

CITY EXHIBIT LIST

HEARING DATE: Thursday, February 5, 2026, at 9:00 a.m.

FILE NUMBER: HEX2026-002 (SV 124.1454)

FILE NAME: M&A Investments Three, LLC; M&A Investments Five, LLC; CCW

EXHIBIT NUMBER	EXHIBIT DESCRIPTION	SUBMITTED BY	A	E	W	COMMENT
EX. C-1 EX. C-1R	Preliminary Report Addendum to Preliminary Report	City of Tacoma, Real Property Services ("COT, RPS")	X X			Ex. C1R filed post-hearing on 2/11/26
EX. C-2 EX. C-2R	Aerial Maps (2)	COT, RPS	X X			Ex. C-2R filed at hearing on 2/5/26
EX. C-3	Plat Map: Map of Indian Addition	COT, RPS	X			
EX. C-4	Property Ownership Map	COT, RPS	X			
EX. C-5	Petitioner's TMC 9.22.070 Criteria Memo	COT, RPS	X			
EX. C-6	Previous vacation of a portion of East N Street – City Ordinance No. 28863, also known as Pierce County recording number 202302210373	COT, RPS	X			
EX. C-7	Property Owner's Record of Survey – PC Recording No. 202503055001	COT, RPS	X			
EX. C-8	Pierce County Segregation or Combination Documentation	COT, RPS	X			
EX. C-9	Current Petitioner Street Vacation legal description and exhibit & Easement Turnaround	COT, RPS	X			
EX. C-10	Suggested Street Vacation legal description and exhibit & Easement Turnaround from May 2025	COT, RPS	X			
EX. C-11	ES Engineering Storm Sewer Easement and Site Development Conditions for approval – Comments via email	COT, RPS	X			

KEY

A = Admitted

E = Excluded

W = Withdrawn

CITY EXHIBIT LIST

HEARING DATE: Thursday, February 5, 2026, at 9:00 a.m.

FILE NUMBER: HEX2026-002 (SV 124.1454)

FILE NAME: M&A Investments Three, LLC; M&A Investments Five, LLC; CCW

EXHIBIT NUMBER	EXHIBIT DESCRIPTION	SUBMITTED BY	A	E	W	COMMENT
EX. C-12	Tacoma Water Easement – Comment via email	COT, RPS	X			
EX. C-13	PSE Easement Request – Comment via email	COT, RPS	X			
EX. C-14	Traffic Engineering Comments via email	COT, RPS	X			
EX. C-15	RPS Comments via email	COT, RPS	X			
EX. C-16	RPS/In-Lieu Fee: \$12,237.72 – Comment via email	COT, RPS	X			
EX. C-17	PDS – No Objection – Comment via email	COT, RPS	X			
EX. C-18	ES/Solid Waste – No Objection – Comment via email	COT, RPS	X			
EX. C-19	Tacoma Fire – No Objection – Comment via email	COT, RPS	X			
EX. C-20	Comcast – No Objection – Comment via email	COT, RPS	X			
EX. C-21	Lumen – No Objection – Comment via email	COT, RPS	X			
EX. C-22	Tacoma Power/HFC Network (formerly Click!) – Comment via email	COT, RPS	X			
EX. C-23	Pierce Transit – No Objection – Comment via email	COT, RPS	X			
EX. C-24	Clarifying language re: turnaround description and prev. SV work to be completed.	COT, RPS	X			Filed post-hearing on Feb. 11, 2026

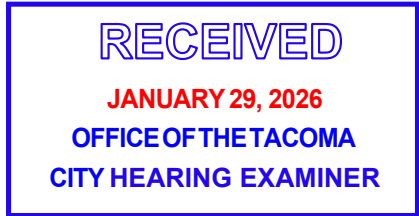
KEY

A = Admitted

E = Excluded

W = Withdrawn

Ex. C-25 ROW Vacation Filed post-hearing on Feb. 11 2026 => Admitted



PRELIMINARY REPORT

**PREPARED FOR THE HEARING EXAMINER
BY REAL PROPERTY SERVICES**

**For the Hearing to be Held
Thursday, February 5, 2026 at 9:00 AM**

**PETITIONER: M & A INVESTMENTS THREE, LLC
M & A INVESTMENTS FIVE, LLC
CCW INVESTMENTS, LLC
ITR PROPERTIES, LLC**

FILE NO. 124.1454

A. SUMMARY OF REQUEST:

Real Property Services has received a petition to vacate a portion of the alley between East M Street and East N Street, and a portion of East N Street, both between Puyallup Avenue and East 25th Street, for expanded business use and to help alleviate public safety concerns. The area is shown on the attached map, Exhibit C-2.

B. GENERAL INFORMATION:

1. Legal Description of Vacation:

ALL THAT PORTION OF THE 20.00 FOOT ALLEY LYING SOUTHERLY OF BLOCK 7442, AND NORTHERLY OF BLOCK 7541 LYING WESTERLY OF THE WESTERLY LIMITS OF VACATION ORDINANCE 20744, AND THAT PORTION LYING SOUTHERLY OF BLOCK 7440 AND NORTHERLY OF BLOCK 7539 LYING EASTERLY OF THE EXTENSION OF WEST LINE OF LOT 7 IN BLOCKS 7440 AND 7539. ALL IN THE MAP OF INDIAN ADDITION TO THE CITY OF TACOMA, AS RECORDED IN VOLUME 7 OF PLATS AT PAGES 30 AND 31, RECORDS OF PIERCE COUNTY AUDITOR.

TOGETHER WITH THAT PORTION OF EAST N STREET LYING BETWEEN THE NORTHERLY LINE OF EAST 25TH STREET AND THE SOUTHERLY LINE OF THE 20.00 FOOT ALLEY LYING BETWEEN SAID BLOCKS 7442 AND 7541;

EXCEPT THAT PORTION VACATED BY VACATION ORDINANCE 28863, RECORDED UNDER PIERCE COUNTY AUDITOR'S FILE NUMBER 202302210373.

SITUATE IN THE NE QUARTER OF THE NW QUARTER OF SECTION 10, TOWNSHIP 20 NORTH, RANGE 03 EAST, W.M., CITY OF TACOMA, PIERCE COUNTY, WASHINGTON.

2. Notification:

9.22.060 NOTICE OF PUBLIC HEARING The Public Works Department shall cause a 30-day notice to be given of the pendency of the petition by written notice posted in three of the most public places in the City, a like notice in a conspicuous place on the street or alley sought to be vacated, a like notice in a newspaper of general circulation in the City, and a like notice to the legal property owners of all property abutting the right of way requested for vacation as enumerated on the applicant's vacation petition, and to any other interested parties of record. In addition to posting notices of the hearing, the Public Works Department shall mail a copy of the notice to all owners and occupants of the property which lies within 300 feet of the street or alley to be vacated. The said notice shall contain the statement that a petition has been filed to vacate the street or alley described in the notice, together with a statement of the time and place fixed for the hearing of the petition.

In all cases where the proceeding is initiated by the City Council without a petition having been signed by the owners of more than two-thirds of the property abutting upon the part of the street or alley sought to be vacated, notice shall be sent as provided above. Failure to send notice by mail to any such property owner where the current address for such property owner is not a matter of public record shall not invalidate any proceedings in connection with the proposed street vacation.

C. PUBLIC NOTICE:

Real Property Services in conjunction with the City of Tacoma Clerk's office issued the following public notice:

The Public Hearing Notices and the yellow public notice signs were posted on December 10, 2025:

1. Placed a yellow public notice sign 139 feet southeast of the southeast corner of East M Street and Puyallup Avenue.
2. Placed a yellow public notice sign at the northeast corner of East N Street and East 25th Street.
3. Public notice memo placed into the glass display case located on the first floor of the Municipal building abutting the Finance Department.
4. Public notice memo advertised on the City of Tacoma web site at address:
<http://www.tacoma.gov/notices>
5. Public Notice advertised in the Daily Index newspaper.
6. Public Notice mailed to all parties of record within the **300** feet of vacation request.
7. Public Notice advertised on Municipal Television Channel 12.

D. PURPOSE OF REQUEST:

The Petitioner plans on acquiring the alley and street right of way between East M Street and East N Street, and a portion of East N Street, both between Puyallup Avenue and East 25th Street, for expanded business use and to help alleviate public safety concerns.

E. HISTORY:

The City acquired the alley and portion of East N Street right of way in the Map of Indian Addition to the City of Tacoma, according to map filed for record May 1, 1896 in the Office of the County Auditor.

F. PHYSICAL LAND CHARACTERISTICS:

East “N” Street, lying northerly of East 25th Street, and the alley between East M and East N Streets are compact dirt and gravel. The Street and alley abut commercial properties with chain link fencing with barbed wire and/or razor wire on the top of the chain link fencing. The right of way is mostly level, except the alley has a slight downward slope running east to west.

G. APPLICABLE SECTIONS OF THE OFFICIAL CODE OF THE CITY OF TACOMA:

9.22.010 PETITION TO VACATE AUTHORIZED: The owners of an interest in any real estate abutting on any street or alley who may desire to vacate any street or alley, or any part thereof, shall petition to the City Council to make vacation in the manner hereafter provided in this chapter and pursuant to RCW 35.79 or the City Council may itself initiate by Resolution such vacation procedure. The City Council shall require the petitioners to compensate the City in an amount which equals one-half of the appraisal value of the area vacated; provided that if the street or alley has been a public right of way for 25 years or more, the City shall be compensated in an amount equal to the full appraised value of the area vacated; provided that when the vacation is initiated by the City or the City Council deems it to be in the best interest of the City, all or any portion of such compensation may be waived. Except as provided below, one-half of the revenue received hereunder shall be devoted to the acquisition, improvement, and maintenance of public open space land and one-half may be devoted to transportation projects and the management and maintenance of other City owned lands and unimproved rights-of-way.

In the case of vacations of rights-of-way in the tide flats area, defined as easterly of the Thea Foss Waterway (inclusive of the Murray Morgan Bridge), northerly of State Route 509 and westerly of Marine View Drive, the total revenue received hereunder shall be devoted to transportation projects in the tide flats area.

9.22.040 PUBLIC’S RIGHT TO TRAVEL – UTILITIES: Vacation of any portion of a street that is designated as an arterial under Section 11.05.490 of the Municipal Code shall be of a minor

nature only and shall not unreasonably limit the public's right to travel upon said street or interfere with the ancillary right to occupy said street for utility purposes.

CRITERIA: Section 9.22.070 of the Official Code of the City of Tacoma. The following criteria have been considered:

1. That the vacation will provide a public benefit and/or will be for a public purpose.
2. That the right-of-way vacation shall not adversely affect the street pattern or circulation of the immediate area or the community as a whole.
3. That the public need shall not be adversely affected.
4. That the right-of-way is not contemplated or needed for future public use.
5. That no abutting owner becomes landlocked or his access will not be substantially impaired; i.e., there must be an alternative mode of ingress and egress, even if less convenient.
6. That vacation of right-of-way shall not be in violation of RCW 35.79.035

Regarding the above Criteria, Real Property Services finds the following:

1. The vacation is a public benefit because it places the property on the tax rolls, facilitates expanded business use, and helps to alleviate public safety concerns.
2. City of Tacoma Traffic Engineering has been consulted regarding this petition and does not object.
3. The petition has been considered by City staff and outside quasi-governmental agencies and it does not adversely affect the public need; and
4. The right of way is not needed for future public use.
5. No abutting owner becomes landlocked nor will their access be substantially impaired.
6. The vacated area is not close to a body of water as contemplated under RCW 35.79.035.

H. ADDITIONAL INFORMATION:

The area to be vacated has not been assessed for sanitary sewers and is subject to a Connection Charge In-Lieu-of-Assessment per T.M.C. 12.08.350. Should the petitioner wish to clear this item from title, please contact Public Works Department, Real Property Services, for the assessment amount. Please note that the ordinance establishing the rate of assessment is updated every few years, and the amount quoted may increase in the future. When the petitioner has submitted a development plan, an in lieu of amount will be computed.

I. PROJECT RECOMMENDATIONS:

As part of the City's review process for street vacation petitions, notice of this application was mailed to various City departments as well as many outside quasi-governmental agencies. These agencies, as noted below, have provided comments and recommended conditions to the Real Property Services Division. These comments, where appropriate, have been incorporated in the "Recommended Conditions of Approval" section of this preliminary report.

Preliminary Report – Exhibit C-1
Aerial Maps (2) – Exhibit C-2
Plat Map: Map of Indian Addition – Exhibit C-3
Property Ownership Map – Exhibit C-4
Petitioner's TMC 9.22.070 Criteria Memo – Exhibit C-5
Previous vacation of a portion of East N Street – City Ordinance No. 28863, also known as Pierce County recording number 202302210373 – Exhibit C-6

Property Owner's Record of Survey – PC Recording
No. 202503055001 – Exhibit C-7
Pierce County Segregation or Combination Documentation – Exhibit C-8

Current Petitioner Street Vacation legal description and exhibit & Easement
Turnaround Exhibit from September and October 2025– Exhibit C-9
Suggested Street Vacation legal description and exhibit & Easement Turnaround
from May 2025- Exhibit C-10

Recommended Conditions

Payment of Fees

ES/Engineering & Site Development - Storm Sewer Condition – Exhibit C-11
Tacoma Water Easement – Exhibit C-12
PSE Easement – Exhibit C-13
Traffic Engineering – Comments – Exhibit C-14
RPS Comments – Exhibit C-15

Advisory Comments

RPS/In-Lieu Fee \$12,237.72 - Exhibit 16

PDS– No Objection - Exhibit C-17
ES Solid Waste - No Objection – Exhibit C-18
Tacoma Fire– No Objection – Exhibit C-19

Comcast – No Objection – Exhibit C-20
Lumen – No Objection - Exhibit C-21
Tacoma Power/ HFC Network (formerly Click!) – No Objection (See Tacoma Water Exhibit) – Exhibit C-22
Pierce Transit – No Objection – Exhibit C-23

J. RECOMMENDED CONDITIONS OF APPROVAL:

Should this street vacation request be approved, the Real Property Services Division recommends that the following conditions be made conditions of approval for this street vacation petition.

1. PAYMENT OF FEES

The petitioner shall compensate the City in an amount equal to the full appraised value of the area vacated. One-half of the revenue received shall be devoted to the acquisition, improvement and maintenance of public open space land and one-half may be devoted to transportation projects and /or management and maintenance of other City owned lands and unimproved rights-of-way. *TMC 9.22.010*

2. ENVIRONMENTAL SERVICES ENGINEERING (ES) SITE DEVELOPMENT

- a. Please contact Teresa Dressler (253-regarding ES' comments and Christopher Johnson regarding Site Development's Comments (253-502-2164).
- b. ES and Site Development are in support of this vacation if the following is part of the process (drawing attached):

As part of AABERG's off-site improvement conditions for their construction permit, the applicant was required to improve E. 'N' Street. Work Order WO21-0039 established the improvement plans for E. 'N' Street along with some subsequent Commercial Field Revisions under FRC23-0023. The plans included paving, a public turn around a public drainage system for the road. This work was bonded for, as a requirement of the permit, but it has yet to be constructed, in part, because the applicant decided to pursue additional property acquisition and the vacation.

As a condition of the vacation, Site Development will require a Site Development permit to replace the previously conditioned off-site work resulting from building permit BLDCN21-0009 as shown in the approved plans under Work Order WO21-0039 and FRC23-0023. That work shall meet the site development standards at the time of submittal, to include meeting the private access criteria consistent with the City's Design Manual and the City's Stormwater Management Manual.

3. TACOMA WATER

- a. Please contact Greg Muller at (253) 337-3164 regarding Tacoma Water's comments.
- b. Tacoma Water requires an easement reservation over the easterly 15' of East "N" Street proposed for vacation, together with an easement reservation over that portion of the alley proposed for vacation lying easterly of the northerly production of the west line of the East "N" Street easement reservation.

No permanent structures, retaining walls, fences, or trees are permitted within the easement. Light landscaping with grass and/or small shrubbery is permitted. Tacoma Water facilities must remain accessible at all times; therefore, if a fence is installed along the perimeter, Tacoma Water must be provided keys or codes to allow 24/7 access.

If existing water facilities need to be relocated or adjusted, they will be relocated by Tacoma Water at the developer's expense.

Any damage to Tacoma Water facilities will be repaired by Tacoma Water crews at the expense of the developer.

4. PUGET SOUND ENERGY (PSE)

- a. Please contact Peyton Tamayo at (253) 218-7633 PSE's comments.
- b. PSE maintains a 1¼" and 2" intermediate pressure gas main within the proposed vacate area. PSE would like to reserve an easement for the gas facilities prior to the finalizing of the vacate.

5. PW/TRAFFIC

- a. Please contact Jennifer Kammerzell at jkammerzell@tacoma.gov regarding Traffic comments.
- b. PW/Traffic is asking for an alley turnaround to allow the gas station and other property owners along the public alley, as well as public traffic to reasonably access the alley and turnaround. The turnaround also provides service for Solid Waste to access refuse from the lowest classified street, which is the alley for the remaining properties.

Background:

This is what I sent Alex 12/20/24 [the Petitioner]: With the proposed vacation, a portion of the alley would go to each parcel and each of those parcels would only have frontage to Puyallup or E 25th St. This means that future development would require access be allowed from Puyallup or E 25th St and could be in the form of multiple driveways, which the code and city policies don't support. If you [Alex] owned all of the separate lots, or a combination so that access could be from a central point on E 25th, similar to if all parcels used the alley and East N St, that

would be acceptable. I recognize that there are properties with access on Puyallup and E 25th St currently, but with new development the goal is to consolidate driveways to the lowest classified street per code and policy. Also, the properties that you own abutting E 25th St, if sold off individually or even combined as one or two, would likely not have enough space onsite for Refuse to turnaround. That would mean the containers might have to be stored on E 25th St, which is not desirable for the city, or the site's use would be limited due to needing a large parking lot, all of which, is not desirable.

