street**

Dear Resident:

You are invited to an informational meeting to learn more about the upcoming sewer and water main replacement project occurring near your home.

The meeting will take place at 6:00 PM on Wednesday, July 16th. It will be held in the library at Truman Middle School located at 5801 N 35th Street. City of Tacoma staff will be present to discuss the project and answer any questions you may have.

If you are unable to attend the meeting and would like to discuss the project, please contact me at (253) 502-2276 or mdrathman@cityoftacoma.org.

Sincerely,

Max Drathman
Associate Engineer
Science and Engineering Division
Environmental Services Department



**City of Tacoma – Environmental Services Department
Wastewater, Stormwater, and Water Main Replacement Project
North 37th to North 39th Street from Tyler Street to Adams Street
Specification No. ES14-0211F**

**Neighborhood Meeting Agenda
6:00 PM Wednesday, July 16, 2014
Truman Middle School Library**

1. Introductions
 - a. Max Drathman – ES Wastewater
 - b. Kari Prussen – ES Wastewater
 - c. Greg Armstrong – TPU Water
 - d. Bev Beggin – ES Construction Inspection
 - e. Ralph Rodriguez – LID Admin

2. Project Background
 - a. Wastewater sewers were installed in 1907
 - b. Water mains were installed in 1947
 - c. Utility replacement project
 - i. Streets are replaced due to utility locations and the City's Right of Way Restoration Policy.
 - ii. It is against state law to use ratepayer funding for improvements not directly related to the utilities.

3. Construction Impacts
 - a. Concrete cure times
 - b. Dust
 - c. Noise
 - d. Limited access
 - i. N 39th and Monroe Street

4. Schedule
 - a. Construction phasing
 - b. Start date and duration

5. Contacts

6. Monthly Updates

7. Questions



City of Tacoma
Public Works Department

July 15, 2014

Max Drathman
326 East 'D' Street
Tacoma, Washington 98421-1801

Subject: Local Improvement District Advisory Survey to:
Replace the existing asphalt street surface on Proctor Street from North 38th Street
to the dead end.

Dear Max;

Accompanying this letter, please find Advisory Survey Number 8467, to grind / remove the existing asphalt surface outside the utility trench on Proctor Street from North 38th Street north to the dead end and replace with 3-inches of asphaltic concrete. The assessment rates have been established to reflect benefits to properties resulting from the proposed improvement. The final assessments will be based on the actual cost of construction.

To assist you in your survey efforts we have provided a list of property owners, addresses and estimated parcel assessments. The costs reflect the benefit to each parcel, and will expire on August 31, 2014. Final assessments will be based on actual completed project costs.

If property owners representing 50% of the \$27,851.65 estimated assessments associated with your street improvement sign the advisory survey, the City will proceed with notification to the City Council.

If you have any questions or need additional information, please contact 591-5522, or e-mail rodrig1@cityoftacoma.org. We look forward to working with you in the formation of your L.I.D.

Sincerely,



Ralph K. Rodriguez
LID Administrator

RKR:szs

Attachments

Cc: Chris Larson, P.E. – Public Works/Engineering
Dan Seabrands, P.E. – Public Works /Engineering
Ryan Flynn, P.E. – Tacoma Water

READ CAREFULLY

Signatures to advisory survey must be written with ink.

Signatures of agents must be accompanied by evidence of the agent's authority to sign the principal's name to the petition.

Signatures of officers of corporations must be accompanied by evidence of the officer's authority to sign for the corporation.

Alterations or erasures herein will not be permitted.

ADVISORY SURVEY NUMBER 8467

RECEIVED
AUG 15 2014
CITY OF TACOMA
PUBLIC WORKS DEPT.
ENGINEERING DIV.

Advisory Survey for Local Improvement TO THE HONORABLE CITY COUNCIL OF THE CITY OF TACOMA:

We, the undersigned, being the owners, according to the records of the County Auditor of Pierce County, Washington, of the property hereinafter set opposite our names, abutting upon or adjacent to the proposed improvement herein petitioned for, do respectfully submit this advisory survey your honorable body to improve

from North 38th Street north to Proctor Street

said improvement to consist of removal of the existing asphalt surface and replace with new asphalt between the

existing curb and gutter

(Insert 2" Asphalt Surface Treatment, Sidewalk, Paving, Sewer Construction, Underground Wiring, or Street Beautification)

said improvement to be made within said limits and to be paid for as follows: 10 Years

The improvement shall be constructed in accordance with plans and specifications to be prepared by either the City Engineer and/or the Director of Public Utilities and the special assessment, as set forth, to pay for said improvement shall be assessed against the property benefited by this improvement in the manner provided by the laws of the State of Washington, and the ordinances and resolutions of the City of Tacoma.

ESTIMATED COST PER AUF: \$40.00

Dated at Tacoma. July 15, 2014

NOTE: The City Utility replacing their main will be responsible for the pavement above their utility trench with the cost not prorated throughout the district.
This Advisory Survey expires the end of August 2014. The prices quoted are estimates ONLY completed project costs will determine FINAL project assessments. The prices quoted will not be honored after the expiration date.
Before your L.I.D. is created, a hearing will be held and owners of property benefited will be notified by mail of the time, date, and location of the hearing.

OWNER <i>(Signature, print name & telephone number)</i>	LEGAL DESCRIPTION
<i>[Signature]</i> S. Fuson	253 759 3062
<i>[Signature]</i> Stephen Ryan	253 759-5123
<i>[Signature]</i> John R. Connelly	253 759-9317
<i>[Signature]</i> Jan Murphy	253 581-0300
<i>[Signature]</i> Carl M. Smythe	253 255-2508
<i>[Signature]</i> Leslie Futton	253-752 3113



TO: T.C. Broadnax, City Manager
FROM: Kurtis D. Kingsolver, P.E, Public Works Director/City Engineer /KDX
Chris E. Larson, P.E., Division Manager, Public Works Engineering Division
Ralph K. Rodriguez, LID Administrator, Public Works Engineering
COPY: City Council and City Clerk
SUBJECT: Resolution: Setting a Hearing Date for LID 8661 – October 28, 2014
DATE: October 10, 2014

SUMMARY:

Setting Monday, November 17, 2014, at 5:00 p.m., as the date and time for a hearing by the Hearing Examiner for consideration of Local Improvement District (LID) 8661 to grind the existing asphalt surface and place new asphalt over the existing structural section between the existing concrete curbs and brick gutters and modify the existing storm drain lines and storm water catch basins, where needed, on Proctor Street from North 38th Street northerly to the dead end.