I also notice that a portion of the alley easterly of East M Street will remain open to the public. This area is near a gas station. The alley cannot dead-end. There must be a turnaround. In the end, if any portion of the alley remains public, there needs to be a way for public to turnaround and get out.

The assumption or potential is that vacated portions of the alley, or East N Street will likely be fenced off, which would require any car driving down the alley to back-up down the alley and back out on to E M St if there was not a turnaround.

Traffic doesn't care if it's a dedication or easement. Neither will require the City to maintain.

6. PW/REAL PROPERTY SERVICES

- a. Please contact Troy Stevens via email at tstevens@tacoma.gov regarding his comments.
- b. As provided to City Council to set the public hearing, a legal description and exhibit (Exhibit C-9) was used that included property the City did not intend to be vacated. As currently written, a portion of the alley would be vacated, and a right of way dedication deed would be granted, that would include part of the right of way just vacated. This is not acceptable. The legal description for the vacation must be updated to look like Exhibit C-10 to remove the portion of the alley abutting Lots 7 through 10, Block 7539; and, the mislabeled "emergency easement" must be updated to only include the private property abutting Lots 1 through 10, Block 7539, and be called "Right of Way Dedication."

K. ADVISORY COMMENTS:

7. REAL PROPERTY SERVICES (RPS) – IN-LIEU

- a. Please contact Azure Brown at (253) 591-5186 regarding RPS' In-Lieu comments.
- b. An In-Lieu amount of \$12,237.72 is due for sanitary sewer.

The amount is not required to be paid at this time; however, if the Petitioner chooses not to pay, it will be an obligation on title and the In-lieu amount may increase.

8. NO OBJECTION

No objection or additional comment was received from PDS; Environmental Services (ES)/Solid Waste; Tacoma Fire; Comcast; Lumen; Tacoma Power/HFC Network (formerly Click!), and Pierce Transit.

ATTACHMENT: Vacation Jacket containing all pertinent maps and papers.

PRELIMINARY REPORT

ADDENDUM

**PREPARED FOR THE HEARING EXAMINER
BY REAL PROPERTY SERVICES**

For the Hearing that was Held
Thursday, February 5, 2026 at 9:00 AM

**PARTIAL UPDATE TO RECOMMENDED CONDITIONS OF APPROVAL TO
UPDATE ITEMS J.2 AND J.5:**

J.2 ENVIRONMENTAL SERVICES ENGINEERING (ES)

- a) Please contract Teresa Dressler at tdressler@tacoma.gov regarding ES' comments:
- b) ES supports the street vacation as long as an easement is reserved in the ordinance for the sanitary sewer easement over the westerly 100 feet of the alley vacate.

J.5 PW/TRAFFIC

- a) Please contact Jennifer Kammerzell at jkammerzell@tacoma.gov regarding Traffic comments.
- b) PW/Traffic supports the street vacation; however, a public access turnaround easement must be granted over Lots 7 through 9, Block 7539, of the Map of Indian Addition, as shown in the attached exhibit known as "Revised turn around easement 2-4-26;" and

PW/Traffic also requests that a public access easement be reserved in the City ordinance for a public access easement over the proposed vacated right of way abutting Lots 7 through 9, Block 7539.

J.6 PW/REAL PROPERTY SERVICES

Comment updated and moved to advisory comment (K-9)

NEW ADVISORY COMMENT K.9 AND K.10:

K.9 PW/REAL PROPERTY SERVICES

Real Property Services' prior comments have been resolved. The legal description for the vacated area has been confirmed by PW/Survey (attached); said legal description, as previously mentioned, was used to set the hearing for the vacate area. The legal description and exhibit for the turnaround have also been confirmed and approved by PW/Survey (attached).

K.10 ENVIRONMENTAL SERVICES/SITE DEVELOPMENT

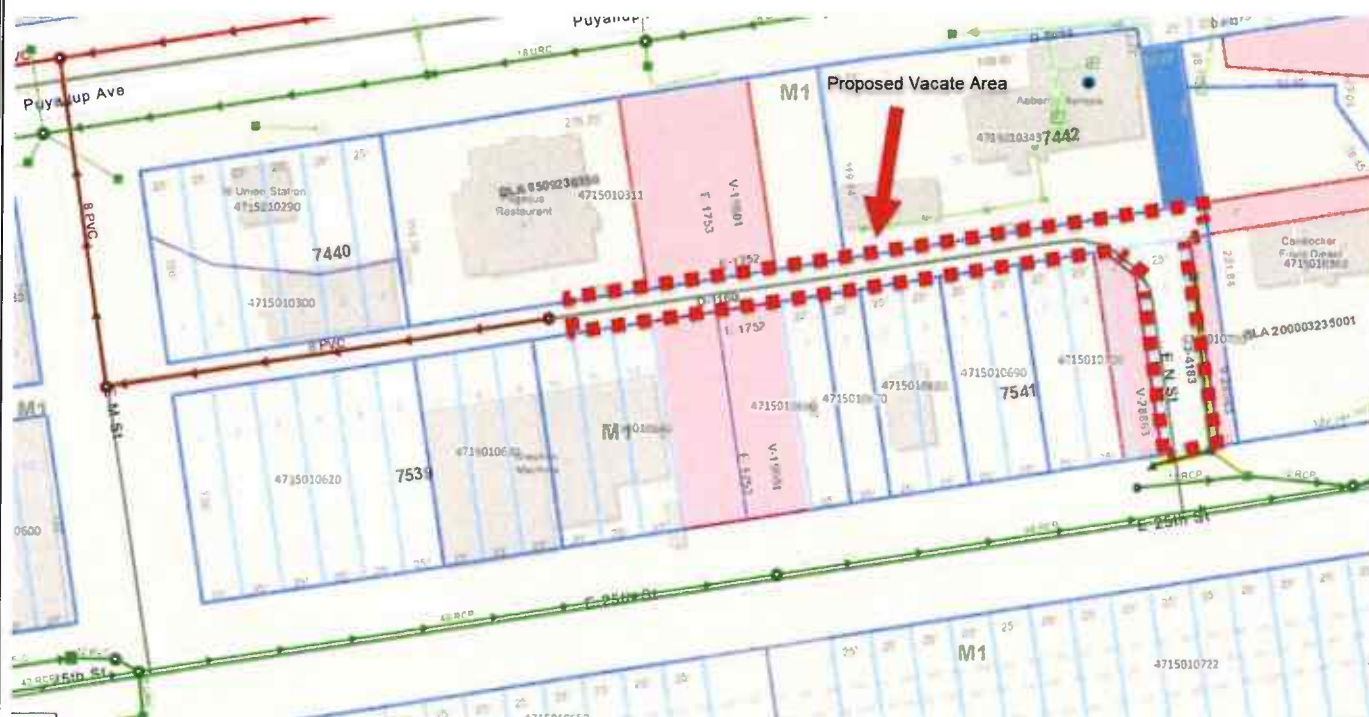
- a) Please contact Christopher Johnson at cjohnson@tacoma.gov regarding Site Development's comments:
- b) Site Development supports the street vacation; however, the Petitioner is advised, with the approval of this vacation, the currently approved permit under WO21-0039 will need to be revised and turned into a Site Development Permit.

Release of the performance bond for Work Order WO21-0039 shall be contingent upon submittal of the Site Development Permit and completion of the work as approved under the new Site development permit that will replace the Work Order.

RECEIVED

JANUARY 29, 2026

OFFICE OF THE TACOMA
CITY HEARING EXAMINER



**M&A INVESTMENTS THREE, LLC
STREET VACATION NO. 124.1454**

**PTN. OF THE ALLEY BETWEEN EAST M ST. & EAST N ST., AND PTN. OF EAST N ST. BETWEEN
PUYALLUP AVE & EAST 25TH ST.**

NW 1/4 SEC. 10, T20N, R3E

NOT TO SCALE



**M&A INVESTMENTS THREE, LLC
STREET VACATION NO. 124.1454**

**PTN. OF THE ALLEY BETWEEN EAST M ST. & EAST N ST., AND PTN. OF EAST N ST. BETWEEN
PUYALLUP AVE & EAST 25TH ST.**

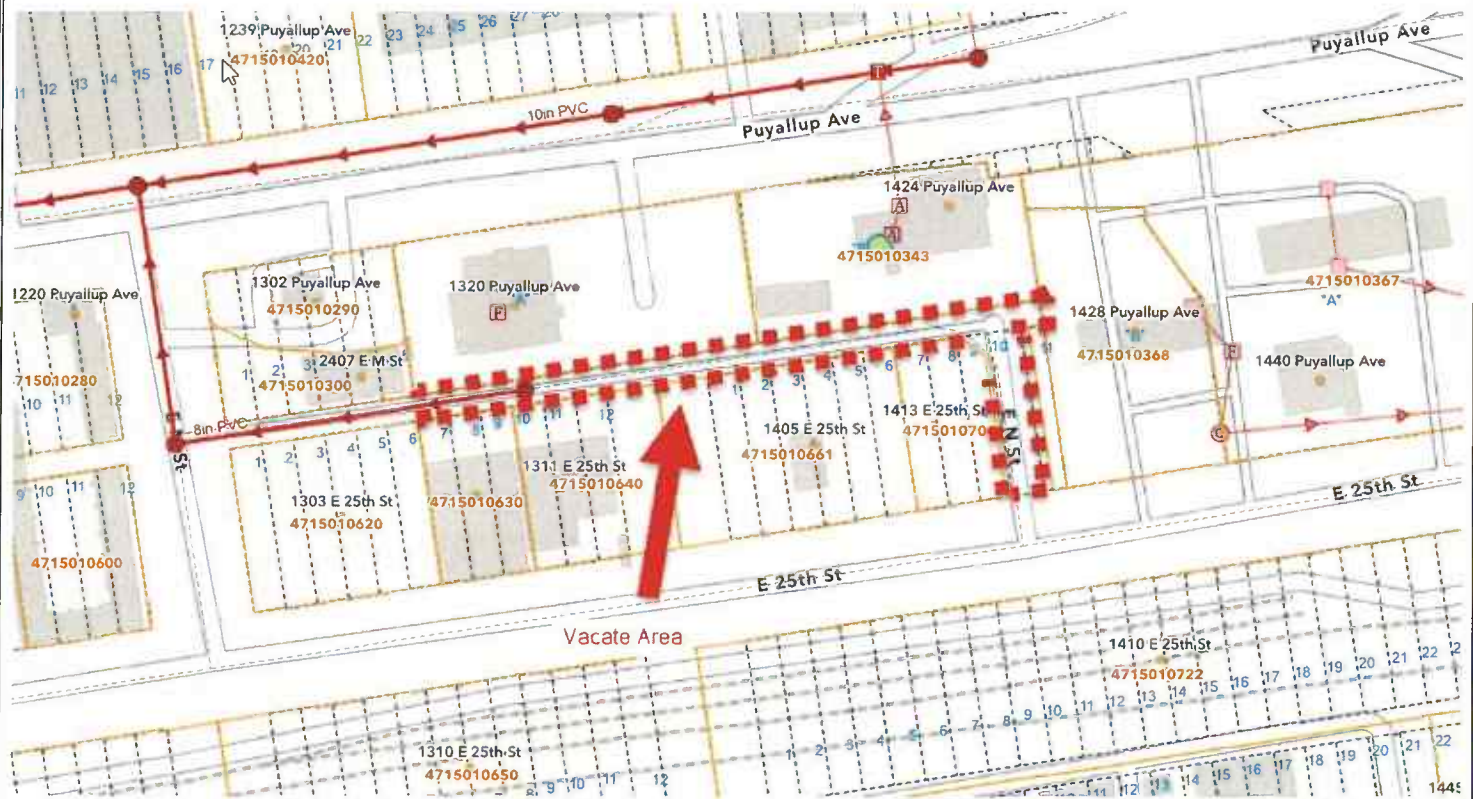
NW 1/4 SEC. 10, T20N, R3E

NOT TO SCALE



EXHIBIT C-2R

RECEIVED
February 5, 2026
HEARING EXAMINER



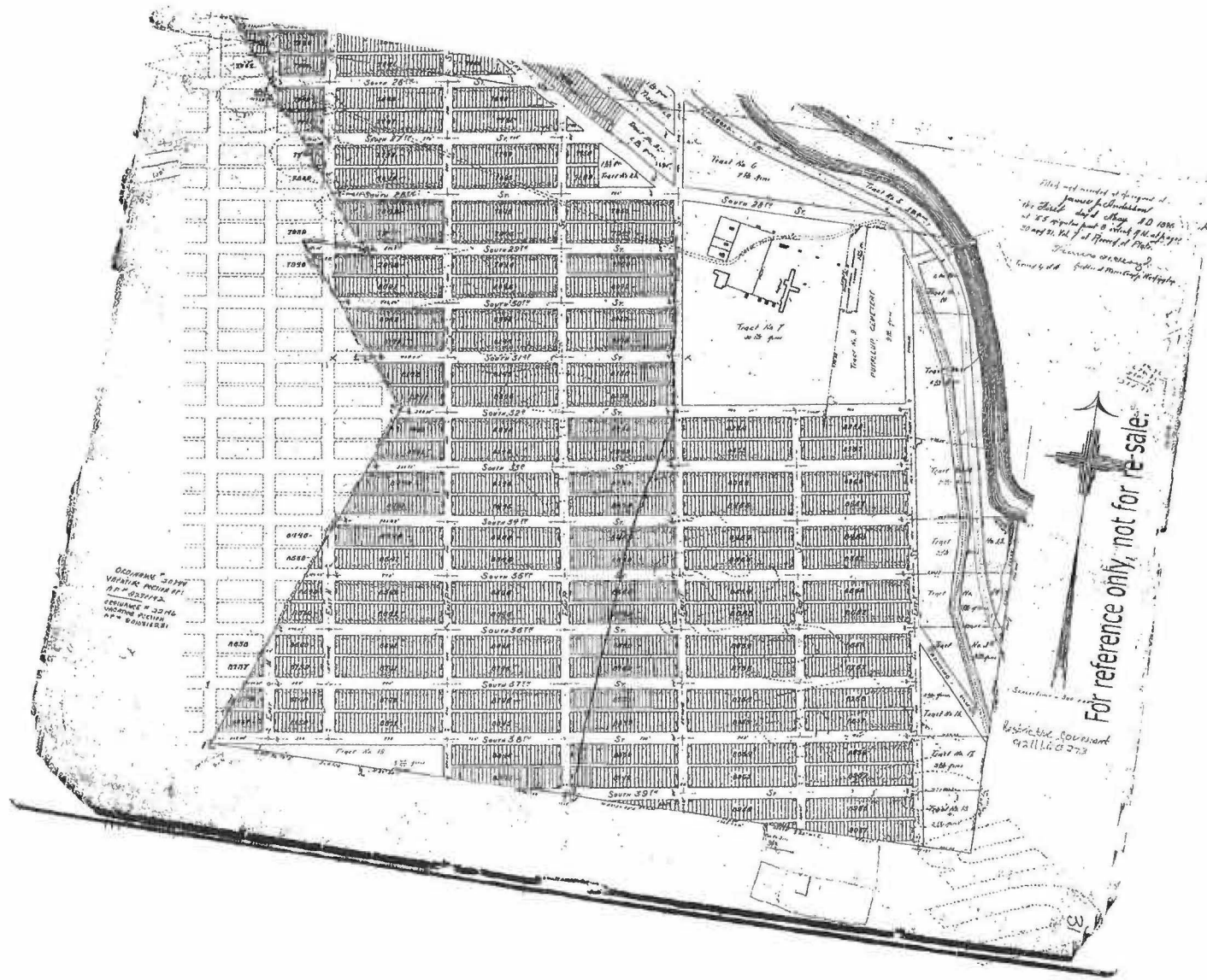
M&A INVESTMENTS THREE, LLC

STREET VACATION NO. 124.1454

**PTN. OF THE ALLEY BETWEEN EAST M ST. & EAST N ST., AND PTN. OF EAST N ST. BETWEEN
PUYALLUP AVE & EAST 25TH ST.**

NW 1/4 SEC. 10, T20N, R3E

NOT TO SCALE



DICHIRING 2037
 VANDER POOL 1871
 A.P. 1871
 SCHWARTZ 1871
 VAN DER POOL 1871
 A.P. 1871

This map is a detailed
 plan of the city of
 New York, and is
 a copy of the original
 map of the city of
 New York, as it
 appeared in 1871.

For reference only, not for re-sale

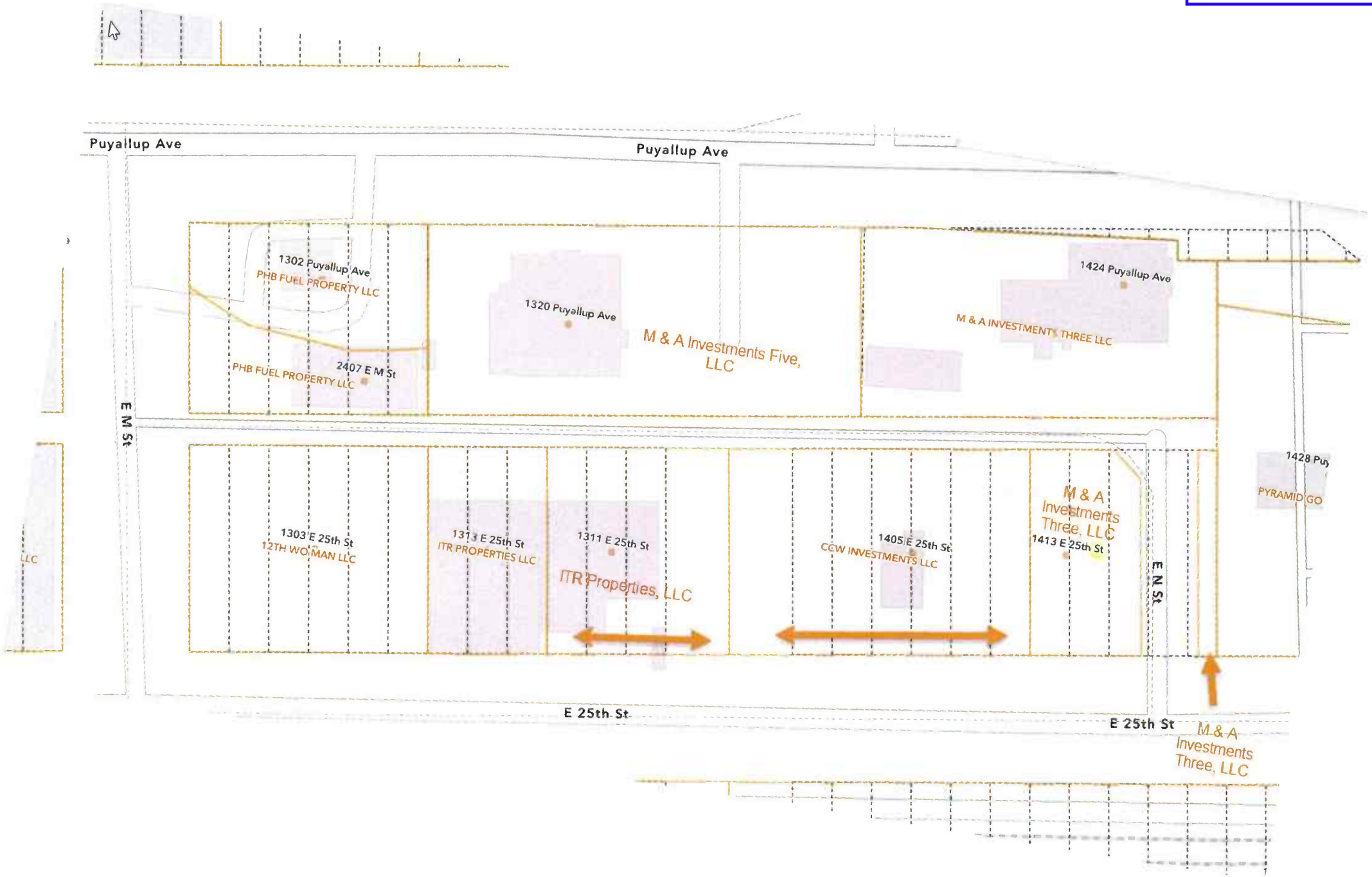
Restricted to owners
 921160373

EXHIBIT C-4

RECEIVED

JANUARY 29, 2026

OFFICE OF THE TACOMA
CITY HEARING EXAMINER



RECEIVED

JANUARY 29, 2026

OFFICE OF THE TACOMA
CITY HEARING EXAMINER

Alexx Bacon

1424 Puyallup Ave

Tacoma Wa 98421

253-272-1138 or 253-606-6389

City of Tacoma

Planning and Development Services

747 Market Street, Room 345

Tacoma, WA 98402

Dear Members of the Planning and Development Services Department,

I am writing as the primary landowner of 1424 and 1320 Puyallup ave and 1413-1401 E25th ST to formally request the vacation of the alley located adjacent to my property. This request is made in consideration of the public benefit, as well as the improvement of surrounding property values and the safety of our community.

I believe this vacation meets all criteria as outlined in Tacoma's right-of-way vacation process, as follows:

Public Benefit and Purpose: The primary reason for requesting this vacation is to reduce criminal activity in the area. The alley has unfortunately become a hotspot for illegal activities, including drug use and homeless encampments, which pose significant safety concerns for neighboring businesses and the public. Closing off this alley would eliminate a hiding place for these activities and substantially enhance the safety and well-being of the community.

Impact on Street Pattern and Circulation: The removal of this alley will not negatively impact traffic flow or the overall street pattern in the area. In fact, none of the businesses in the vicinity would be affected by the closure, as they do not rely on the alley for access. Additionally, I am willing to grant the City easements to ensure necessary access for public services.

Public Need: The public need for the alley is minimal. It currently does not serve a critical transportation function and has limited public use beyond access to my property. Following the vacation, public access to my property will still be available through other points.

Future Public Use: There are no foreseeable future plans for the City's use of this alley, as there is no available land for public expansion or development in the surrounding area. As such, the City would not be hindered in any future development efforts by this vacation.

Access for Abutting Owners: One neighboring landowner may lose rear access to their building; however, I am committed to mitigating this issue by excavating my abutting property to street level. This will provide them with adequate access to the rear of their building. Therefore, no abutting property owner will be landlocked or left without reasonable access.

Compliance with RCW 35.79.035: This vacation request complies with RCW 35.79.035 and will not conflict with any other state or local regulations.

In addition to improving public safety, vacating the alley will allow me to expand my business operations, contributing to local economic growth and enhancing property values for myself and neighboring businesses. A larger lot size will enable further development of my property, which will benefit the broader Tacoma community.

I appreciate your consideration of this request and look forward to working together to create a safer, more prosperous environment in our area.

Thank you for your time and attention to this matter. Please do not hesitate to contact me should you have any questions or require additional information.

Sincerely,

Alexx Bacon

Aaberg's Rental, M & A Investments 3 and 5, CCW Investments.

202302210373

Electronically Recorded

Pierce County, WA EWILLIA

02/21/2023 12:57 PM

Pages: 5

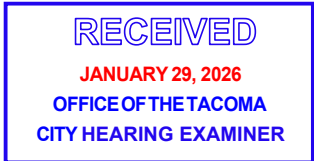
Fee: \$207.50

Name & Return Address:

City of Tacoma - City Clerk's Office

733 Market Street, Room 11

Tacoma, WA 98402-3769



Washington State Recorder's Cover Sheet (RCW 65.04) Please print legibly or type information.

Document Title(s) Ordinance No 28863
Grantor(s) City of Tacoma ____ Additional Names on Page ____ of Document
Grantee(s) ____ Additional Names on Page ____ of Document
Legal Description (Abbreviated: i.e., lot, block & subdivision name or number OR section/township/range and quarter/quarter section) Two portions of East "N" Street on opposite sides in the same block, lying north of East 25th Street, M & A Investments Three, LLC, 124.1427 Complete Legal Description on Page ____ of Document
Auditor's Reference Number(s)
Assessor's Property Tax Parcel/Account Number(s)
Non Standard Fee \$50.00 By signing below, you agree to pay the \$50.00 non standard fee. I am requesting an emergency non standard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document. _____ Signature of Party Requesting Non Standard Recording NOTE: Do not sign above or pay additional \$50.00 fee if document meets margin/formatting requirements. The Auditor/Recorder will rely on the information provided on this cover sheet. Staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.



ORDINANCE NO. 28863

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AN ORDINANCE related to the vacation of City right-of-way; vacating two portions of East "N" Street on opposite sides in the same block, lying north of East 25th Street, to facilitate expanded and future use of the property; and adopting the Hearing Examiner's Findings, Conclusions, and Recommendations related thereto.

WHEREAS all steps and proceedings required by law and by resolution of the City Council to vacate the portions of the right-of-way hereinafter described have been duly taken and performed; Now, Therefore,

BE IT ORDAINED BY THE CITY OF TACOMA:

Section 1. That the City Council hereby adopts the Hearing Examiner's Findings, Conclusions, and Recommendations as contained in the Hearing Examiner's Report and Recommendation to the City Council bearing File No. 124.1427 and dated November 14, 2022, which Report is on file in the office of the City Clerk.



1
2 Section 2. That the two portions of East "N" Street on opposite sides in
3
4 the same block, lying north of East 25th Street, legally described as follows:

5 THAT PORTION OF THE EAST "N" STREET AND BEING A
6 PORTION OF THE NORTHEAST QUARTER OF THE
7 NORTHWEST QUARTER, OF SECTION 10, TOWNSHIP 20
8 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, IN
9 PIERCE COUNTY, WASHINGTON; SAID PORTION BEING
10 DESCRIBED AS FOLLOWS:

11 **EASTERLY VACATION AREA**

12 BEGINNING AT THE SOUTHWEST CORNER OF PARCEL "A"
13 AS SHOWN ON RECORD OF SURVEY, RECORDED UNDER
14 AUDITOR'S FILE NUMBER 9003010095 OF SAID COUNTY;
15 THENCE ALONG THE NORTH RIGHT-OF-WAY MARGIN OF
16 EAST 25TH STREET, SOUTH 82°39'39" WEST, 12.00 FEET;
17 THENCE LEAVING SAID MARGIN, NORTH 7°17'29" WEST,
18 129.67 FEET MORE OR LESS TO THE SOUTH LINE OF A
19 20.00 FOOT WIDE PUBLIC ALLEY LYING BETWEEN
20 BLOCKS 7442 AND 7541 AS SHOWN ON A PLAT ENTITLED
21 "INDIAN ADDITION TO THE CITY OF TACOMA", RECORDED
22 IN VOLUME 7 OF PLATS AT PAGES 30 AND 31, RECORDS
23 OF PIERCE COUNTY; THENCE ALONG SAID SOUTH LINE,
24 NORTH 82°39'40" EAST, 12.00 FEET MORE OR LESS TO THE
25 WESTERLY LINE OF SAID PARCEL "A"; THENCE ALONG
26 SAID WESTERLY LINE OF SAID PARCEL, SOUTH 7°17'29"
EAST, 129.68 FEET TO THE POINT OF BEGINNING

AND

WESTERLY VACATION AREA

COMMENCING AT THE SOUTHWEST CORNER OF PARCEL
"A" AS SHOWN ON RECORD OF SURVEY, RECORDED
UNDER AUDITOR'S FILE NUMBER 9003010095 OF SAID



1
2 COUNTY; THENCE ALONG THE NORTH RIGHT-OF-WAY
3 MARGIN OF EAST 25TH STREET, SOUTH 82°39'39" WEST,
4 71.50 FEET TO THE SOUTHEAST CORNER OF THE
5 PROPERTY DESCRIBED IN STATUTORY WARRANTY DEED,
6 RECORDED UNDER AUDITOR'S FILE NUMBER
7 201102040259 OF SAID COUNTY (PROPERTY SHOWN ON A
8 RECORD OF SURVEY, RECORDED UNDER AUDITOR'S FILE
9 NUMBER 201102255003 OF SAID COUNTY) AND POINT OF
10 BEGINNING; THENCE LEAVING SAID MARGIN, NORTH
11 7°17'29" WEST, 129.68 FEET MORE OR LESS TO THE
12 SOUTH LINE OF A 20.00 FOOT WIDE PUBLIC ALLEY LYING
13 BETWEEN BLOCKS 7442 AND 7541 AS SHOWN ON A PLAT
14 ENTITLED "INDIAN ADDITION TO THE CITY OF TACOMA",
15 RECORDED IN VOLUME 7 OF PLATS AT PAGES 30 AND 31,
16 RECORDS OF PIERCE COUNTY; THENCE ALONG SAID
17 SOUTH LINE, NORTH 82°39'40" EAST, 6.49 FEET; THENCE
18 LEAVING SAID SOUTH LINE, SOUTH 50°40'48" EAST, 24.77
19 FEET; THENCE SOUTH 7°17'29" EAST, 111.66 FEET MORE
20 OR LESS TO AFORESAID NORTH MARGIN OF EAST 25TH
21 STREET; THENCE ALONG SAID MARGIN, SOUTH 82°39'39"
22 WEST, 23.50 FEET TO THE POINT OF BEGINNING.

23
24 SITUATE IN THE CITY OF TACOMA, COUNTY OF PIERCE,
25 STATE OF WASHINGTON.
26

is hereby vacated, and the land so vacated is hereby surrendered and
attached to the property bordering thereon, as a part thereof, and all right or
title of the City in and to the portion of the right-of-way so vacated does
hereby vest in the owners of the property abutting thereon, all in the manner
provided by law; provided, however, that there is hereby retained and



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reserved, pursuant to the statutes of the state of Washington, the following easements, to-wit:

Tacoma Water

Tacoma Water has a reservation of a City utility easement over the easterly 12 feet of East "N" Street between East 25th Street and the Puyallup Avenue alley.

Passed February 7, 2023

M. Woodards
Mayor

Attest:

Doris Soum
City Clerk

Approved as to form:

[Signature]
Deputy City Attorney

Property description approved:

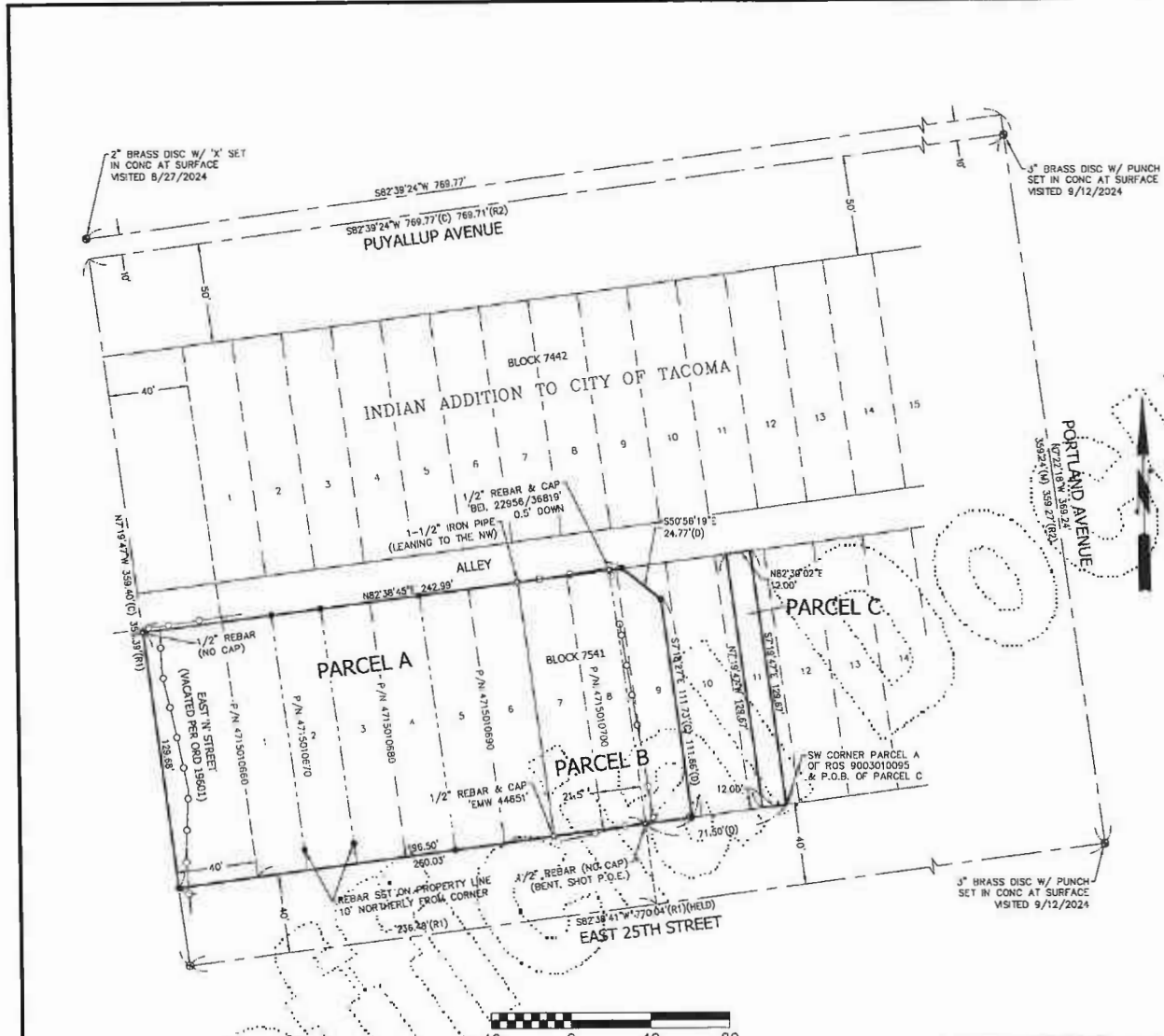
Cary C. Allen
Chief Surveyor
Public Works Department

Location: Two portions of East "N" Street on opposite sides in the same block, lying north of East 25th Street

Petitioner: M & A Investments Three, LLC

Request No.: 124.1427

EXHIBIT C-7



LEGAL DESCRIPTION
 (PER FIDELITY NATIONAL TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE NO. 611344096, DATED SEPTEMBER 5, 2024)
 PARCEL A: (P/N: 471501-066-0, 471501-067-0, 471501-068-0, & 471501-069-0) LOTS 1 THROUGH 6, BLOCK 7541, MAP OF THE INDIAN ADDITION TO THE CITY OF TACOMA, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGES 30 AND 31, RECORDS OF PIERCE COUNTY, WASHINGTON; TOGETHER WITH THE EAST HALF OF EAST N STREET ABUTTING SAID LOT 1 ON THE WEST, VACATED BY ORDINANCE NO. 19601 OF THE CITY OF TACOMA AND RECORDED UNDER RECORDING NO. 2452223, WHICH UPON VACATION ATTACHED TO SAID PREMISES BY OPERATION OF LAW.