STRATEGIC POLICY PRIORITY:

- Plan for and improve public infrastructure that meets the transportation needs of all Tacoma residents and visitors.

The existing street improvements were constructed in 1912 through a Local Improvement District (LID 491); the surface is badly fractured and is in need of replacement. This LID project would partner with Tacoma Water, Environmental Services and the citizens of the neighborhood to restore the street surface, leaving intact the existing brick gutters and concrete curbs. This collaborative approach enhances the existing neighborhood by keeping some of the 100-year-old charm of the existing street with a restored asphalt surface.

BACKGROUND:

The water and wastewater mains within the neighborhood are being replaced as part of Tacoma Water's project MRP 2012-25 and Environmental Services' project ENV-04011-11. The water main replacement will require approximately 25 percent of the existing street surface to be replaced. Through an informational town hall at Truman Middle School and a neighborhood meeting, the owners requested solutions to pave the remaining street surface and opted to support the formation of an LID. The existing cement concrete curbs, brick gutters, surface water mains and catch basins will remain, with repairs as necessary. Advisory Survey No. 8467 was returned to the Public Works Department with support from 68.16 percent of the property owners within the proposed LID.

ISSUE:

Per RCW 35.43.140 and TMC 10.04.065 the Public Works Department is requesting the City Council set a date to consider the creation of LID 8661 by the Hearing Examiner and report the findings of fact, conclusions of law, and recommendation to the City Council for their consideration.

ALTERNATIVES:

The neighborhood received, circulated and returned an Advisory Survey with majority support. The request of the City Council to set a hearing date starts the formal LID process for the purpose of determining if the LID should be created by the City Council. The formation hearing is part of the normal procedures per RCW and the TMC. Because the Advisory Survey was returned with majority support, failure to schedule a formation hearing would be a departure from the adopted City Council LID policy.



RECOMMENDATION:

The Public Works Department recommends setting Monday, November 17, 2014, at 5:00 p.m., as the date and time for a hearing by the Hearing Examiner for consideration of Local Improvement District 8661 to grind the existing asphalt surface and place new asphalt over the existing structural section between the existing concrete curbs and brick gutters and modify the existing storm drain lines and storm water catch basins, where needed, on Proctor Street from North 38th Street northerly to the dead end.

FISCAL IMPACT:

EXPENDITURES:

FUND NUMBER & FUND NAME *	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
1060-LID PW Local Improvement District Projects	PWK-8661R-EX	5330100	\$27,852
TOTAL			\$27,852

* General Fund: Include Department

REVENUES:

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
1060-LID PW Local Improvement District Projects	PWK-8661R-FS-AD-03	6398645	\$27,852
TOTAL			\$27,852

POTENTIAL POSITION IMPACT: N/A

POSITION TITLE	PERMANENT/ PROJECT TEMPORARY POSITION	FTE IMPACT	POSITION END DATE
TOTAL			

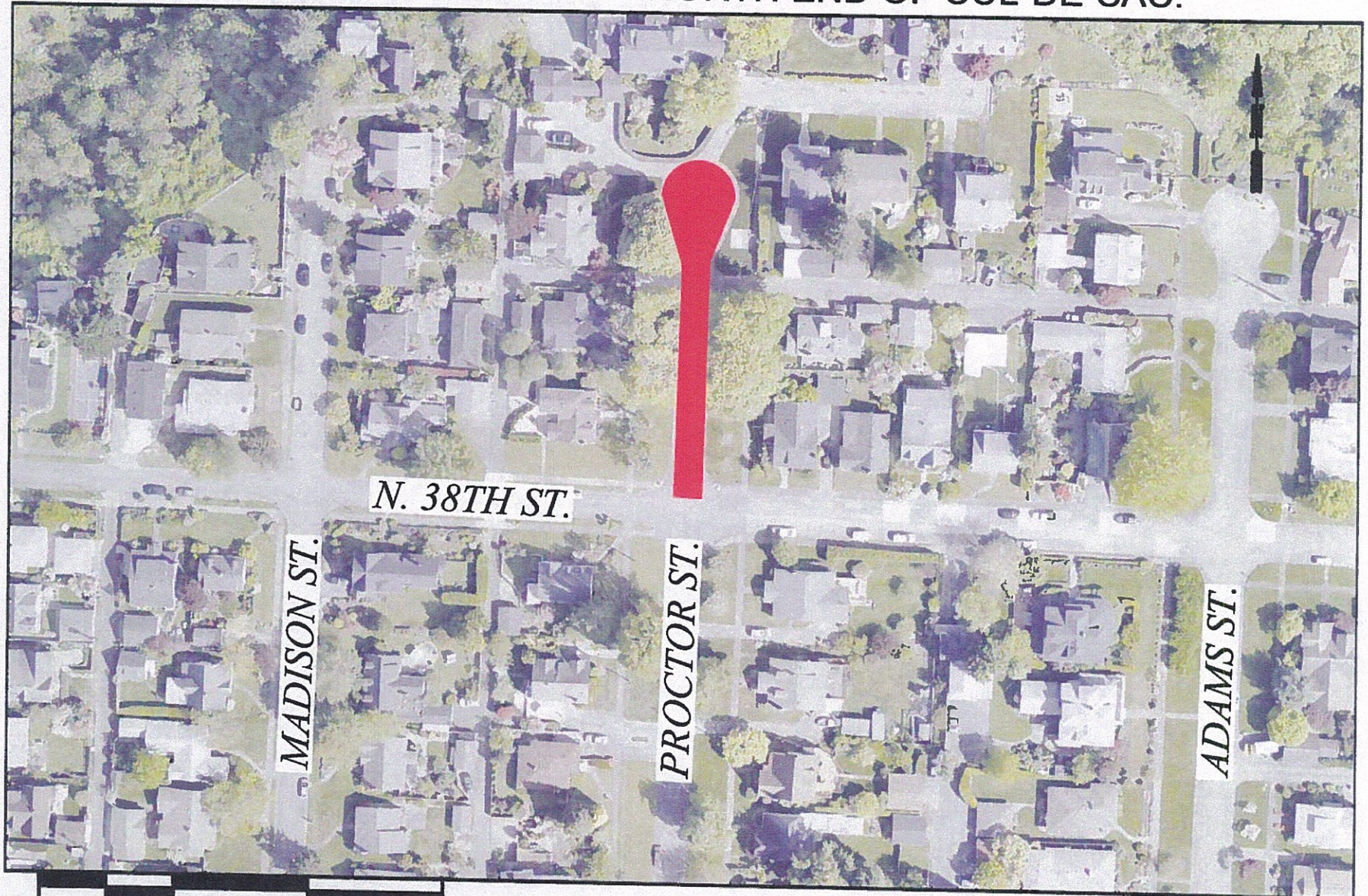
This section should only be completed if a subsequent request will be made to increase or decrease the current position count.

FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: N/A

ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? Yes

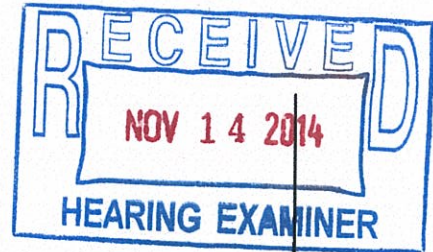
IF EXPENSE IS NOT BUDGETED, PLEASE EXPLAIN HOW THEY ARE TO BE COVERED. N/A

LID 8661 PROCTOR ST.
FROM N. 38TH ST. TO NORTH END OF CUL-DE-SAC.





RESOLUTION NO. 39036



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A RESOLUTION relating to public works and improvements; setting the date of November 17, 2014, as the date for a hearing by the Hearing Examiner to consider the construction of certain improvements and to form Local Improvement District No. 8661, in order to provide long-term financing for the improvements.

WHEREAS the existing street improvements on Proctor Street, from North 38th Street northerly to the dead end, were constructed in 1912, and the surface is badly fractured and in need of replacement, and

WHEREAS the water and wastewater mains within the neighborhood are being replaced as part of Tacoma Water Project MRP 2012-25 and Environmental Services Project ENV-04011-11, and, through an informational town hall meeting, property owners in the area requested solutions to pave the remaining street surface and opted to support the formation of a Local Improvement District ("LID"), and

WHEREAS this project would partner with Tacoma Water, Environmental Services, and neighborhood citizens to restore the street surface, leaving intact the existing brick gutters and concrete curbs, and will enhance the neighborhood by retaining some of the 100-year old charm of the existing street with a restored asphalt surface, and

WHEREAS Advisory Survey No. 8467 was returned to the Public Works Department with support from 68.16 percent of property owners within the proposed LID; Now, Therefore,



BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

1 Section 1. That it is the intention of the City Council to order the local
2 improvements described below and to pay the cost of such improvements by
3 imposing and collecting special assessments upon the real property that will
4 receive special benefit from the improvements.
5

6 Section 2. That the improvements shall consist of grinding the existing
7 asphalt surface and to place new asphalt over the existing structural section,
8 between the existing concrete curbs and brick gutters, modifying the existing
9 storm drain lines, and storm water catch basins, where needed, on Proctor Street
10 from North 38th Street north to the dead end. Such improvements may include
11 driveway entrances; sanitary sewer connections from the sewer main to the
12 property line; the removal and planting of trees; and all work necessary to
13 complete the improvement in full accordance with the plans and specifications to
14 be prepared by the City Engineer.
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17 Section 3. That the real property to be benefited by the improvements and
18 which will constitute Local Improvement District No. 8661 is described as follows:

19 Proctor Street from North 38th Street north to the dead end

20 That portion of the Southeast Quarter of the Northeast Quarter
21 of Section 25, Township 21 North, Range 02 East, W.M.,
22 described as follows:

23 Lots 4 through 9, Block 12; Lots 1 through 4, Block 13; Map of
24 Law's Addition To Tacoma City, as per plat recorded in
25 Volume 1, Page 23, filed January 3, 1870, records of Pierce
26 County Auditor.



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That portion of the Northeast Quarter of the Northeast Quarter of Section 25, Township 21 North, Range 02 East, W.M., described as follows:

That portion of Wallace's Addition to Tacoma City, as per plat recorded in Volume 1, Page 61, filed July 11, 1883, records of Pierce County Auditor, lying southerly of the following described line;

Commencing at the Southwest corner of said plat; Thence North 01°34'54" East along west line of said Wallace's Addition, a distance of 60.00 feet to the Point of Beginning of this described line;

Thence North 66° 38' 20" East, 217.41 feet, to a point on the northwesterly line of Lot 10, Block 10, of aforementioned Wallace's Addition, said point being 54.83 feet northeasterly of the Southwest corner of said Lot 10;

Thence South 57° 51' 59" East, 296.69 feet to the intersection of the northerly line of Block 10 of said plat and the South line of the Northeast quarter of the Northeast quarter of said Section 25 and the Terminus of this described line.

Together with vacated streets lying southerly of the above described line and the northerly line of Map of Law's Addition of Tacoma City;

Also together with that portion of land lying between the northerly line of Map of Law's Addition to Tacoma City and the southerly line of Wallace's Addition to Tacoma City.

All land Situate in the City of Tacoma, County of Pierce, state of Washington.