PARCEL B: (P/N: 471501-070-0) LOT 7 AND THE WEST 21.5 FEET OF LOT 8, BLOCK 7541, MAP OF THE INDIAN ADDITION TO THE CITY OF TACOMA, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGES 30 AND 31, RECORDS OF PIERCE COUNTY, WASHINGTON;
 TOGETHER WITH THAT PORTION OF VACATED EAST N STREET PURSUANT TO THE CITY OF TACOMA ORDINANCE NO. 28863, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF PARCEL A AS SHOWN ON THE RECORD OF SURVEY, RECORDED UNDER RECORDING NO. 9003010095, RECORDS OF PIERCE COUNTY, WASHINGTON;

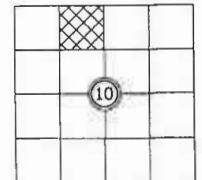
THENCE SOUTH 82°39'39" WEST, ALONG THE NORTH RIGHT-OF-WAY MARGIN OF EAST 25TH STREET, 71.50 FEET TO THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED IN STATUTORY WARRANTY DEED, RECORDED UNDER RECORDING NO. 201102D40259, RECORDS OF PIERCE COUNTY, WASHINGTON (PROPERTY SHOWN ON THE RECORD OF SURVEY, RECORDED UNDER RECORDING NO. 201102255003, RECORDS OF PIERCE COUNTY, WASHINGTON) AND POINT OF BEGINNING;
 THENCE NORTH 7°17'29" WEST, LEAVING SAID MARGIN, 129.68 FEET, MORE OR LESS, TO THE SOUTH LINE OF A 20.00-FOOT-WIDE PUBLIC ALLEY LYING BETWEEN BLOCKS 7442 AND 7541 AS SHOWN ON THE MAP OF THE INDIAN ADDITION TO THE CITY OF TACOMA, RECORDED IN VOLUME 7 OF PLATS AT PAGES 30 AND 31, RECORDS OF PIERCE COUNTY, WASHINGTON;
 THENCE NORTH 82°39'40" EAST, ALONG SAID SOUTH LINE, 6.49 FEET;
 THENCE SOUTH 50°40'48" EAST, LEAVING SAID SOUTH LINE, 24.77 FEET;
 THENCE SOUTH 7°17'29" EAST, 111.66 FEET, MORE OR LESS, TO AFORESAID NORTH MARGIN OF EAST 25TH STREET;
 THENCE SOUTH 82°39'39" WEST, ALONG SAID MARGIN, 23.50 FEET TO THE POINT OF BEGINNING.

PARCEL C:
 (PER QUIT CLAIM DEED, AFN 202411070279) DESCRIBED AS THE EASTERLY VACATION AREA IN CITY OF TACOMA ORDINANCE NO. 28863, RECORDED IN PIERCE COUNTY UNDER AUDITOR'S FILE NO. 202302210373, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL 'A' AS SHOWN ON RECORD OF SURVEY, RECORDED UNDER AUDITOR'S FILE NUMBER 9003010095 OF SAID COUNTY;
 THENCE ALONG THE NORTH RIGHT-OF-WAY MARGIN OF EAST 25TH STREET SOUTH 82°39'39" WEST, 12.00 FEET;
 THENCE LEAVING SAID MARGIN, NORTH 7°17'29" WEST, 129.67 FEET, MORE OR LESS, TO THE SOUTH LINE OF A 20.00 FOOT WIDE PUBLIC ALLEY LYING BETWEEN BLOCK 7442 AND 7541, AS SHOWN ON A PLAT ENTITLED "INDIAN ADDITION TO THE CITY OF TACOMA", RECORDED IN VOLUME 7 OF PLATS AT PAGES 30 AND 21, RECORD OF PIERCE COUNTY;
 THENCE ALONG SAID SOUTH LINE, NORTH 82°39'40" EAST, 12.00 FEET, MORE OR LESS, TO THE WESTERLY LINE OF SAID PARCEL 'A';
 THENCE ALONG SAID WESTERLY LINE OF SAID PARCEL, SOUTH 7°17'29" EAST, 129.68 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

- LEGEND**
- MONUMENT FOUND AS NOTED
 - ⊙ CALCULATED MONUMENT POSITION
 - CORNER FOUND AS NOTED
 - SET 1/2" REBAR & CAP, BATTERY 30425
 - GATE POST
 - CHAIN LINK FENCE
 - (C) CALCULATED DISTANCE
 - (M) MEASURED DISTANCE



METHOD OF SURVEY AND FIELD EQUIPMENT UTILIZED:
 CONVENTIONAL FIELD TRAVERSE METHODS (UTILIZING A TRIMBLE S5 AND/OR SX12 TOTAL STATION) AND GPS RTK ROVER METHODOLOGY
 THIS SURVEY COMPLIES WITH ALL STANDARDS AND GUIDELINES OF THE "SURVEY RECORDING ACT" CHAPTER 58.09 RCW AND 332-130 WAC

SURVEYOR'S REFERENCE
 (R1) RECORD OF SURVEY, AFN 201102255003
 (R2) RECORD OF SURVEY, AFN 9003010095

BASIS OF BEARING
 NAD 83/11 WASHINGTON SOUTH ZONE
 ESTABLISHED USING GPS RTK ROVER CONSTRAINED TO THE WASHINGTON STATE REFERENCE NETWORK (WSRN) STATIONS

AUDITOR'S CERTIFICATE
 FILED FOR RECORD THIS 5th DAY OF March 2025 AT 10:30 AM IN BOOK _____ AT PAGE _____ AT THE REQUEST OF LARSON AND ASSOCIATES, INC.
 FEE: \$ 425.50 202503055001
 LINDA FARMER COUNTY AUDITOR

SURVEYOR'S CERTIFICATE
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF AABERG'S RENTAL IN SEPTEMBER, 2024.
 THOMAS E. BULL
 CERTIFICATE NO. 30425



LARSON AND ASSOCIATES
 LAND SURVEYORS
 ENGINEERS
 PLANNERS
 9807 PACIFIC AVENUE, SUITE 4
 CHIEF OF WASHINGTON 98444-6247
 (206) 461-1400 / FAX (252) 412-7358

RECORD OF SURVEY FOR AABERG'S RENTAL
 DRAWN BY: MTP DATE: 3/3/2025 JOB NO. 10149
 CHECKED BY: TEB SCALE: 1" = 40' SHEET 1 OF 1

ORIG IN HC



2401 South 35th St, Rm 142, Tacoma, WA 98409-7498
(253) 798-6111 | PierceCountyWa.gov/ATR

RECEIVED
JANUARY 29, 2026
OFFICE OF THE TACOMA
CITY HEARING EXAMINER

Request for Segregation or Combination

Begin this process by submitting an application to the permitting agency for the parcel. Once the agency's technical reviewer has approved the application, it will be forwarded to the Assessor-Treasurer for processing.

- Unincorporated Pierce County: [Land Division Application-Checklist](#)
- City of Tacoma: [Land Use Application](#)
- Other cities and towns: Contact the jurisdiction for instructions

A request for the following property transaction is requested: Segregation Combination

Parcel Numbers: 4715010660, 4715010670, 4715010680, 4715010690
Date: 5/20/25

Is this segregation to separate parcels that were combined for "tax purposes only"? No Yes

If yes, please list combination number and date: _____

Address for Tax Statement

Name: Ccw Investments, LLC
Address: 1424 Puyallup Avenue
City: Tacoma State: WA Zip: 98421
Email: Alex@newabergs.com Phone: 253-606-6381

ALL TAXES, ULIDS, AND SPECIAL ASSESSMENTS MUST BE CURRENT BEFORE THIS SEGREGATION OR COMBINATION CAN BE PROCESSED.

I hereby certify that I am the owner(s), taxpayer(s) of the above described property and that the information relating to lot lines and improvements is accurate.

Signature of owner: _____ Date: 05/21/25

Approval from Pierce County Development Services or Municipalities
If approved by the appropriate planning and/or zoning department this request will serve as document of change. This proposed property segregation/combination meets or is exempt from subdivision codes.

Approved Disapproved

Arielle Fleisher ASSOCIATE PLANNER
Signature and Title
TACOMA / PDS
County or City and Department

6/11/2025
Date
LU25-0122
Application Number

Drawing of Original Property

Draw location of all buildings

SEE ATTACHED ORIGINAL LOT CONFIGURATION MAP

Legal description of original property:

1. Parcel 47150010660: Lot 1, Block 7541, Indian Addition, as recorded in volume 7 of plats at pages 30 and 31, records of Pierce County Auditor. Together with east half of "N" Street as vacated by ordinance 19601.

Parcel 4715010670: Lot 2, Block 7541, Indian Addition, as recorded in volume 7 of plats at pages 30 and 31, records of Pierce County Auditor.

-
2. Parcel 4715010680: Lots 3 and 4, Block 7541, Indian Addition, as recorded in volume 7 of plats at pages 30 and 31, records of Pierce County Auditor.

Parcel 4715010690: Lots 5 and 6, Block 7541, Indian Addition, as recorded in volume 7 of plats at pages 30 and 31, records of Pierce County Auditor.

Drawing of Revised Property

Draw all buildings and number each new parcel with corresponding revised tax legal descriptions below

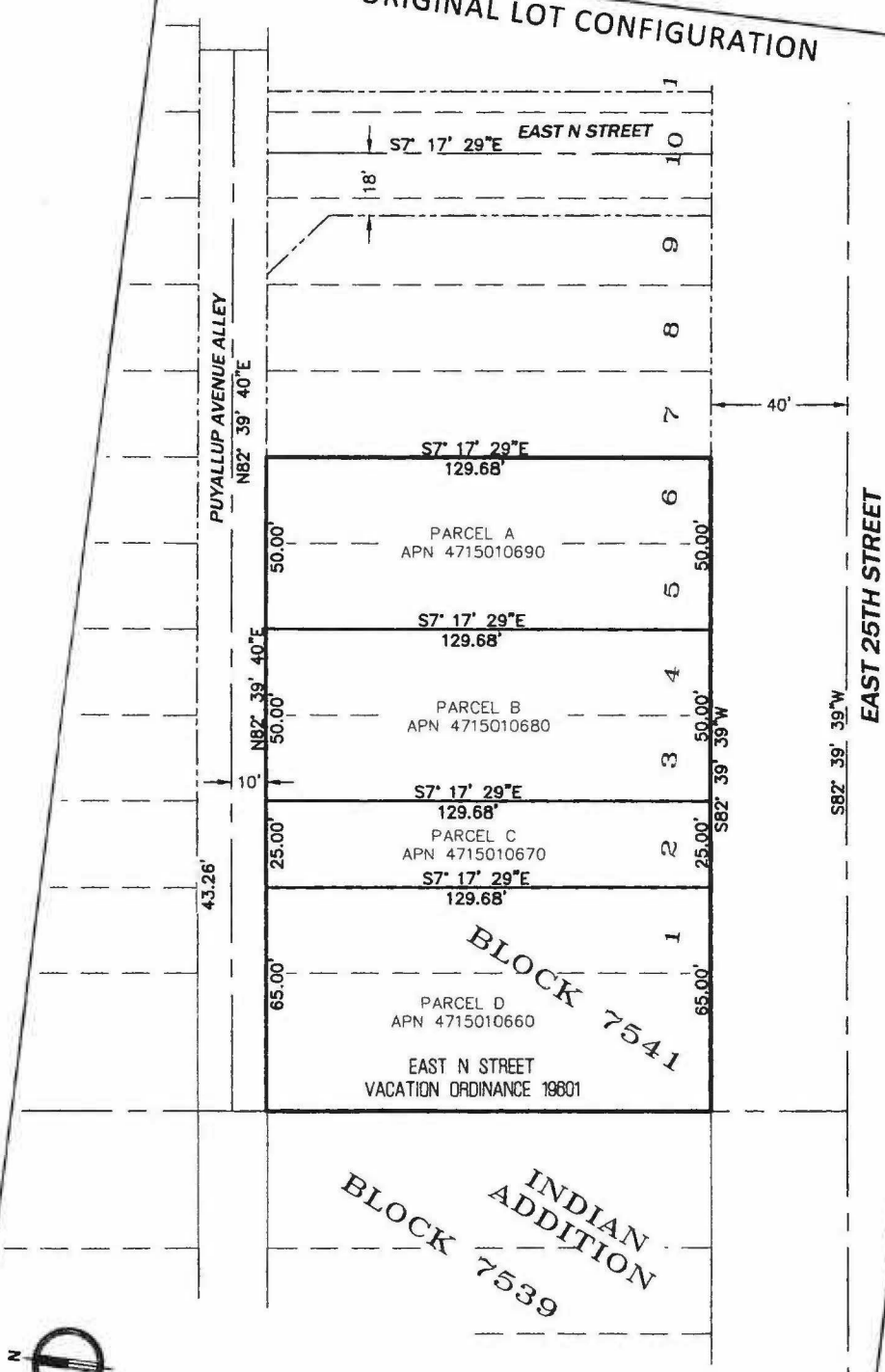
SEE ATTACHED REVISED LOT CONFIGURATION MAP

Revised Legal Description:

1. Lots 1 through 6, inclusive, Block 7541, Indian Addition, as recorded in volume 7 of plats at pages 30 and 31, records of Pierce County Auditor. Together with east half of "N" Street as vacated by ordinance 19601.

2.

ORIGINAL LOT CONFIGURATION



1"=40'
 JOB NO. 2250119.50
 5/19/2025

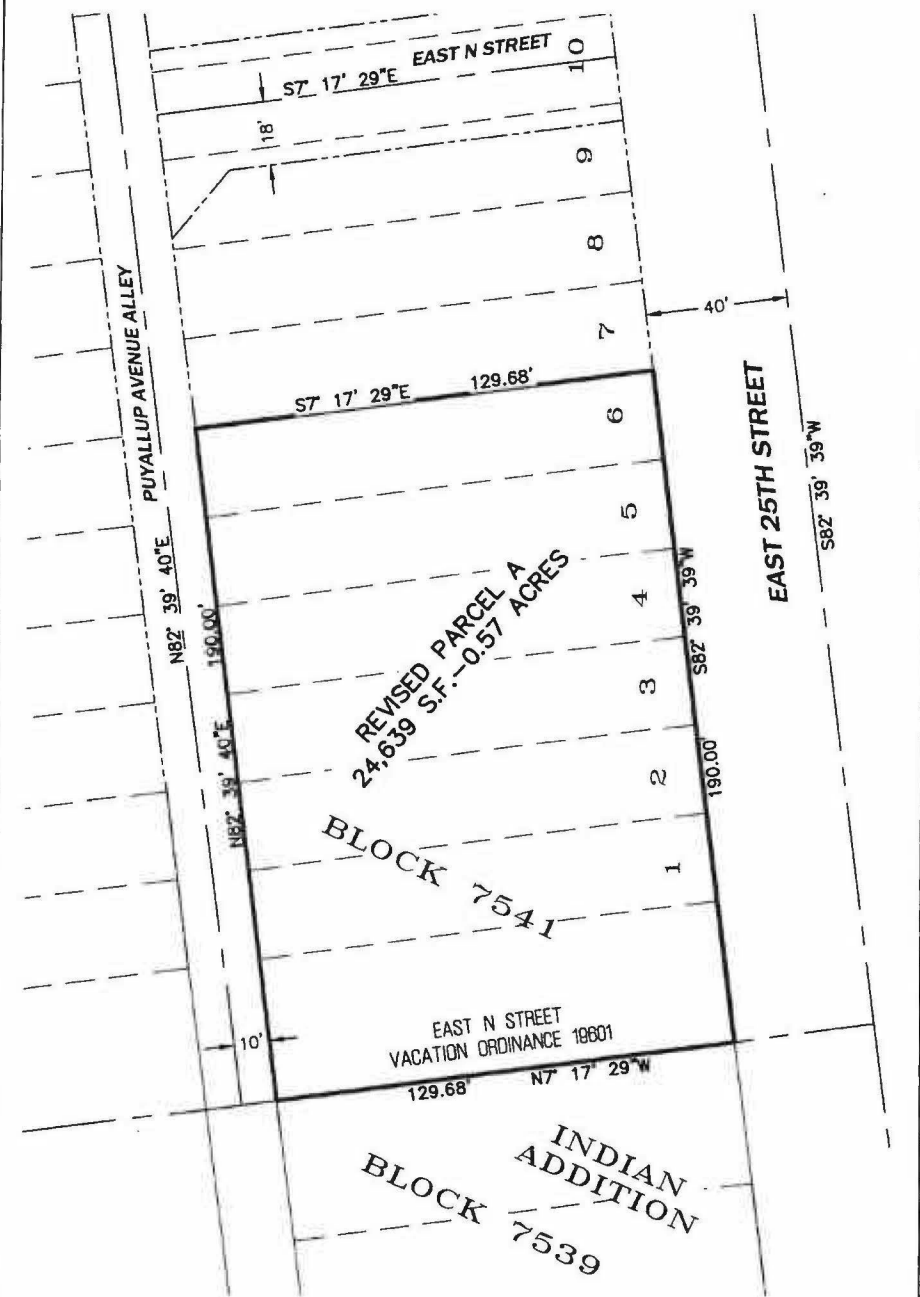
LOT COMBINATION EXHIBIT MAP
 LEGAL BY: DF EXHIBIT BY: GD
 NW 1/4, NW 1/4, S10, T20N, R1E
 w:\edakpro\2025\2250119\2250119 lot comba.dwg



5804 Road 90,
 Suite H,
 Pasco, WA 99301
 509.380.5883 TEL
 509.380.5885 FAX

THIS EXHIBIT HAS BEEN PREPARED TO ASSIST IN THE INTERPRETATION OF THE ACCOMPANYING LEGAL DESCRIPTION. IF THERE IS A CONFLICT BETWEEN THE WRITTEN LEGAL DESCRIPTION AND THIS SKETCH, THE LEGAL DESCRIPTION SHALL PREVAIL.

REVISED LOT CONFIGURATION



1"=40'
 JOB NO. 2250119.50
 5/19/2025
 LOT COMBINATION EXHIBIT MAP
 LEGAL BY: DF EXHIBIT BY: GD
 NW 1/4, NW 1/4, S10, T20N, R1E
 w:\edakprof\2025\2250119\2250119 lot combo.dwg



THIS EXHIBIT HAS BEEN PREPARED TO ASSIST IN THE INTERPRETATION OF THE ACCOMPANYING LEGAL DESCRIPTION. IF THERE IS A CONFLICT BETWEEN THE WRITTEN LEGAL DESCRIPTION AND THIS SKETCH, THE LEGAL DESCRIPTION SHALL PREVAIL.

5804 Road 90,
 Suite H,
 Pasco, WA 99301
 509.380.5883 TEL
 509.380.5885 FAX

BUSINESS INFORMATION

Business Name:

CCW INVESTMENTS, LLC

UBI Number:

605 637 544

Business Type:

WA LIMITED LIABILITY COMPANY

Business Status:

ACTIVE

Principal Office Street Address:

1424 PUYALLUP AVE, TACOMA, WA, 98421-2327, UNITED STATES

Principal Office Mailing Address:

1424 PUYALLUP AVE, TACOMA, WA, 98421-2327, UNITED STATES

Expiration Date:

11/30/2025

Jurisdiction:

UNITED STATES, WASHINGTON

Formation/ Registration Date:

11/06/2024

Period of Duration:

PERPETUAL

Inactive Date:

Nature of Business:

OTHER SERVICES, TO OWN, OPERATE, AND OTHERWISE MANAGE REAL AND PERSONAL PROPERTY.