Actual assessments may vary from assessment estimates so long as the assessments do not exceed the increased true and fair value the improvements add to the property being assessed. At the option of the property owners, the assessments levied against the property shall become due and payable in cash, without interest, within 30 days after publication of notice of assessment, or in



1 ten equal annual installments with interest on deferred payments at a rate to be
2 hereafter fixed, but in no event greater than one-half percent above the rate of
3 interest fixed upon sale of bonds for the district.

4 Section 4. That the Hearing Examiner of the City of Tacoma shall conduct
5 a hearing to consider the creation of the proposed local improvement district
6 described herein. That such hearing shall be held in the City Council Chambers
7 on the first floor in the Tacoma Municipal Building, at 747 Market Street, on
8 November 17, 2014, at 5:00 p.m. That all persons who may desire to object to
9 the construction of the improvements shall do so in writing and file such complaint
10 with the City Clerk before 5:00 p.m. on Monday, November 17, 2014, or shall
11 appear and present their objections at the hearing.
12

13 Section 5. That the Director of Public Works shall submit to the Hearing
14 Examiner, at a date prior to November 17, 2014, the estimated cost of the
15 improvements; a statement of the proportionate amount thereof, which should be
16 borne by the property within the proposed Local Improvement District; a statement
17 of the aggregate actual value of the real estate, including 25 percent of the actual
18 value of the improvements thereon within the district, according to the valuation
19 last placed upon it for the purpose of general taxation; a statement in detail of the
20 local improvement assessments outstanding and unpaid against the property
21 within the district, together with a diagram or print showing the lots, tracts, and
22 parcels of land that will be specially benefited by the improvement; and the
23 estimated amount of the cost and expense of the improvements to be borne by
24 each parcel of property.
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1 Section 6. That the City Clerk shall publish this resolution in the official
2 newspaper of the City of Tacoma, as required by law.

3 Section 7. That the Director of Public Works shall give notice of the
4 hearing, as required by law.

5 Adopted OCT 28 2014

6 
7 _____
8 Mayor

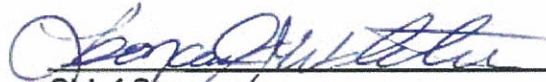
8 Attest:

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10 _____
11 City Clerk

11 Approved as to form:

11 Property description approved:

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13 _____
14 Deputy City Attorney

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14 _____
15 Chief Surveyor
16 Public Works Department

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RECEIVED
NOV 17 2014
HEARING EXAMINER
10/30/14

AFFIDAVIT OF PUBLICATION

STATE OF WASHINGTON }
COUNTY OF PIERCE } ss

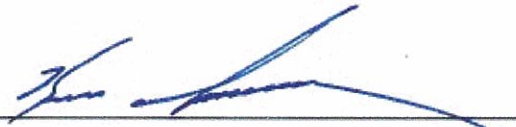
THE CITY OF TACOMA

KEN SPURRELL, being first duly sworn on oath, deposes and says that he is the Publisher of the

"TACOMA DAILY INDEX, INC."

a daily legal newspaper. That said newspaper is a legal newspaper, which, pursuant to the provisions of Chapter 213 of the 1941 Session Laws of the State of Washington, has been approved as a legal newspaper by order of the Superior Court of the State of Washington in and for Pierce County, entered on June 12, 1941, in Cause No. 84921 entitled "In the matter of the application and qualification of Tacoma Daily Index as a legal newspaper." That said newspaper has been published regularly and continually at least once a week, in the English language, as a newspaper of general circulation the city of Tacoma, Pierce County, Washington, the city where the same was published at the time of said application for approval for at least six months prior to the date of such application, and is now and during all of said time so printed, either in whole or in part, in an office maintained at the aforesaid place of publication, and the same is now and ever since said date has been so published. That the advertisement, of which the attached is a printed copy as published, was published in said newspaper 1 time(s), commencing on 10/30/14 and ending on 10/30/14, both dates inclusive. That the full amount of the fee charged for the foregoing publication is the sum of \$ 60.00. That said newspaper was generally circulated all of said time, and that said advertisement was published in the newspaper proper and not in supplement form.

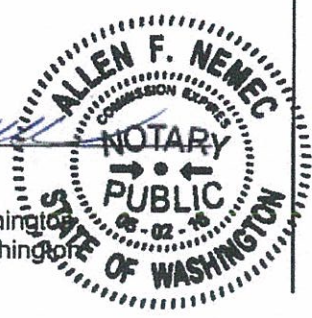
LEGAL NOTICE
CITY OF TACOMA, WASHINGTON
Notice is hereby given that the Tacoma City Council, at its regular City Council meeting of Tuesday, October 28, 2014, passed the following resolution and ordinance. The summary of the contents of said resolution and ordinance consisting of the title are as follows:
Resolution No. 39036 A resolution setting Monday, November 17, 2014, at 5:00 p.m., as the date for a hearing by the Hearing Examiner regarding Local Improvement District (LID) 8661 for the placement of new asphalt and other improvements on Proctor Street from North 38th Street north to the dead end.
Ordinance No. 28253 An ordinance requesting the Washington State Liquor Control Board to recognize the West End Alcohol Impact Area passed by Ordinance No. 28135; and imposing restrictions on off-premises alcohol sales to reduce chronic public inebriation.
The full text of the above resolution and ordinance may be viewed online at the following website, <http://www.cityoftacoma.org/RecentLegis> or at the Tacoma Municipal Building North, 733 Market Street, Room 11. You may also request an electronic copy without charge, by contacting the Tacoma City Clerk's Office at (253) 591-5505.
Doris Sonum, City Clerk
Published in the Tacoma Daily Index on Thursday, October 30, 2014.



KEN SPURRELL, Publisher

Subscribed and sworn before me this 31st day of October, 2014.





Notary Public in and for the State of Washington
Residing at Tacoma, Pierce County, Washington

ORIGINAL

AFFIDAVIT OF PUBLICATION

10/31/14

STATE OF WASHINGTON }
COUNTY OF PIERCE } ss

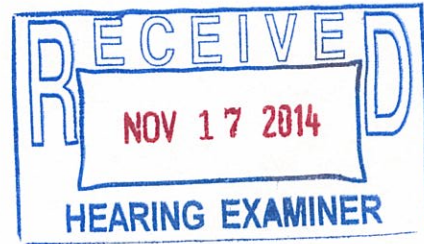
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Doris Sorum, City Clerk
Published in the Tacoma Daily Index on Friday, October 31, 2014.