REGISTERED AGENT INFORMATION

Registered Agent Name:

DAVIES PEARSON, P.C.

Street Address:

1498 PACIFIC AVE STE 520, TACOMA, WA, 98402-4209, UNITED STATES

Mailing Address:

PO BOX 1657, TACOMA, WA, 98401-1657, UNITED STATES

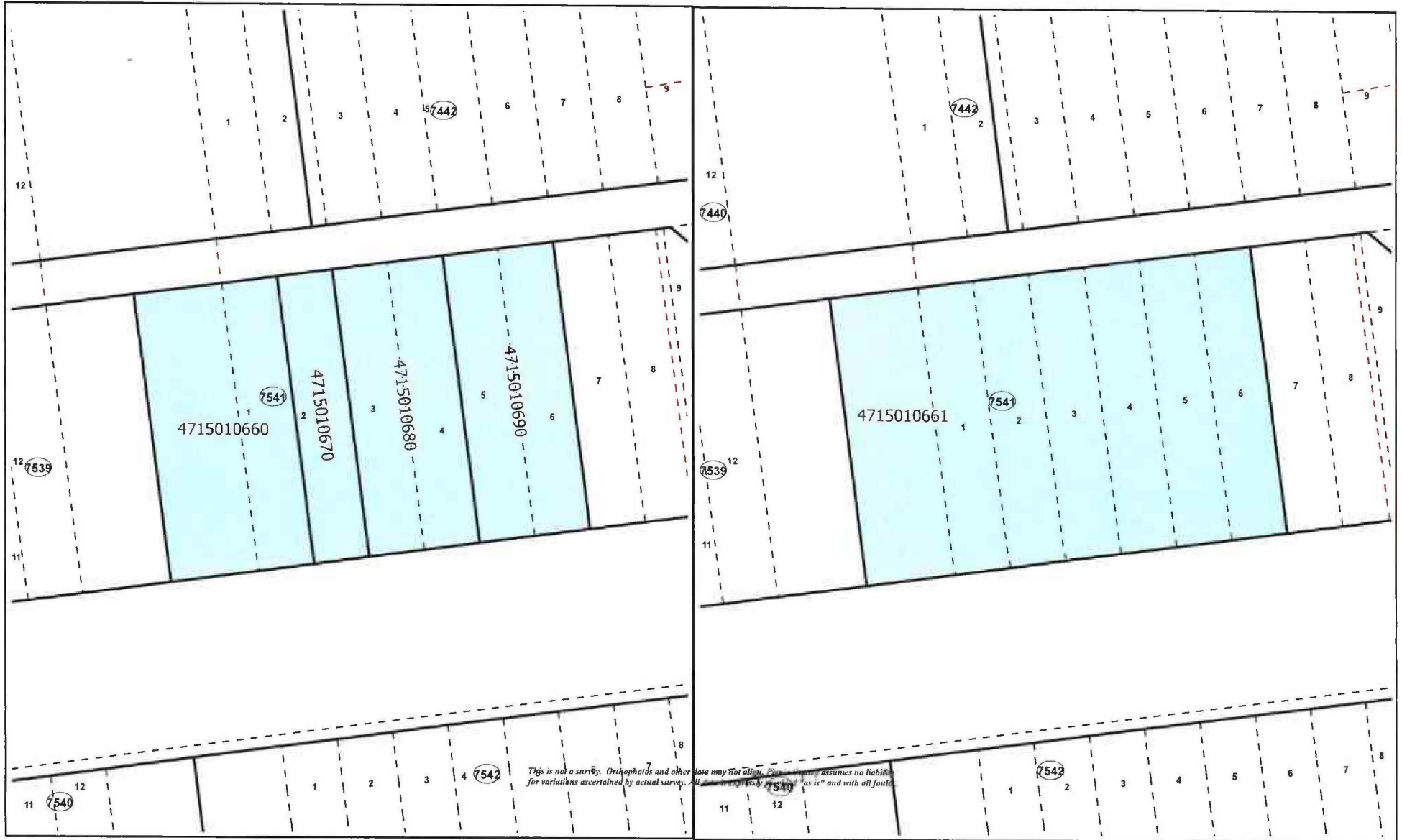
GOVERNORS

Title	Governors Type	Entity Name	First Name	Last Name
GOVERNOR	INDIVIDUAL		ALEXANDER R.	BACON

RTSQ: NW 10-20-03 E
SEG 2026-0016

Original

Revised



RECEIVED

JANUARY 29, 2026

OFFICE OF THE TACOMA
CITY HEARING EXAMINER

EXHIBIT A

RIGHT OF WAY VACATION

ALL THAT PORTION OF THE 20.00 FOOT ALLEY LYING SOUTHERLY OF BLOCK 7442, AND NORTHERLY OF BLOCK 7541 LYING WESTERLY OF THE WESTERLY LIMITS OF VACATION ORDINANCE 20744, AND THAT PORTION LYING SOUTHERLY OF BLOCK 7440 AND NORTHERLY OF BLOCK 7539 LYING EASTERLY OF THE EXTENSION OF WEST LINE OF LOT 7 IN BLOCKS 7440 AND 7539. ALL IN THE MAP OF INDIAN ADDITION TO THE CITY OF TACOMA, AS RECORDED IN VOLUME 7 OF PLATS AT PAGES 30 AND 31, RECORDS OF PIERCE COUNTY AUDITOR.

TOGETHER WITH THAT PORTION OF EAST N STREET LYING BETWEEN THE NORTHERLY LINE OF EAST 25TH STREET AND THE SOUTHERLY LINE OF THE 20.00 FOOT ALLEY LYING BETWEEN SAID BLOCKS 7442 AND 7541; EXCEPT THAT PORTION VACATED BY VACATION ORDINANCE 28863, RECORDED UNDER PIERCE COUNTY AUDITOR'S FILE NUMBER 202302210373.

SITUATE IN THE NE QUARTER OF THE NW QUARTER OF SECTION 10, TOWNSHIP 20 NORTH, RANGE 03 EAST, W.M., CITY OF TACOMA, PIERCE COUNTY, WASHINGTON.

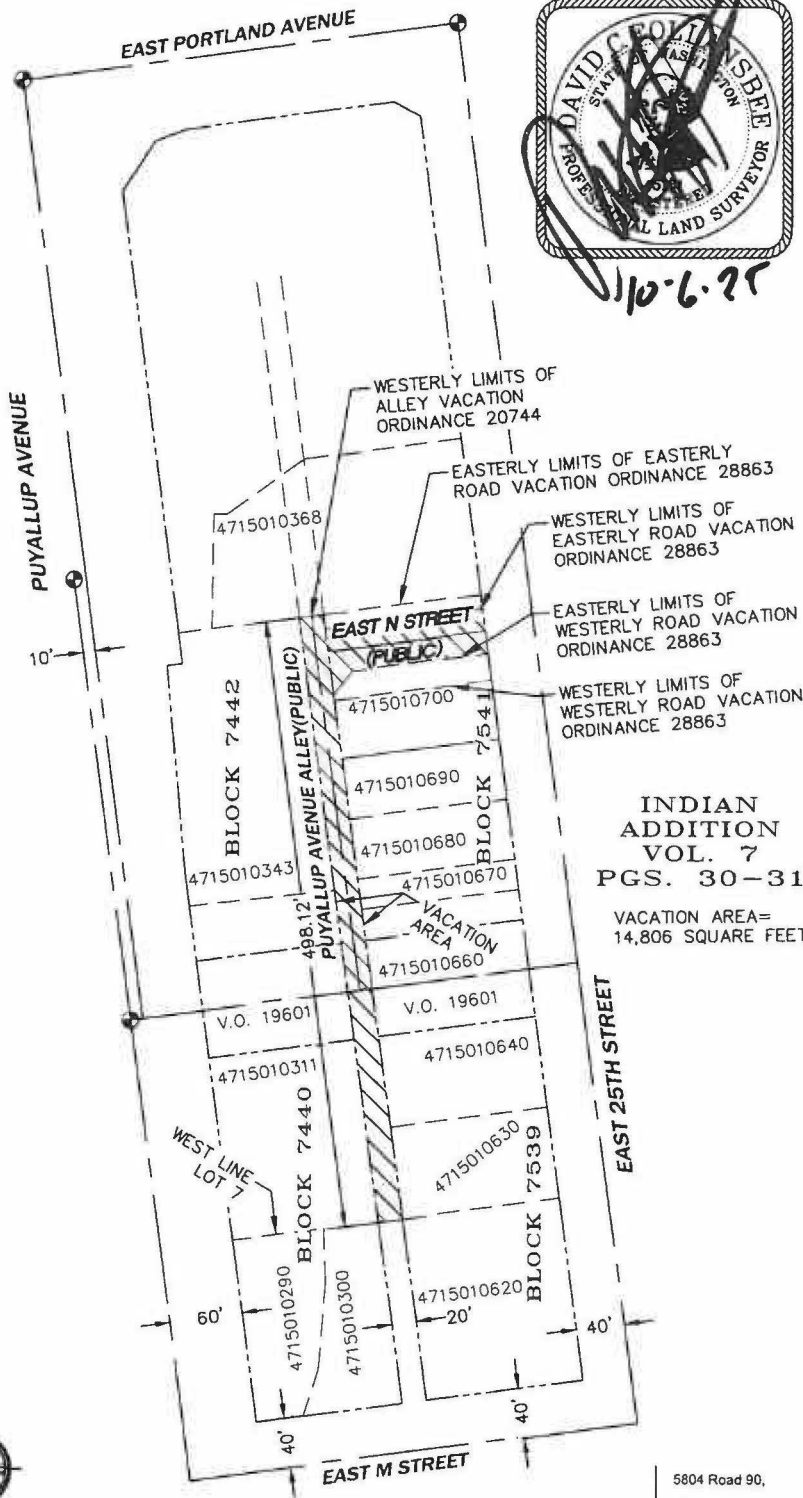
CONTAINING 14,806 SQUARE FEET +/-



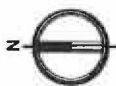
EXHIBIT "B"



110-6-25



INDIAN
ADDITION
VOL. 7
PGS. 30-31
VACATION AREA=
14,806 SQUARE FEET



1"=120'

JOB NO. 2200477.50
5/19/2025
Alley Vacation Exhibit Map
LEGAL BY: DF EXHIBIT BY: GD
NW 1/4, NW 1/4, S10, T20N, R3E
w:\edakpro\2020\2200477\2200477 alley vacation revised sep
2025.dwg



5804 Road 90,
Suite H,
Pasco, WA 99301
509.380.5883 TEL
509.380.5885 FAX

THIS EXHIBIT HAS BEEN PREPARED TO ASSIST IN THE INTERPRETATION OF THE ACCOMPANYING LEGAL DESCRIPTION. IF THERE IS A CONFLICT BETWEEN THE WRITTEN LEGAL DESCRIPTION AND THIS SKETCH, THE LEGAL DESCRIPTION SHALL PREVAIL.

EXHIBIT A

PARCEL 4715010630
TURN AROUND EASEMENT

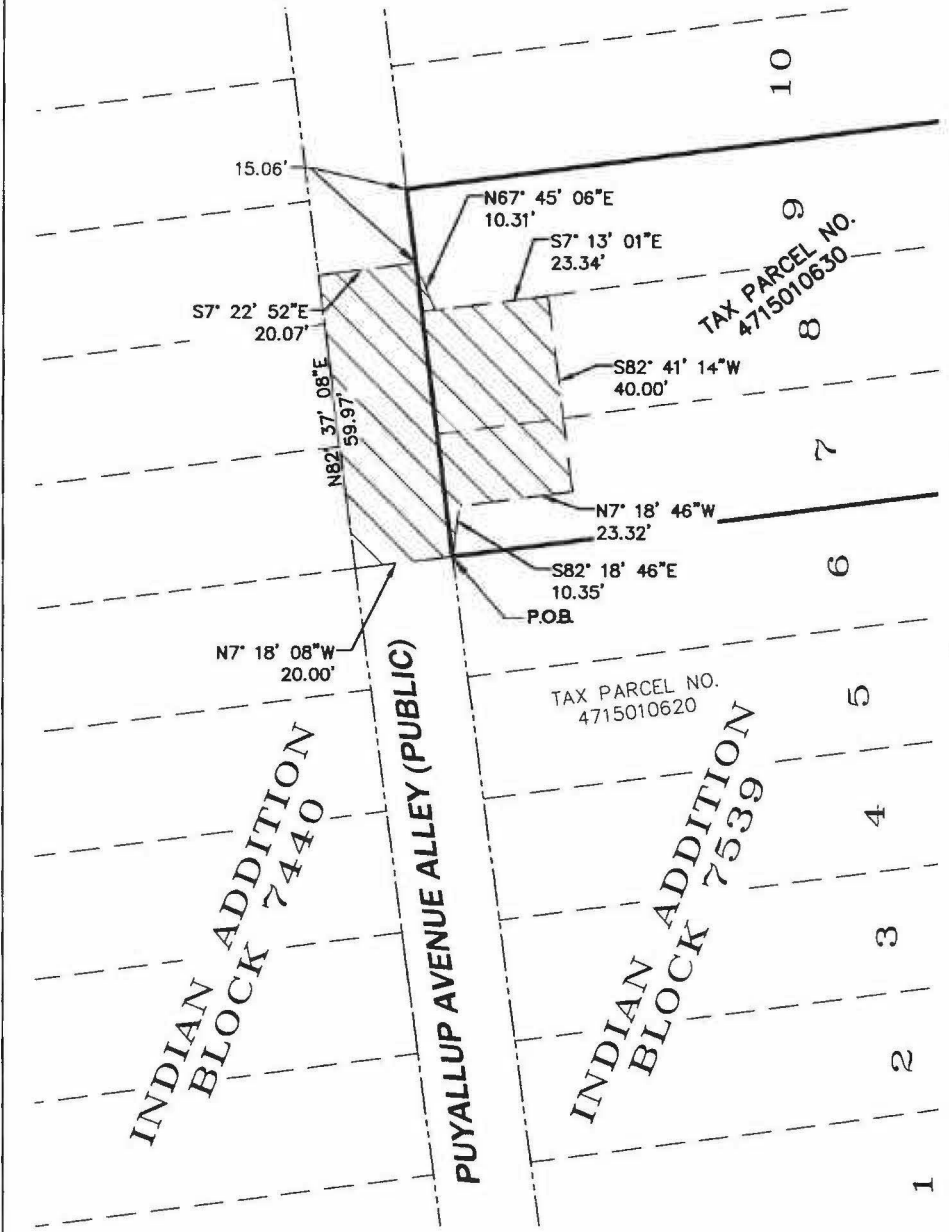
BEGINNING AT THE NORTHWEST CORNER OF LOT 7, BLOCK 7539, MAP OF INDIAN ADDITION TO THE CITY OF TACOMA, AS RECORDED IN VOLUME 7 OF PLATS AT PAGES 30 AND 31, RECORDS OF PIERCE COUNTY AUDITOR; THENCE SOUTH 82°18'46" EAST, A DISTANCE OF 10.35 FEET; THENCE SOUTH 07°18'46" EAST, A DISTANCE OF 23.32 FEET; THENCE NORTH 82°41'14" EAST, A DISTANCE OF 40.00 FEET TO A POINT ON THE EAST LINE OF LOT 8 OF SAID BLOCK 7539; THENCE NORTH 07°13'01" WEST, ALONG THE EAST LINE OF SAID LOT 8, A DISTANCE OF 23.34 FEET; THENCE NORTH 67°45'06" EAST, A DISTANCE OF 10.31 FEET TO A POINT ON THE NORTH LINE OF LOT 9 OF SAID BLOCK 7539; THENCE NORTH 07°22'52" WEST, A DISTANCE OF 20.07 FEET TO A POINT ON THE SOUTH LINE OF BLOCK 7440 OF SAID MAP; THENCE SOUTH 82°37'08" WEST, ALONG SAID SOUTH LINE OF SAID BLOCK 7440, A DISTANCE OF 59.97 FEET; THENCE SOUTH 07°18'08" EAST, A DISTANCE OF 20.00 FEET TO THE **POINT OF BEGINNING**.

SITUATE IN THE NE QUARTER OF THE NW QUARTER OF SECTION 10, TOWNSHIP 20 NORTH, RANGE 03 EAST, W.M., CITY OF TACOMA, PIERCE COUNTY, WASHINGTON.

CONTAINING 2,269 SQUARE FEET +/-

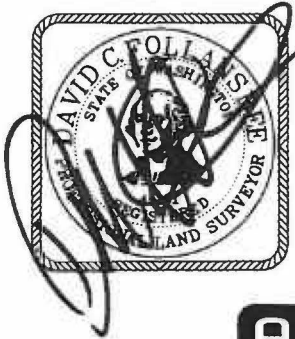


EXHIBIT "B"



1"=30'

JOB NO. 2200477.50
 5/20/2025
 EMERGENCY TURNAROUND EASEMENT
 LEGAL BY: DF EXHIBIT BY: GD
 NW 1/4, NW 1/4, S10, T20N, R3E
 w:\edakpro\2020\2200477\revised alley and easement
 20250901.dwg



10-6-25



5804 Road 90,
 Suite H,
 Pasco, WA 99301
 509.380.5883 TEL
 509.380.5885 FAX

THIS EXHIBIT HAS BEEN PREPARED TO ASSIST IN THE INTERPRETATION OF THE ACCOMPANYING LEGAL DESCRIPTION. IF THERE IS A CONFLICT BETWEEN THE WRITTEN LEGAL DESCRIPTION AND THIS SKETCH, THE LEGAL DESCRIPTION SHALL PREVAIL.