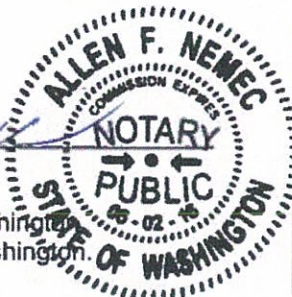


[Signature]

KEN SPURRELL, Publisher

Subscribed and sworn before me this 31st day of October, 2014.

[Signature]



Notary Public in and for the State of Washington
Residing at Tacoma, Pierce County, Washington.

ORIGINAL

**CERTIFICATE OF MAILING NOTICES OF HEARING
ON PROPOSED IMPROVEMENT**

L.I.D. Number 8661

THIS IS TO CERTIFY that the undersigned has given notice of the date of hearing on the proposed L.I.D. Number 8661 under Resolution Number 39036, to each owner or reputed owner, of any lot, tract or parcel of land or other property specially benefited by the improvement, by mailing to the owner, or reputed owner of the property, as shown on the tax rolls of the County Assessor-Treasurer of Pierce County, Washington, at the address shown thereon, a notice setting forth the nature of the proposed improvement, the total estimated cost and the estimated benefits to the particular lot, tract, or parcel of land and the date of the hearing, to be held November 17, 2014, before the Hearings Examiner, that such notice was mailed on the 31st day of October, 2014.

L.I.D. Number 8661 is for:

- **Removing the existing asphalt surface and repaving with asphalt between the existing concrete curbs and brick gutters, modifying the existing surface water drain lines and surface water catchbasins as necessary on:**

Proctor Street from North 38th Street north to the dead end

CITY ENGINEER

By 

File: LID 8661

Hearing notices for L.I.D. 8661 were mailed on October 31, 2014 to:

Stephen & Kathleen Ryan	3812 N 39 th St	Tacoma	WA	98407-5722
Stephen M Fuson	3820 N 39 th St	Tacoma	WA	98407-5722
John & Angela Connelly	3902 N Proctor	Tacoma	WA	98407-5730
John & Angela Connelly	3823 N Proctor	Tacoma	WA	98407-5730
George M & Leslie Patton	3809 N Proctor	Tacoma	WA	98407-5732
LLMR Trust	10923 Willow Heights Dr	Las Vegas	NV	89135
LLMR Trust	3823 N 38 th St	Tacoma	WA	98407
Richeson-Coffey Rev Living Trust	2607 N Junett St	Tacoma	WA	98407-6342
Richeson-Coffey Rev Living Trust	3819 N 38 th St	Tacoma	WA	98407-6122
Jonathan Chaffrey & K A Clark	3815 N 38 th St	Tacoma	WA	98407-6122
Boleslaw & Ann Zenczak	3812 N Proctor St	Tacoma	WA	98407-5731
Janice L Murphy	3808 N Proctor St	Tacoma	WA	98407-5731
Gail M Smythe	3802 N Proctor St	Tacoma	WA	98407-5731
John & Angela Connelly	3902 N Proctor	Tacoma	WA	98407-5730
Ellen T Gallinatti	3819 N 39 th St	Tacoma	WA	98407-5721
Richard R & Sarah Daniel	3807 N 39 th St	Tacoma	WA	98407-5721

ASSESSMENT ROLL LID 8661

Page 1 of 4

NOTE: 10 Year Roll

COLLECTION FEE \$60.00

Parcel No.	Taxpayer	Address	Legal Description	Asamt No.	Est Assmt.	Suppl	P.O. Disc.	P & D	P & D	& D	Final Assmt	Suppl Desc.	Land Value	Improv. Value
<u>LAWS ADDITION</u>														
520500-117-0	Stephen & Kathleen Ryan	3812 N 39th St Tacoma WA 98407-5722	The E 35 ft of Lot 4, Block 12	1	397.60	0.00	0.00	0.00	0.00	0.00	0.00		228,800	295,900
520500-118-0	Stephen M Fuson	3820 N 39th St Tacoma WA 98407-5722	The W 15 ft of Lot 4, all of Lot 5, Block 12	2	1,837.55	0.00	0.00	0.00	0.00	0.00	0.00		168,400	385,500
520500-119-0	John & Angela Connelly	3902 N Proctor Tacoma WA 98407-5730 Site Address 3823 N Proctor Tacoma WA 98407-5730	Lot 6, Block 12	3	3,037.65	0.00	0.00	0.00	0.00	0.00	0.00		136,100	337,500
520500-120-0	George M & Leslie Patton	3809 N Proctor St Tacoma WA 98407-5732	N 50 ft Lots 7 & 8, Block 12	4	1,944.30	0.00	0.00	0.00	0.00	0.00	0.00		95,700	146,600
520500-121-0	LLMR Trust	10923 Willow Heights Dr Las Vegas NV 89135 Site Address 3823 N 38th St Tacoma WA 98407	S 70 ft Lot 7, Block 12	5	1,804.35	0.00	0.00	0.00	0.00	0.00	0.00		86,400	185,000
520500-122-0	Richeson-Coffey Rev Living Trust	2607 N Junett St Tacoma, WA 98407-6342 Site Address: 3819 N 38th St Tacoma WA 98407-6122	The S 70 ft of Lot 8, Block 12	6	964.25	0.00	0.00	0.00	0.00	0.00	0.00		86,400	145,000
520500-123-0	Jonathan Chaffey & K A Clark	3815 N 38th St Tacoma WA 98407-6122	Lot 9, Block 12	7	637.55	0.00	0.00	0.00	0.00	0.00	0.00		100,800	323,600
520500-130-0	Boleslaw & Ann Zenczak	3812 N Proctor St	The S 75 ft of Lots 1 & 2,	8	2,725.50	0.00	0.00	0.00	0.00	0.00	0.00		102,900	315,100

ASSESSMENT ROLL LID 8661

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NOTE: 10 Year Roll
COLLECTION FEE \$60.00

Parcel No.	Taxpayer	Address	Legal Description	Assmt No.	Est Assmt.	Suppl	P.O. Disc.	P & Assist.	D P & Disc.	D Final Assmt	Suppl Desc.	Land Value	Improv. Value
		Tacoma WA 98407-5731	Block 13										
520500-131-0	Janice L Murphy	3808 N Proctor St Tacoma WA 98407-5731	The N 60 ft of Lots 3 & 4, Block 13	9	2,187.45	0.00	0.00	0.00	0.00	0.00		96,500	155,100
520500-132-0	Gail M Smythe	3802 N Proctor St Tacoma WA 98407-5731	The S 60 ft of Lots 3 & 4, Block 13	10	2,181.65	0.00	0.00	0.00	0.00	0.00		96,500	202,500

WALLACE ADDITION

932000-034-3	John & Angela Connelly	3902 N Proctor St Tacoma WA 98407-5730	Beg at SW Cor of WALLACE ADD th E 197.13 ft th N 151.3 ft th SWLY to a pt on the W li of sd Plat being 60 ft N of the SW Cor th S to POB tog/w foll beg at SW Cor of sd WALLACE ADD th E alg S li 152.5 ft m/l to inter ext nly of W li of cement driveway th Sly alg sd ext li to Ely ext of Block 13 of LAWS ADD th W alg sd project li 64.45 ft to NE Cor of sd Block 13 th S alg E li sd Block 45 ft to N li of S 75 ft of Lots 1 & 2 sd Block 13 th W alg sd N li 87.62 ft to W li of LAWS ADD th N alg sd W li 70.76 ft to POB	11	7,397.65	0.00	0.00	0.00	0.00	0.00		354,700	829,000
932000-023-0	Ellen T Gallinatti	3819 N 39th St	Block 10 ly E of a li ext N	12	2,244.90							266,000	451,500

ASSESSMENT ROLL LID 8661

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NOTE: 10 Year Roll
COLLECTION FEE \$60.00

Parcel No.	Taxpayer	Address	Legal Description	Assmt No.	Est Assmt.	Suppl	F.O. Disc.	P & Assist.	D P & D Disc.	Final Assmt	Suppl Desc.	Land Value	Improv. Value
		Tacoma, WA 98407-5721	from a pt 8.85 ft E of NW Cor Block 12 LAWS ADD & ly W of a li ext N from a pt 123 ft E of sd NW Cor tog/w por Alki st & Vine St vac item 4, lying sly of the foll desc li, com at SW Cor of WALLACE ADD th E 197.13 ft th N 151.3 ft to the pt of beginning, th S 59°, 35', 47" E, 130.86 ft, th S 2°, 0', 20.4" W, 87.48 to a pt being N of a li 120 ft E of NW Cor of Lot 6, Block 12 LAWS ADD										
932000-021-1	Richard R & Sarah J Daniel	3807 N 39th St Tacoma, WA 98407-5721	That part Block 10 ly E of a li running directly N from a pt 123 ft directly E from NW Cor Lot 6, Block 12 of LAWS ADD and sly of a li sd li com at a pt 114.947 ft N of a li 123 ft directly E of the NW Cor of Lot 6, Block 12, LAWS ADD to the intersection of the Nly li of Block 10 and the Sly li of WALLACE ADD	13	491.25							233,600	295,500
SUBTOTALS												2,052,800	4,067,800
LAND VALUE												2,052,800	