RECEIVED

JANUARY 29, 2026

**OFFICE OF THE TACOMA
CITY HEARING EXAMINER**

EXHIBIT A

RIGHT OF WAY VACATION

ALL THAT PORTION OF THE 20.00 FOOT ALLEY LYING SOUTHERLY OF BLOCK 7442, AND NORTHERLY OF BLOCK 7541 LYING WESTERLY OF THE WESTERLY LIMITS OF VACATION ORDINANCE 20744, AND THAT PORTION LYING SOUTHERLY OF BLOCK 7440 AND NORTHERLY OF BLOCK 7539 LYING EASTERLY OF A LINE THAT IS PARALLEL WITH THE EAST LINE OF SAID BLOCKS 7440 AND 7539, AND 60.12 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES, OF THE EAST LINE OF SAID BLOCKS. ALL IN THE PLAT OF THE INDIAN ADDITION, AS RECORDED IN VOLUME 7 OF PLATS AT PAGES 30 AND 31, RECORDS OF PIERCE COUNTY AUDITOR.

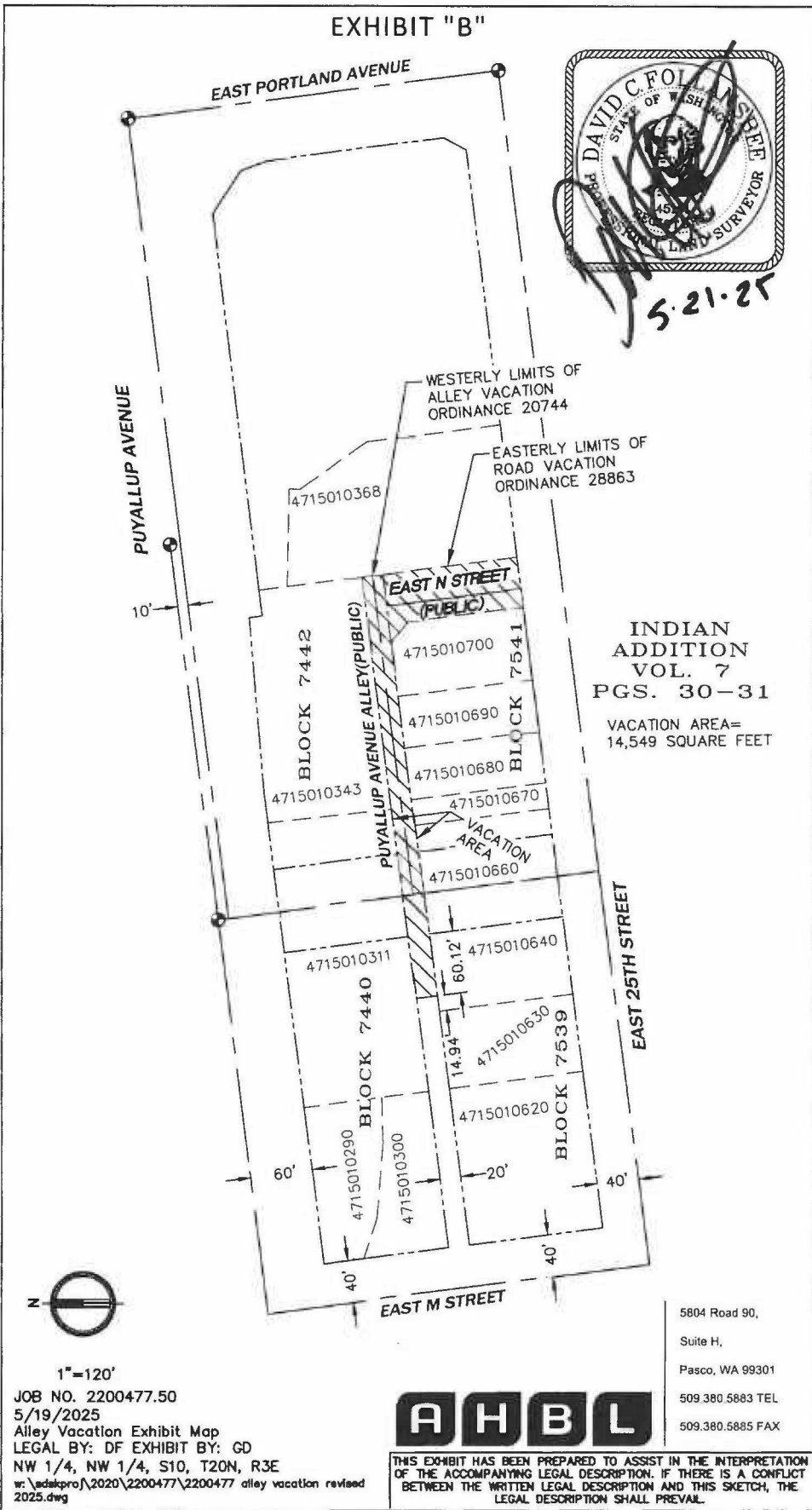
AND THAT PORTION OF EAST N STREET LYING BETWEEN THE NORTHERLY LINE OF EAST 25TH STREET AND THE SOUTHERLY LINE OF THE 20.00 ALLEY LYING BETWEEN SAID BLOCKS 7442 AND 7541, NOT PREVIOUSLY VACATED BY VACATION ORDINANCE 28863, RECORDED UNDER PIERCE COUNTY AUDITOR'S FILE NUMBER 202302210373.

SITUATE IN THE NW QUARTER OF THE NW QUARTER OF SECTION 10, TOWNSHIP 20 NORTH, RANGE 03 EAST, W.M., CITY OF TACOMA, PIERCE COUNTY, WASHINGTON.

CONTAINING 14,549 SQUARE FEET +/-



EXHIBIT "B"



INDIAN
ADDITION
VOL. 7
PGS. 30-31

VACATION AREA=
14,549 SQUARE FEET



1"=120'

JOB NO. 2200477.50
5/19/2025
Alley Vacation Exhibit Map
LEGAL BY: DF EXHIBIT BY: GD
NW 1/4, NW 1/4, S10, T20N, R3E
w:\edk\prof\2020\2200477\2200477 alley vacation revised
2025.dwg



THIS EXHIBIT HAS BEEN PREPARED TO ASSIST IN THE INTERPRETATION OF THE ACCOMPANYING LEGAL DESCRIPTION. IF THERE IS A CONFLICT BETWEEN THE WRITTEN LEGAL DESCRIPTION AND THIS SKETCH, THE LEGAL DESCRIPTION SHALL PREVAIL.

5804 Road 90,
Suite H,
Pasco, WA 99301
509.380.5883 TEL
509.380.5885 FAX

EXHIBIT A

PARCEL 4715010630
TURN AROUND EASEMENT

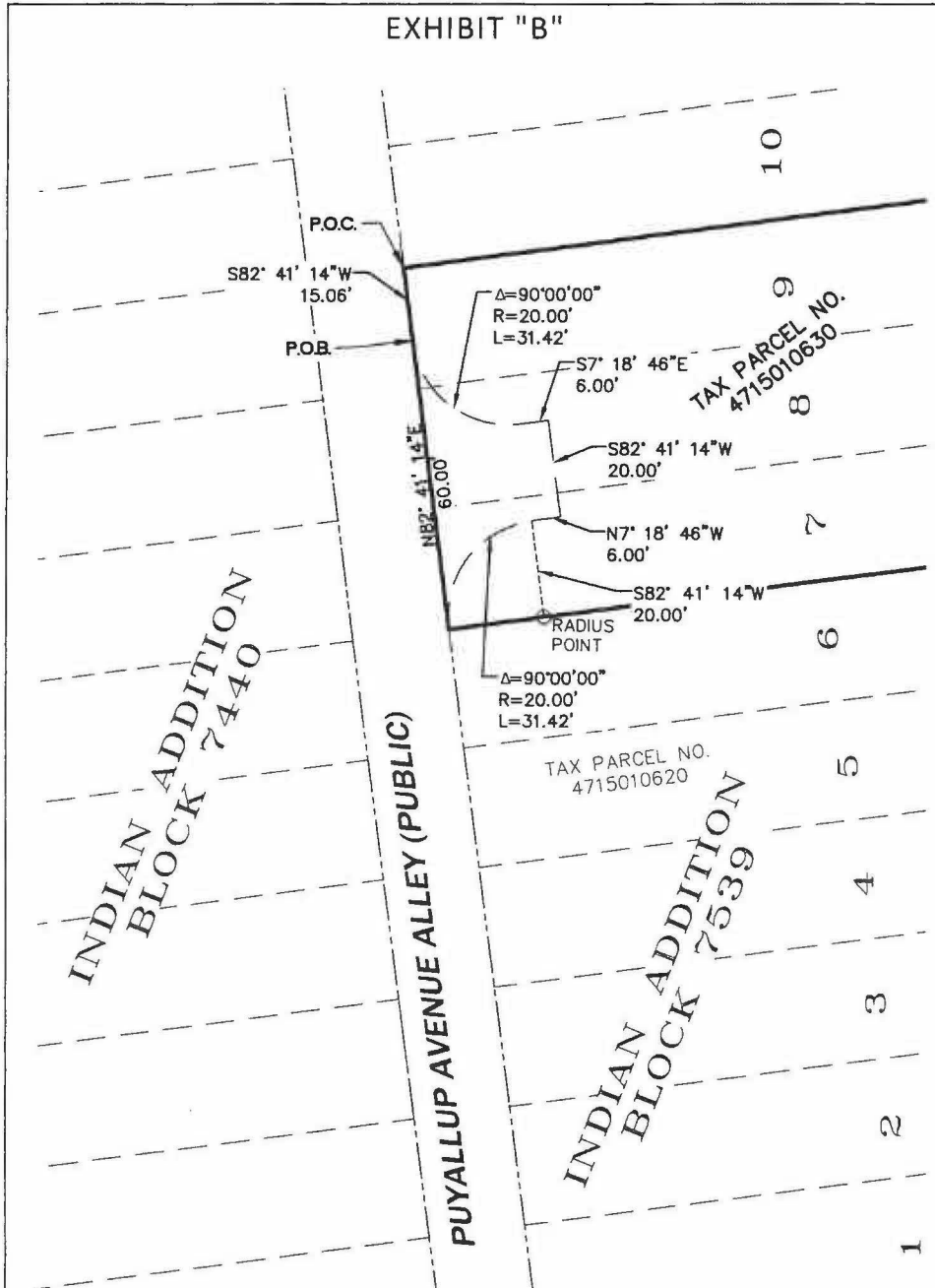
COMMENCING AT THE NORTHEAST CORNER OF LOT 9, BLOCK 7539, PLAT OF THE INDIAN ADDITION, AS RECORDED IN VOLUME 7 OF PLATS AT PAGES 30 AND 31, RECORDS OF PIERCE COUNTY AUDITOR; THENCE SOUTH 82°41'14" WEST ALONG THE NORTH LINE OF SAID BLOCK 7539, A DISTANCE OF 15.06 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 20.00 FEET AND **POINT OF BEGINNING** FOR THIS EASEMENT DESCRIPTION; THENCE COUNTER CLOCKWISE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 31.42 FEET; THENCE SOUTH 07°18'46" EAST, A DISTANCE OF 6.00 FEET; THENCE SOUTH 82°41'14" WEST, PARALLEL WITH THE NORTH LINE OF SAID BLOCK, A DISTANCE OF 20.00 FEET; THENCE NORTH 07°18'46" WEST, A DISTANCE OF 6.00 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 20.00 FEET; THENCE COUNTER CLOCKWISE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO THE NORTHWEST CORNER OF LOT 7 IN SAID BLOCK 7539; THENCE NORTH 82°41'14" EAST, ALONG THE NORTH LINE OF SAID BLOCK, 60.00 FEET TO THE **POINT OF BEGINNING**.

SITUATE IN THE NW QUARTER OF THE NW QUARTER OF SECTION 10, TOWNSHIP 20 NORTH, RANGE 03 EAST, W.M., CITY OF TACOMA, PIERCE COUNTY, WASHINGTON.

CONTAINING 692 SQUARE FEET +/-



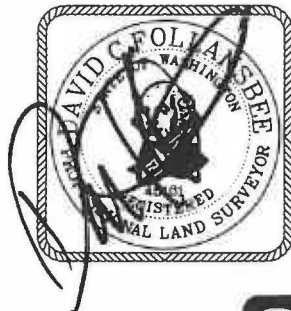
EXHIBIT "B"



1"=30'

JOB NO. 2200477.50
 5/20/2025
 EMERGENCY TURNAROUND EASEMENT
 LEGAL BY: DF EXHIBIT BY: GD
 NW 1/4, NW 1/4, S10, T20N, R3E

w:\edkpro\2020\2200477\revised alley and easement.dwg



5.21.25



THIS EXHIBIT HAS BEEN PREPARED TO ASSIST IN THE INTERPRETATION OF THE ACCOMPANYING LEGAL DESCRIPTION. IF THERE IS A CONFLICT BETWEEN THE WRITTEN LEGAL DESCRIPTION AND THIS SKETCH, THE LEGAL DESCRIPTION SHALL PREVAIL.

5804 Road 90,
 Suite H,
 Pasco, WA 99301
 509.380.5883 TEL
 509.380.5885 FAX

RECEIVED

JANUARY 29, 2026

OFFICE OF THE TACOMA
CITY HEARING EXAMINER**Stevens, Troy**

From: Johnson, Christopher
Sent: Wednesday, January 28, 2026 4:09 PM
To: Stevens, Troy; Perkins, Trevor
Cc: Kammerzell, Jennifer; Dressler, Teresa; Yacker, Noah; Jones, Randy; Johnson, Christopher
Subject: RE: Street Vacation 124.1454 - UPDATED Request for Comments - DUE June 20, 2025 - M&A Investments Three, LLC (aka Aaberg's Rental)

Troy,

As part of AABERG's off-site improvement conditions for their construction permit, the applicant was required to improve E. 'N' Street. Work Order WO21-0039 established the improvement plans for E. 'N' Street along with some subsequent Commercial Field Revisions under FRC23-0023. The plans included paving, a public turn around a public drainage system for the road. This work was bonded for, as a requirement of the permit, but it has yet to be constructed, in part, because the applicant decided to pursue additional property acquisition and the vacation.

As a condition of the vacation, Site Development will require a Site Development permit to replace the previously conditioned off-site work resulting from building permit BLDCN21-0009 as shown in the approved plans under Work Order WO21-0039 and FRC23-0023. That work shall meet the site development standards at the time of submittal, to include meeting the private access criteria consistent with the City's Design Manual and the City's Stormwater Management Manual.

Thank you,
Chris



Christopher L. Johnson, P.E.

Engineering Manager
 Site Development Group
 Planning and Development Services
cjohnso2@tacoma.gov
 O: (253) 502-2164 C: (253) 377-7040

From: Stevens, Troy <tstevens@tacoma.gov>
Sent: Monday, January 26, 2026 2:47 PM
To: Perkins, Trevor <tperkins@tacoma.gov>
Cc: Johnson, Christopher <cjohnso2@tacoma.gov>; Stevens, Troy <tstevens@tacoma.gov>
Subject: RE: Street Vacation 124.1454 - UPDATED Request for Comments - DUE June 20, 2025 - M&A Investments Three, LLC (aka Aaberg's Rental)

You're welcome, Trevor.
I understand about Teresa.

Yep. We followed the normal review process and this went through several changes and reviews. We definitely received comments from Traffic and ES. I can look back in my email for Site Development; but, they should have been included.

I appreciate your help. We don't usually have these last minute issues; but, this is a tricky one.

Troy Stevens, MSML
Real Property Supervisor
253.591.5535/c. 253.278.6529
tstevens@tacoma.gov

From: Perkins, Trevor <tperkins@tacoma.gov>
Sent: Monday, January 26, 2026 2:19 PM
To: Stevens, Troy <tstevens@tacoma.gov>
Cc: Johnson, Christopher <cjohnso2@tacoma.gov>
Subject: RE: Street Vacation 124.1454 - UPDATED Request for Comments - DUE June 20, 2025 - M&A Investments Three, LLC (aka Aaberg's Rental)

Thanks Troy. I'm pulling Theresa off this response so we don't fill her inbox with unrelated emails.

Was a response received from Site Development and/or Traffic Engineering when the initial email went out? I'm assuming that at least Traffic Engineering responded since there is a turnaround easement.

Sorry for the questions, I'm just trying to wrap my head around this.

Thanks,



Trevor Perkins (He/Him)
Engineer, Sr
Site Development
Planning and Development Services
tperkins@tacoma.gov
(253) 682-7629

Tipsheets and standard documents available at: www.tacomapermits.org

From: Stevens, Troy <tstevens@tacoma.gov>
Sent: Monday, January 26, 2026 1:59 PM
To: Perkins, Trevor <tperkins@tacoma.gov>; Dressler, Teresa <TDressle@tacoma.gov>
Cc: Johnson, Christopher <cjohnso2@tacoma.gov>
Subject: RE: Street Vacation 124.1454 - UPDATED Request for Comments - DUE June 20, 2025 - M&A Investments Three, LLC (aka Aaberg's Rental)

Hi Trevor,

They completed the previous street vacation in 2023 under City Ordinance No. 28863 (attached). They are now pursuing a new street vacation of the remainder of East N St. along with most of the alley. Please see the attached vacate legal description and turn around easement.

Troy Stevens, MSML
Real Property Supervisor
253.591.5535/c. 253.278.6529
tstevens@tacoma.gov

From: Perkins, Trevor <tperkins@tacoma.gov>

Sent: Monday, January 26, 2026 1:17 PM

To: Stevens, Troy <tstevens@tacoma.gov>; Dressler, Teresa <TDressle@tacoma.gov>

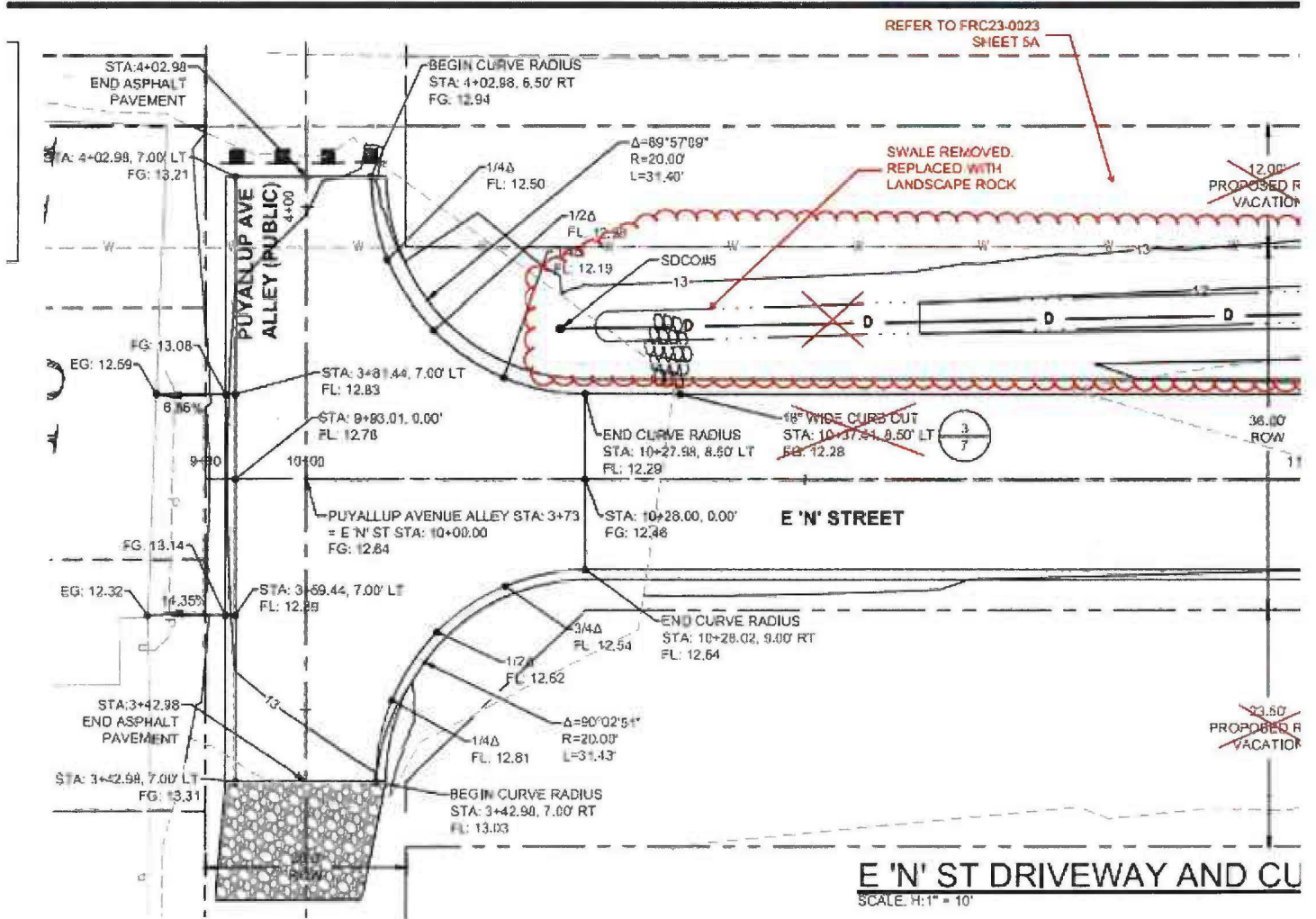
Cc: Johnson, Christopher <cjohnso2@tacoma.gov>

Subject: RE: Street Vacation 124.1454 - UPDATED Request for Comments - DUE June 20, 2025 - M&A Investments Three, LLC (aka Aaberg's Rental)

Troy,

Are they requesting a full vacation now or just the partial that reduced the width of E N St to align more with alley standards?

Chris processed and FRC that removed the proposed bioretention swale and installed a WQCB and storm line instead. The plans note that the vacation was complete. Are they asking to vacate more?



PROPERTY



Trevor Perkins (He/Him)
 Engineer, Sr
 Site Development
 Planning and Development Services
tperkins@tacoma.gov
 (253) 682-7629

Tipsheets and standard documents available at: www.tacomapermits.org

From: Stevens, Troy <tstevens@tacoma.gov>

Sent: Monday, January 26, 2026 12:13 PM

To: Dressler, Teresa <TDressle@tacoma.gov>

Cc: Perkins, Trevor <tperkins@tacoma.gov>

Subject: RE: Street Vacation 124.1454 - UPDATED Request for Comments - DUE June 20, 2025 - M&A Investments Three, LLC (aka Aaberg's Rental)

Thanks!

I see. Right now, public alley, public storm; but, if it's private property, it will be private storm. It's also made interesting because neither the storm is in nor the alley/street vacated. We're in an in-between state.

Troy Stevens, MSML
Real Property Supervisor
253.591.5535/c. 253.278.6529
tstevens@tacoma.gov

From: Dressler, Teresa <TDressle@tacoma.gov>

Sent: Monday, January 26, 2026 12:06 PM

To: Stevens, Troy <tstevens@tacoma.gov>

Cc: Perkins, Trevor <tperkins@tacoma.gov>

Subject: RE: Street Vacation 124.1454 - UPDATED Request for Comments - DUE June 20, 2025 - M&A Investments Three, LLC (aka Aaberg's Rental)

Troy,

The assets they are building in this area to vacate under WO21-0039 need to be private. I CC'd Trevor so he can make sure the WO states these assets as private not public.

Otherwise I agree.

Thank you,

Teresa Dressler

ES - Asset Management & Technology Division
Collection System Team

From: Stevens, Troy <tstevens@tacoma.gov>

Sent: Monday, January 26, 2026 10:40 AM

To: Dressler, Teresa <TDressle@tacoma.gov>

Subject: RE: Street Vacation 124.1454 - UPDATED Request for Comments - DUE June 20, 2025 - M&A Investments Three, LLC (aka Aaberg's Rental)

Morning,

I'm finalizing my report to the HEX.

As I read your comments, they read more like advisory comments. Do you agree?
It's saying if they do this in the future.

It doesn't read like you want an easement.

Fyi – we are getting a turn around easement or dedication. In these circumstances, I'm going to push for a ROW dedication, not just an easement.

Troy Stevens, MSML
Real Property Supervisor
253.591.5535/c. 253.278.6529
tstevens@tacoma.gov

From: Dressler, Teresa <TDressle@tacoma.gov>
Sent: Tuesday, June 3, 2025 8:20 AM
To: Stevens, Troy <tstevens@tacoma.gov>
Subject: RE: Street Vacation 124.1454 - UPDATED Request for Comments - DUE June 20, 2025 - M&A Investments Three, LLC (aka Aaberg's Rental)

ES is in support of this vacation if the following is part of the process (drawing attached):

- The storm assets, if built, under WO21-0039 change ownership to private, where the property owner is responsible for maintenance and future replacement.
 - Stormfilter SDCB#7
 - Stormwater pipe 108-LF of 12-in C900
- The emergency turnaround easement will be available for none emergency activities such as maintenance on any sewer assets.

Thank you,
Teresa Dressler

From: Stevens, Troy <tstevens@tacoma.gov>
Sent: Monday, June 2, 2025 3:00 PM
To: Allen, Gary <gallen@tacoma.gov>; Bogart, Regan <RBogart@tacoma.gov>; Boudet, Brian <BBoudet@tacoma.gov>; Bremer, Kandi <KBremer@tacoma.gov>; Avila, Britany <BAvila@tacoma.gov>; Brown, Azure <ABrown2@tacoma.gov>; Bruner, Carleen <CBruner@tacoma.gov>; Carter, Tanja <TCarter@tacoma.gov>; CenturyLink <nre.easement@centurylink.com>; Dressler, Teresa <TDressle@tacoma.gov>; Erickson, Ryan <RErickso@tacoma.gov>; Gust, Derek <DGust@tacoma.gov>; Hauenstein, Lyle <lhauenstein@tacoma.gov>; Himes, Gail <ghimes@tacoma.gov>; Huseby, Eric <ehuseby@tacoma.gov>; Johnson, Christopher <cjohnso2@tacoma.gov>; Kammerzell, Jennifer <JKammerzell@tacoma.gov>; Kidd, Brennan <bkidd@tacoma.gov>; Marsten, Vicki <vmarsten@tacoma.gov>; Matt Cruzan <matthew_cruzan@comcast.com>; Megan Tuche <Megan.Tuche@pse.com>; Muller, Gregory <GMuller@tacoma.gov>; Newton, Corey <cnewton@tacoma.gov>; Niehuser, Jack <JNiehuser@tacoma.gov>; Zoning <Zoning@tacoma.gov>; Pierce Transit - Planning (Planning@PierceTransit.org) <Planning@PierceTransit.org>; Rob.Bair@centurylink.com; Rogers, Susie <srogers@tacoma.gov>; Romero, Joseph <JRomero@tacoma.gov>; Seaman, Chris <cseaman@tacoma.gov>; Site Development <SiteDevelopment@tacoma.gov>; Torres, Andrew <ATORRES@tacoma.gov>
Cc: Stevens, Troy <tstevens@tacoma.gov>
Subject: Street Vacation 124.1454 - UPDATED Request for Comments - DUE June 20, 2025 - M&A Investments Three, LLC (aka Aaberg's Rental)

Agency Reviewer,

Real Property has received an updated request for a proposed Street Vacation Petition 124.1454 (attached), as requested by M&A Investments Three, LLC (aka Aaberg's Rental). Please review and provide comments for your respective utility/agency **on or before June 20, 2025**. Responses received later than June 20, 2025 risk NOT being incorporated into the vacation action.

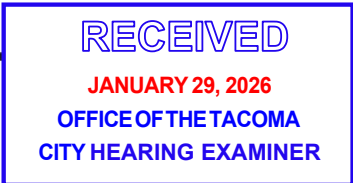
Please email me with any questions you may have.

Please note: In the event that conditions do not comport to **RCW 35.79.030, which limits conditions of the vacation to the bounds of the proposed vacate area**, a representative from your respective utility will be required to attend the public hearing to present the perceived merits of your conditions. Failure to attend may result in the automatic dismissal of any such condition that does not comport to statute.

Thank you,

Troy Stevens, MSML
Real Property Services
City of Tacoma, Public Works
(253) 591-5535
tstevens@ci.tacoma.wa.us

Stevens, Troy



From: Muller, Gregory
Sent: Wednesday, July 9, 2025 10:30 AM
To: Stevens, Troy
Cc: Belin, Katherine; Shaffer, Shelly
Subject: RE: Street Vacation 124.1454 - Request for Comments - DUE December 6, 2024 - M&A Investments Three, LLC (aka Aaberg's Rental)

Troy,

Recapitulating previous response below:

Tacoma Water requires an easement reservation over the easterly 15' of East "N" Street proposed for vacation, together with an easement reservation over that portion of the alley proposed for vacation lying easterly of the northerly production of the west line of the East "N" Street easement reservation.

No permanent structures, retaining walls, fences, or trees are permitted within the easement. Light landscaping with grass and/or small shrubbery is permitted. Tacoma Water facilities must remain accessible at all times; therefore, if a fence is installed along the perimeter, Tacoma Water must be provided keys or codes to allow 24/7 access.

If existing water facilities need to be relocated or adjusted, they will be relocated by Tacoma Water at the developer's expense.

Any damage to Tacoma Water facilities will be repaired by Tacoma Water crews at the expense of the developer.

No other TPU Division has an objection or requests an easement reservation.

Greg Muller, Real Property Supervisor
Tacoma Public Utilities
253.337.3164

Please note: As of May 9, 2025, my email address changed to gmuller@tacoma.gov. Emails sent to gmuller@cityoftacoma.org will still reach me, but outgoing emails will come from the new address.

RECEIVED

JANUARY 29, 2026

OFFICE OF THE TACOMA
CITY HEARING EXAMINER

Stevens, Troy

From: Stevens, Troy
Sent: Thursday, January 22, 2026 3:56 PM
To: Stevens, Troy
Subject: FW: Street Vacation 124.1454 - UPDATED Request for Comments - DUE June 20, 2025 - M&A Investments Three, LLC (aka Aaberg's Rental)

From: Tamayo, Peyton <Peyton.Tamayo@pse.com>
Sent: Wednesday, July 9, 2025 3:20 PM
To: Stevens, Troy <tstevens@tacoma.gov>
Subject: RE: Street Vacation 124.1454 - UPDATED Request for Comments - DUE June 20, 2025 - M&A Investments Three, LLC (aka Aaberg's Rental)

Hi Troy!

I just wanted to check-in on this and make sure there isn't anything needed from PSE at this time. I know Megan identified a need for an easement but I wasn't sure if the easement was needed quite yet.

This is my first vacate with the City of Tacoma so I want to make sure I don't miss anything. Thanks!

Peyton Tamayo | Real Estate – South Region
C: (253) 218-7633
PUGET SOUND ENERGY
3130 S 38th St.
Tacoma, WA 98409

From: Tuche, Megan <Megan.Tuche@pse.com>
Sent: Thursday, June 12, 2025 12:22 PM
To: Stevens, Troy <tstevens@tacoma.gov>
Cc: Tamayo, Peyton <Peyton.Tamayo@pse.com>
Subject: RE: Street Vacation 124.1454 - UPDATED Request for Comments - DUE June 20, 2025 - M&A Investments Three, LLC (aka Aaberg's Rental)

Thanks Troy! I'm really excited to try something new.

My co-worker, Peyton Tamayo, has graciously volunteered to take this vacate for me. I have copied her on this email. Peyton will be drafting the easement and following this one along.

Best of luck to you as well!

Megan Tuche SR/WA

Sr. Real Estate Representative
Puget Sound Energy, Inc.
253-495-1427

From: Stevens, Troy <tstevens@tacoma.gov>
Sent: Thursday, June 12, 2025 12:18 PM
To: Tuche, Megan <Megan.Tuche@pse.com>
Subject: RE: Street Vacation 124.1454 - UPDATED Request for Comments - DUE June 20, 2025 - M&A Investments Three, LLC (aka Aaberg's Rental)

CAUTION - EXTERNAL EMAIL

Phishing? Click the PhishAlarm "**Report Phish**" button.

Thanks for letting me know about the need for an easement!

Congrats!
That's very exciting. Wishing you the best in the new gig.

Troy Stevens, MSML
Senior Real Estate Specialist
City of Tacoma, Public Works
(253) 591-5535
tstevens@tacoma.gov

From: Tuche, Megan <Megan.Tuche@pse.com>
Sent: Thursday, June 12, 2025 11:47 AM
To: Stevens, Troy <tstevens@tacoma.gov>
Subject: RE: Street Vacation 124.1454 - UPDATED Request for Comments - DUE June 20, 2025 - M&A Investments Three, LLC (aka Aaberg's Rental)

Hi Troy,

PSE maintains an 1 ¼" and 2" intermediate pressure gas main within the proposed vacate area. PSE would like to reserve an easement for the gas facilities prior to the finalizing of the vacate.

I will be handing this off to one of my co-workers to keep track of.

I am leaving the PSE real estate department at the end of this week. I have accepted a job with PSE's municipal relation group and will be starting next week.

Thanks Troy! It's been a pleasure working with you.

I don't know yet who will be covering my area and you can continue sending vacate requests to me at this email address and I will forward to the real estate department. Once there is a permanent replacement for my position I will provide their email address.

Thanks so much!

Megan Tuche SR/WA
Sr. Real Estate Representative
Puget Sound Energy, Inc.
253-495-1427

From: Stevens, Troy <tstevens@tacoma.gov>
Sent: Monday, June 2, 2025 3:00 PM
To: Allen, Gary <gallen@tacoma.gov>; Bogart, Regan <RBogart@tacoma.gov>; Boudet, Brian <BBoudet@tacoma.gov>; Bremer, Kandi <KBremer@tacoma.gov>; Avila, Britany <BAvila@tacoma.gov>; Brown, Azure <ABrown2@tacoma.gov>; Bruner, Carleen <CBruner@tacoma.gov>; Carter, Tanja <TCarter@tacoma.gov>; CenturyLink <nre.easement@centurylink.com>; Dressler, Teresa <TDressle@tacoma.gov>; Erickson, Ryan <RErickso@tacoma.gov>; Gust, Derek <DGust@tacoma.gov>; Hauenstein, Lyle <lhauenstein@tacoma.gov>; Himes, Gail <ghimes@tacoma.gov>; Huseby, Eric <ehuseby@tacoma.gov>; Johnson, Christopher <cjohnso2@tacoma.gov>; Kammerzell, Jennifer <JKammerzell@tacoma.gov>; Kidd, Brennan <bkidd@tacoma.gov>; Marsten, Vicki <vmarsten@tacoma.gov>; Matt Cruzan <matthew_cruzan@comcast.com>; Tuche, Megan <Megan.Tuche@pse.com>; Muller, Gregory <GMuller@tacoma.gov>; Newton, Corey <cnewton@tacoma.gov>; Niehuser, Jack <JNiehuser@tacoma.gov>; Zoning <Zoning@tacoma.gov>; Pierce Transit - Planning (Planning@PierceTransit.org) <Planning@PierceTransit.org>; Rob.Bair@centurylink.com; Rogers, Susie <srogers@tacoma.gov>; Romero, Joseph <JRomero@tacoma.gov>; Seaman, Chris <cseaman@tacoma.gov>; Site Development <SiteDevelopment@tacoma.gov>; Torres, Andrew <ATORRES@tacoma.gov>
Cc: Stevens, Troy <tstevens@tacoma.gov>
Subject: Street Vacation 124.1454 - UPDATED Request for Comments - DUE June 20, 2025 - M&A Investments Three, LLC (aka Aaberg's Rental)

CAUTION - EXTERNAL EMAIL

Phishing? Click the PhishAlarm "**Report Phish**" button.

Agency Reviewer,

Real Property has received an updated request for a proposed Street Vacation Petition 124.1454 (attached), as requested by M&A Investments Three, LLC (aka Aaberg's Rental). Please review and provide comments for your respective utility/agency **on or before June 20, 2025**. Responses received later than June 20, 2025 risk NOT being incorporated into the vacation action.