ASSESSMENT ROLL LID 8661

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NOTE: 10 Year Roll

COLLECTION FEE \$60.00

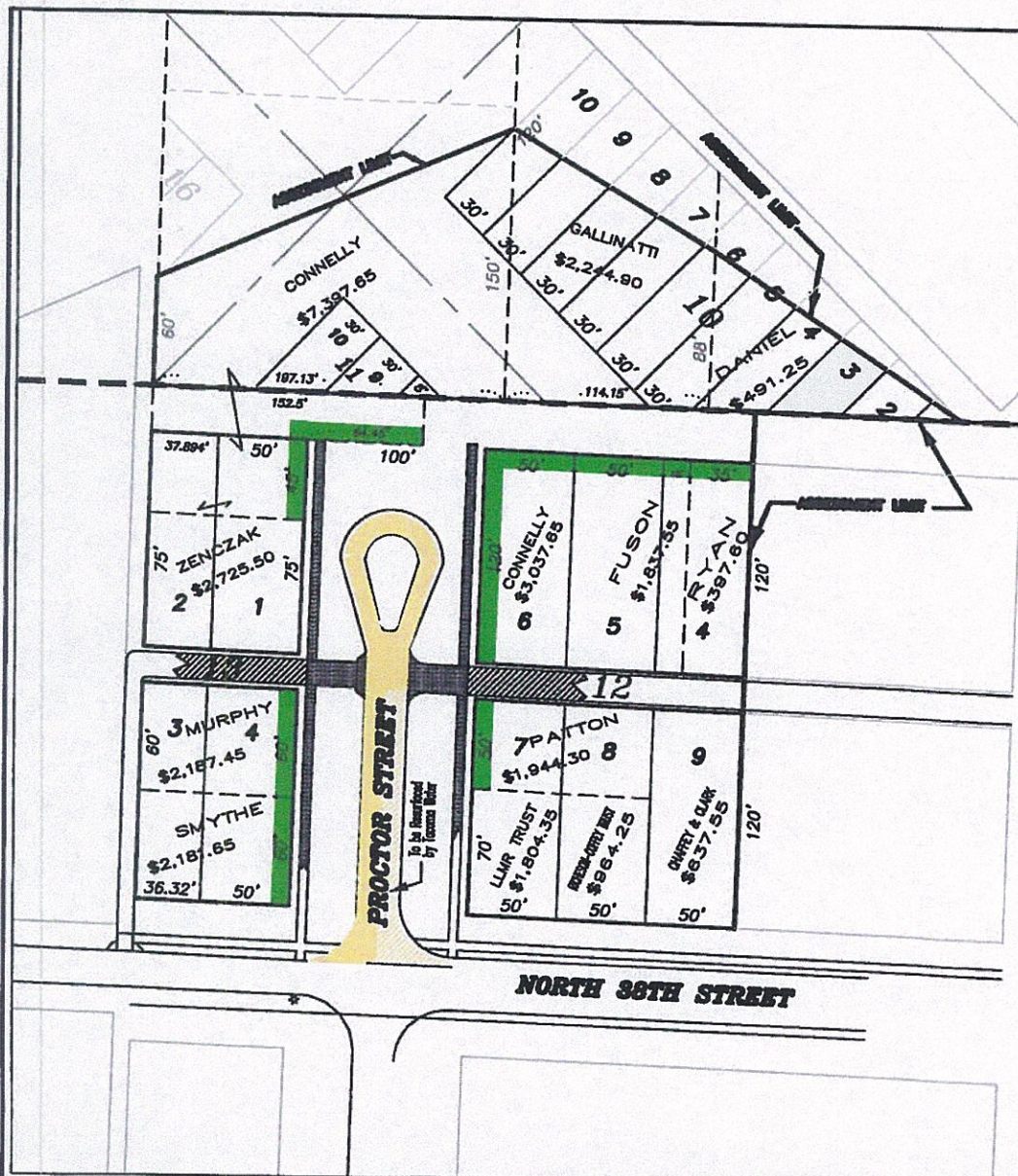
Parcel No.	Taxpayer	Address	Legal Description	Assmt No.	Est Assmt.	Suppl P.O. Disc.	P & D Disc.	P & D Disc.	Final Assmt	Suppl Desc.	Land Value	Improv. Value
1/4 IMP VALUE				1,016,950								
TOTAL VALUE				3,069,750								
TOTAL EST PO ASSMT				27,851.65								
TOTAL FINAL PO ASSMT				0.00								
CHECKED		9/24/2014 RKR										
CHECKED		_/_/_										
CHECKED		_/_/_										
CHECKED		_/_/_										
CHECKED		_/_/_										



WALLACE'S ADDITION

LAW'S ADDITION

68.16% signed the advisory survey



Actual Value Land \$	2,082,200
AM Actual Value Imp. \$	1,018,200
Total Actual Value \$	3,100,400
Total Unpaid Assessments	
Charges due against Chg. \$	4,148.00
Delinquent Accts \$	NONE
Total Owe \$	27,881.00
Am't. Assessed \$	27,881.00
Public Funds:	
LID Participation \$	NONE
Subcommittee LID \$	NONE

Exhibit 9

CITY OF WISCONSIN
 DEPARTMENT OF PUBLIC WORKS
ASSESSMENT MAP
 SHOWING PROPERTY VALUES
 ASSIGNED FOR STREET IMPROVEMENT

LID 8661

REVISION	
DATE	
BY	
APPROVED	

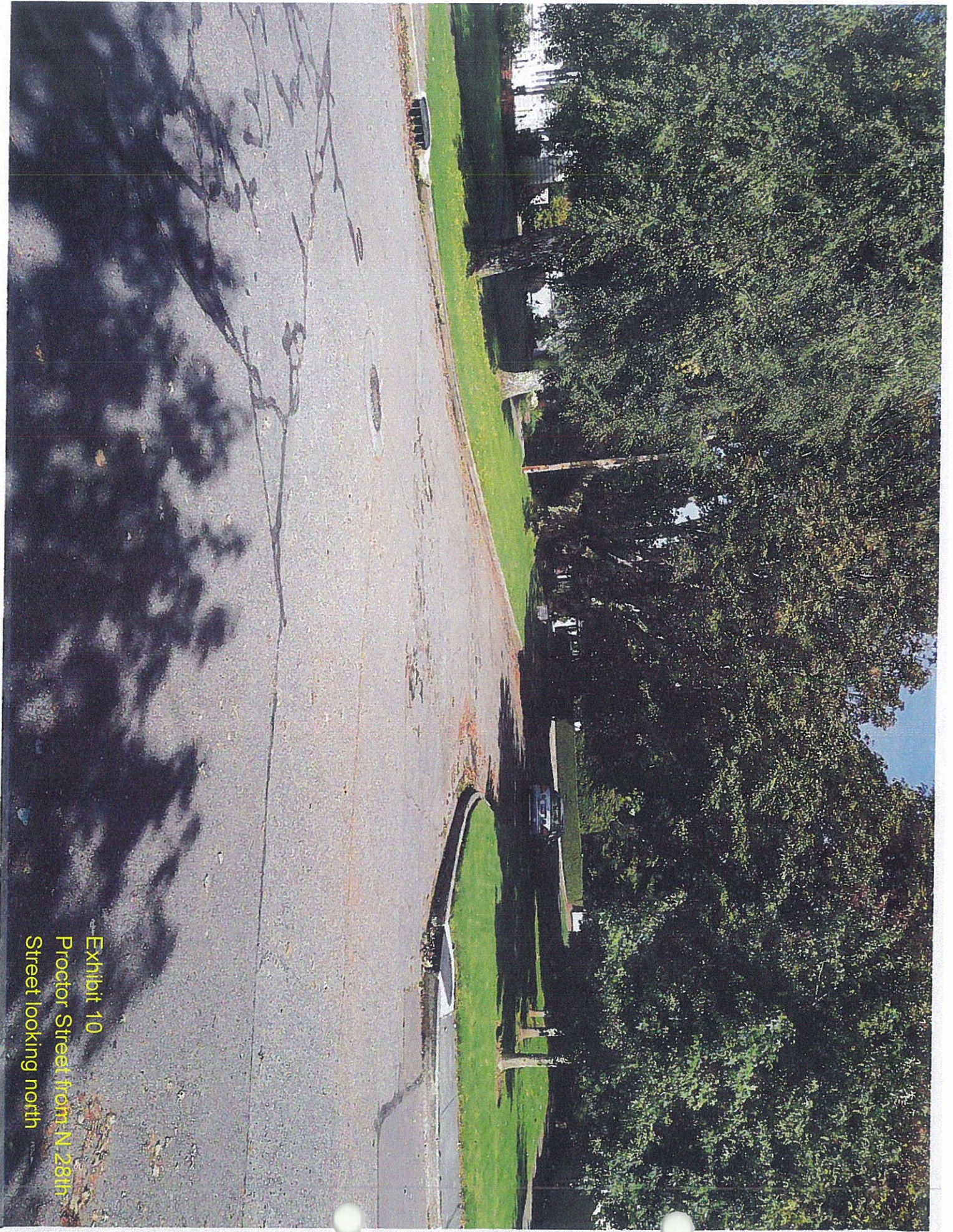
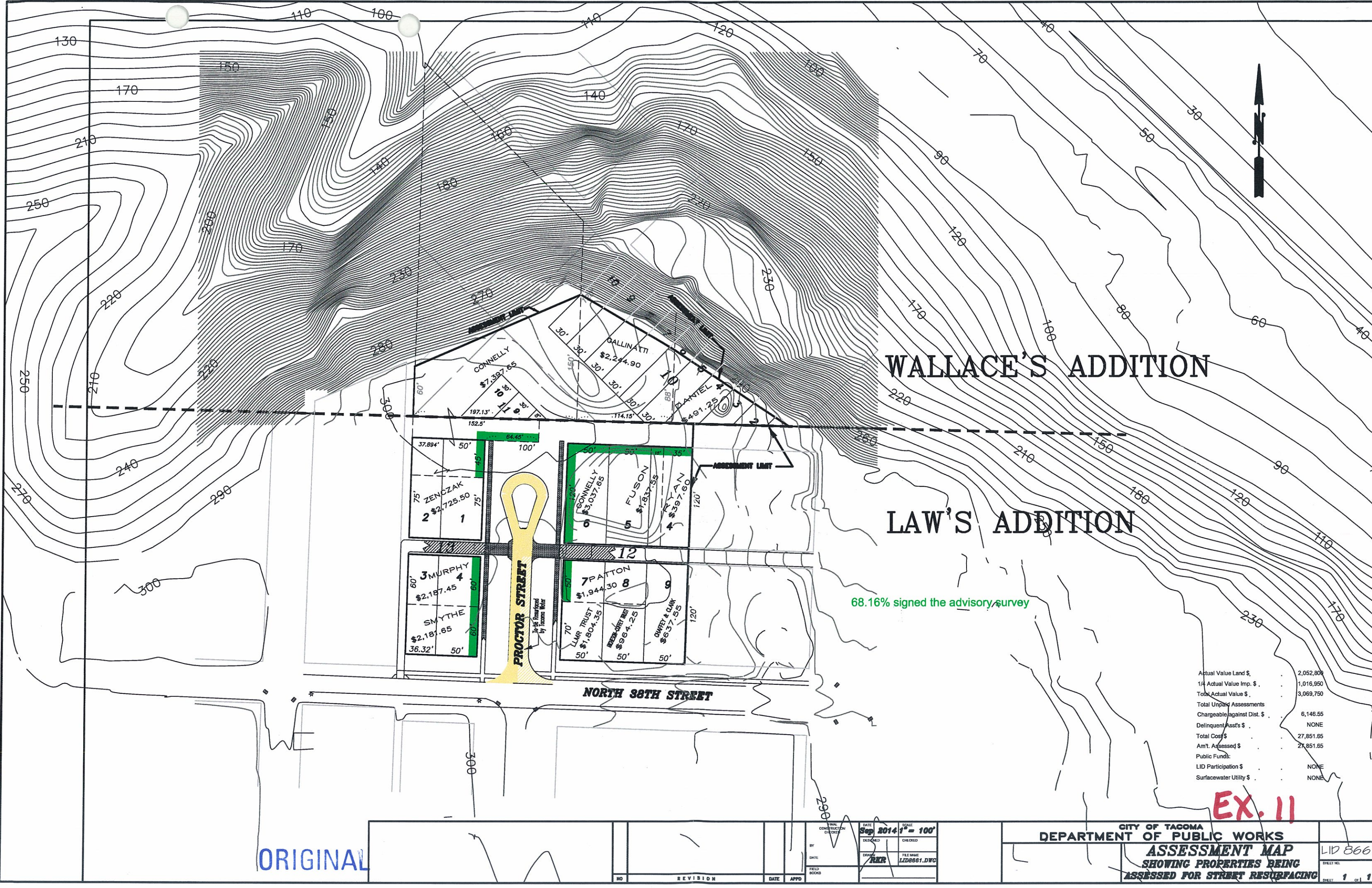


Exhibit 10
Proctor Street from N 28th
Street looking north



Exhibit 10
Proctor Street north of N 28th
Street looking north



WALLACE'S ADDITION

LAW'S ADDITION

68.16% signed the advisory survey

Actual Value Land \$	2,052,800
1/4 Actual Value Imp. \$	1,016,950
Total Actual Value \$	3,069,750
Total Unpaid Assessments Chargeable against Dist. \$	6,146.55
Delinquent Ass'ts \$	NONE
Total Cost \$	27,851.65
Am't. Assessed \$	27,851.65
Public Funds:	
LID Participation \$	NONE
Surfacewater Utility \$	NONE

EX. 11

ORIGINAL

NO	REVISION	DATE	APPD

DATE	SCALE
30p 2014	1" = 100'
DESIGNED	CHECKED
DRWN	FILE NAME
RKR	LID8861.DWG

CITY OF TACOMA
DEPARTMENT OF PUBLIC WORKS
ASSESSMENT MAP
SHOWING PROPERTIES BEING
ASSESSED FOR STREET RESURFACING

LID 8661
SHEET NO.
1 of 1