Please email me with any questions you may have.

Please note: In the event that conditions do not comport to ***RCW 35.79.030, which limits conditions of the vacation to the bounds of the proposed vacate area***, a representative from your respective utility will be required to attend the public hearing to present the perceived merits of your conditions. Failure to attend may result in the automatic dismissal of any such condition that does not comport to statute.

Thank you,

Troy Stevens, MSML
Real Property Services

City of Tacoma, Public Works

(253) 591-5535

tstevens@ci.tacoma.wa.us

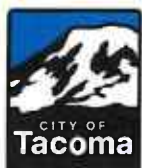
RECEIVED

JANUARY 29, 2026

OFFICE OF THE TACOMA
CITY HEARING EXAMINER**Stevens, Troy**

From: Kammerzell, Jennifer
Sent: Monday, January 26, 2026 5:05 PM
To: Stevens, Troy; Hauenstein, Lyle; Allen, Gary; Paschich, Dean; Marsten, Vicki
Subject: RE: IMPORTANT: Street Vacation 124.1454 (M & A Investments Three, LLC) - "Emergency Turnaround"

See my comments below.



Jennifer Kammerzell (she/her)
 Division Manager
 Public Works/Transportation
jkammerzell@tacoma.gov
 (253) 591-5511

From: Stevens, Troy <tstevens@tacoma.gov>
Sent: Monday, January 26, 2026 2:42 PM
To: Kammerzell, Jennifer <JKammerzell@tacoma.gov>; Hauenstein, Lyle <lhauenstein@tacoma.gov>; Allen, Gary <gallen@tacoma.gov>; Paschich, Dean <dpaschich@tacoma.gov>; Marsten, Vicki <vmarsten@tacoma.gov>
Cc: Stevens, Troy <tstevens@tacoma.gov>
Subject: IMPORTANT: Street Vacation 124.1454 (M & A Investments Three, LLC) - "Emergency Turnaround"

Jennifer, Vicki, and Lyle,

As I prepare for the upcoming hearing for Street Vacation 124.1454 (M & A Investments Three, LLC) on Feb 5, 2026, I'm having some concerns over the turn around:

- 1) Who is asking for this? I think it's Solid Waste. Please confirm. I think I should have an email that stipulates that asap.

I don't think Solid Waste is asking for it, it is Traffic because we don't want Solid Waste to have to come off Puyallup or 25th in the future. Plus, the gas station and others are not vacating, so there needs to be a turnaround. This is what I sent Alex 12/20/24: With the proposed vacation, a portion of the alley would go to each parcel and each of those parcels would only have frontage to Puyallup or E 25th St. This means that future development would require access be allowed from Puyallup or E 25th St and could be in the form of multiple driveways, which the code and city policies don't support. If you owned all of the separate green lots, a combination so that access could be from a central point on E 25th, similar to if all parcels used the alley and East N St, would be acceptable. I recognize that there are properties with access on Puyallup and E 25th St currently, but with new development the goal is to consolidate driveways to the lowest classified street per code and policy. Also, the properties that you own abutting E 25th St, if sold off individually or even combined as one or two, would not likely have enough space onsite for Refuse to turnaround. That would mean the containers might have to be stored on E 25th St, which his not desirable for the city, or the site's use is limited due to needing a large parkin glot, which his not desirable for the property. (see image #2 &3)

I also just noticed that only a portion of the alley is off of M is proposed for vacation, a turnaround at the end of the gas station property in the alley would be required prior to vacation. If any portion of the alley remains public, there needs to be a way for public to turnaround and get out. The assumption or potential is that

vacated portions of the alley or East N St are likely to be fenced off, which would require any car driving down the alley would need to back-up down the alley and back out on to E M St. (see image #1)

- 2) Do we need a turn around for more than Solid Waste? Is it ok for the alley to dead-end? Do we really need a ROW Dedication, not an easement, for a turnaround? The turnaround is for any public traffic that cannot go through the public alley. It doesn't matter to Traffic if it's a dedication or easement. I believe both do not require the City to maintain.
- 3) I'm seeing reference to "emergency access"? Is it?
I did not cite it as emergency access since it's designed like an alley. I'm not sure where that came from.
- 4) I need to confirm all of this isn't supposed to be a ROW dedication, not an easement. The HEX won't like us getting an easement for ROW in a vacation.
As shown, the turnaround easement provided by the petitioner is part of the footprint of the vacate area. If we need a ROW dedication for the turnaround, including the vacate area, or area we are currently showing as an easement in the turnaround easement, we shouldn't be vacating that area. We should have removed that area from the vacate and only have them dedicate right of way for the turnaround. I think I know what you are saying and agree that they could just dedicate the portion of private property to make a proper turnaround.

Gary and Dean,

When I look at the ROW vacation PDF, it appears to include property west, or southwesterly, of the sewer manhole. The vacation is not supposed to include it.

Also the turn around should only include property abutting the existing ROW, and future ROW, not private property.

As shown in the exhibit, part of the turn around includes part of the proposed vacated alley; or, at least it sure looks that way.

I hope this makes sense.

Please let me know what you think.

Sorry to ask for a rush; but, I'm supposed to have the report to the HEX no later than Wednesday this week by statutory requirement.

Thank you,

Troy Stevens, MSML
Real Property Supervisor
253.591.5535/c. 253.278.6529
tstevens@tacoma.gov

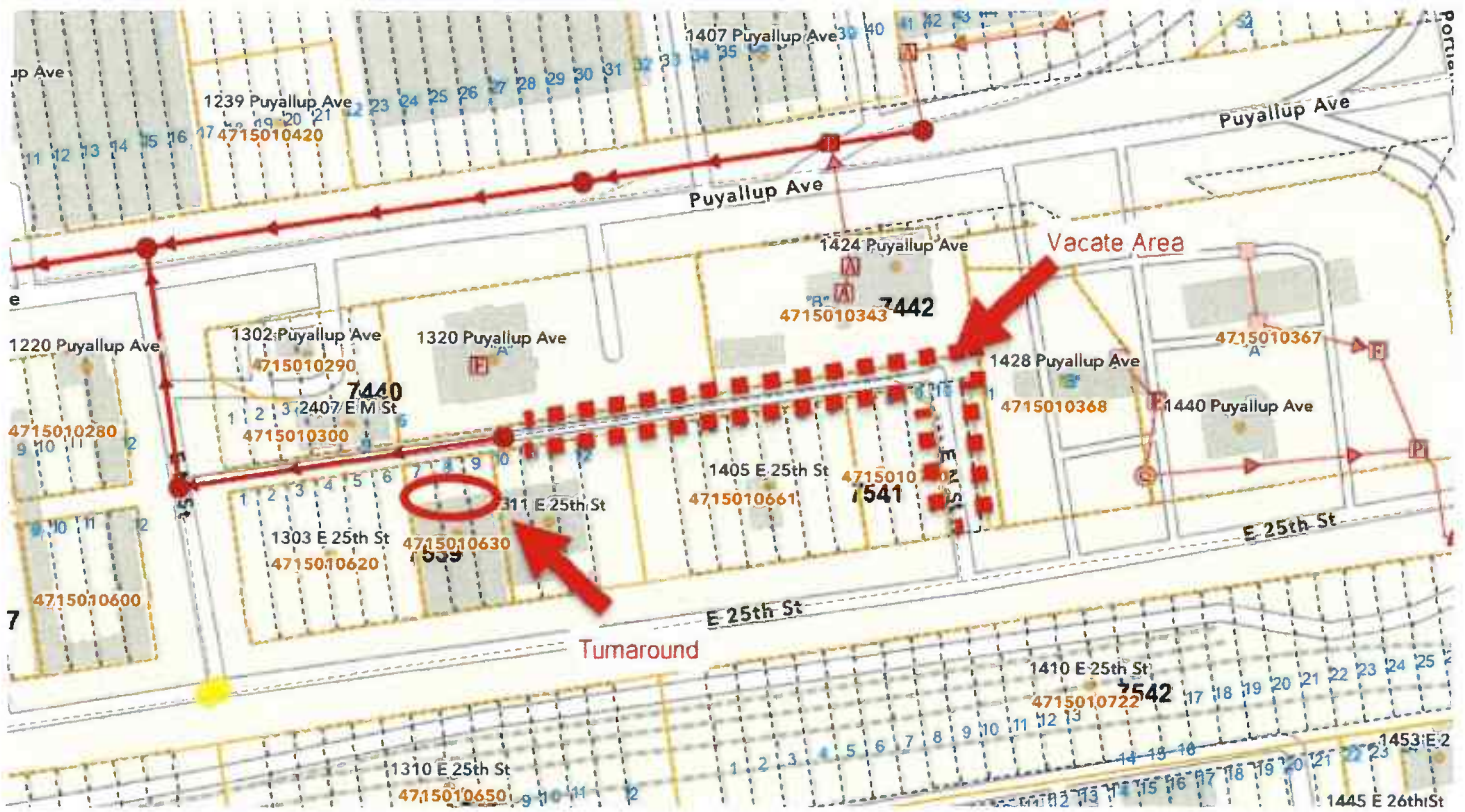
Stevens, Troy

From: Stevens, Troy
Sent: Tuesday, January 27, 2026 8:25 AM
To: Kammerzell, Jennifer; Hauenstein, Lyle; Allen, Gary; Paschich, Dean; Marsten, Vicki
Cc: Johnson, Christopher; Perkins, Trevor; Stevens, Troy
Subject: RE: IMPORTANT: Street Vacation 124.1454 (M & A Investments Three, LLC) - "Emergency Turnaround"
Attachments: ROW Vacation.pdf; Turn Around Esmt.pdf

Thank you, Jennifer. This is very helpful.

As to the turnaround, upon further review, in some ways the turn around is ok, and some ways it's not. The legal description of the easement appears to include alley ROW that will not be vacated – Lots 7-9, Block 7539. The turnaround legal should only be for the private property, not the alley area not being vacated.

Thing is, Parcel 471501-0630 should not be in the vacate area, and it looks to be. We need to fix this.



One other thing, if I may. I'm also concerned about the need between the neighbors abutting the vacated alley for joint access. I feel like we should require a Joint Access Agreement before completion of the vacation. There will be 4 different legal entities that own the abutting property. Believe Alexx owns three of those, but he doesn't own the 4th – ITR Properties.

Thank you for everyone's help.

Troy Stevens, MSML

Real Property Supervisor
253.591.5535/c. 253.278.6529
tstevens@tacoma.gov

From: Kammerzell, Jennifer <JKammerzell@tacoma.gov>
Sent: Monday, January 26, 2026 5:05 PM
To: Stevens, Troy <tstevens@tacoma.gov>; Hauenstein, Lyle <lhauenstein@tacoma.gov>; Allen, Gary <gallen@tacoma.gov>; Paschich, Dean <dpaschich@tacoma.gov>; Marsten, Vicki <vmarsten@tacoma.gov>
Subject: RE: IMPORTANT: Street Vacation 124.1454 (M & A Investments Three, LLC) - "Emergency Turnaround"

See my comments below.



Jennifer Kammerzell (she/her)
Division Manager
Public Works/Transportation
jkammerzell@tacoma.gov
(253) 591-5511

From: Stevens, Troy <tstevens@tacoma.gov>
Sent: Monday, January 26, 2026 2:42 PM
To: Kammerzell, Jennifer <JKammerzell@tacoma.gov>; Hauenstein, Lyle <lhauenstein@tacoma.gov>; Allen, Gary <gallen@tacoma.gov>; Paschich, Dean <dpaschich@tacoma.gov>; Marsten, Vicki <vmarsten@tacoma.gov>
Cc: Stevens, Troy <tstevens@tacoma.gov>
Subject: IMPORTANT: Street Vacation 124.1454 (M & A Investments Three, LLC) - "Emergency Turnaround"

Jennifer, Vicki, and Lyle,

As I prepare for the upcoming hearing for Street Vacation 124.1454 (M & A Investments Three, LLC) on Feb 5, 2026, I'm having some concerns over the turn around:

- 1) Who is asking for this? I think it's Solid Waste. Please confirm. I think I should have an email that stipulates that asap.

I don't think Solid Waste is asking for it, it is Traffic because we don't want Solid Waste to have to come off Puyallup or 25th in the future. Plus, the gas station and others are not vacating, so there needs to be a turnaround. This is what I sent Alex 12/20/24: With the proposed vacation, a portion of the alley would go to each parcel and each of those parcels would only have frontage to Puyallup or E 25th St. This means that future development would require access be allowed from Puyallup or E 25th St and could be in the form of multiple driveways, which the code and city policies don't support. If you owned all of the separate green lots, a combination so that access could be from a central point on E 25th, similar to if all parcels used the alley and East N St, would be acceptable. I recognize that there are properties with access on Puyallup and E 25th St currently, but with new development the goal is to consolidate driveways to the lowest classified street per code and policy. Also, the properties that you own abutting E 25th St, if sold off individually or even combined as one or two, would not likely have enough space onsite for Refuse to turnaround. That would mean the containers might have to be stored on E 25th St, which his not desirable for the city, or the site's use is limited due to needing a large parkin glot, which his not desirable for the property. (see image #2 &3)

I also just noticed that only a portion of the alley is off of M is proposed for vacation, a turnaround at the end of the gas station property in the alley would be required prior to vacation. If any portion of the alley remains public, there needs to be a way for public to turnaround and get out. The assumption or potential is that

vacated portions of the alley or East N St are likely to be fenced off, which would require any car driving down the alley would need to back-up down the alley and back out on to E M St. (see image #1)

2) Do we need a turn around for more than Solid Waste? Is it ok for the alley to dead-end? Do we really need a ROW Dedication, not an easement, for a turnaround? **The turnaround is for any public traffic that cannot go through the public alley. It doesn't matter to Traffic if it's a dedication or easement. I believe both do not require the City to maintain.**

3) I'm seeing reference to "emergency access"? Is it?

I did not cite it as emergency access since it's designed like an alley. I'm not sure where that came from.

4) I need to confirm all of this isn't supposed to be a ROW dedication, not an easement. The HEX won't like us getting an easement for ROW in a vacation.

As shown, the turnaround easement provided by the petitioner is part of the footprint of the vacate area. If we need a ROW dedication for the turnaround, including the vacate area, or area we are currently showing as an easement in the turnaround easement, we shouldn't be vacating that area. We should have removed that area from the vacate and only have them dedicate right of way for the turnaround. **I think I know what you are saying and agree that they could just dedicate the portion of private property to make a proper turnaround.**

Gary and Dean,

When I look at the ROW vacation PDF, it appears to include property west, or southwesterly, of the sewer manhole. The vacation is not supposed to include it.

Also the turn around should only include property abutting the existing ROW, and future ROW, not private property.

As shown in the exhibit, part of the turn around includes part of the proposed vacated alley; or, at least it sure looks that way.

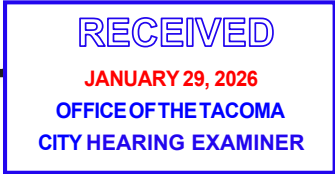
I hope this makes sense.

Please let me know what you think.

Sorry to ask for a rush; but, I'm supposed to have the report to the HEX no later than Wednesday this week by statutory requirement.

Thank you,

Troy Stevens, MSML
Real Property Supervisor
253.591.5535/c. 253.278.6529
tstevens@tacoma.gov



Stevens, Troy

From: Brown, Azure
Sent: Monday, June 9, 2025 9:53 AM
To: Stevens, Troy
Cc: Brown, Azure
Subject: RE: OUTSTANDING FEES Street Vacation 124.1454 - UPDATED Request for Comments - DUE June 20, 2025 - M&A Investments Three, LLC (aka Aaberg's Rental)

Hello,

There are outstanding In-Lieu fees for these Parcels. See below.

Table with 2 columns: Field (Site Address, Parcel No., Full / Partial Legal, Project No., Date of Assessment, Quote) and Value (1413 E 25TH ST, 4715010700, Full, SV 124.1454, 6/9/2025, \$2,666.94)

Table with 2 columns: Field (Site Address, Parcel No., Full / Partial Legal, Project No., Date of Assessment, Quote) and Value (1409 E 25TH ST, 4715010690, Full, SV 124.1454, 6/9/2025, \$2,773.59)

Table with 2 columns: Field (Site Address, Parcel No., Full / Partial Legal, Project No., Date of Assessment, Quote) and Value (1405 E 25TH ST, 4715010680, Full, SV 124.1454, 6/9/2025, \$2,773.59)

Table with 2 columns: Field (Site Address, Parcel No., Full / Partial Legal, Project No., Date of Assessment, Quote) and Value (1403 E 25TH ST, 4715010670, Full, SV 124.1454, 6/9/2025, \$2,011.80)

Table with 2 columns: Field (Site Address, Parcel No., Full / Partial Legal, Project No., Date of Assessment) and Value (1401 E 25TH ST, 4715010660, Partial, SV 124.1454, 6/9/2025)

Quote:

\$2,011.80

Thank You,



Azure Brown

Real Estate Specialist
Public Works| Facilities Mngmt.| Real Property Services
abrown2@tacoma.gov
(253) 591-5186

From: Stevens, Troy <tstevens@tacoma.gov>

Sent: Monday, June 2, 2025 3:00 PM

To: Allen, Gary <gallen@tacoma.gov>; Bogart, Regan <RBogart@tacoma.gov>; Boudet, Brian <BBoudet@tacoma.gov>; Bremer, Kandi <KBremer@tacoma.gov>; Avila, Britany <BAvila@tacoma.gov>; Brown, Azure <ABrown2@tacoma.gov>; Bruner, Carleen <CBruner@tacoma.gov>; Carter, Tanja <TCarter@tacoma.gov>; CenturyLink <nre.easement@centurylink.com>; Dressler, Teresa <TDressle@tacoma.gov>; Erickson, Ryan <RErickso@tacoma.gov>; Gust, Derek <DGust@tacoma.gov>; Hauenstein, Lyle <lhauenstein@tacoma.gov>; Himes, Gail <ghimes@tacoma.gov>; Huseby, Eric <ehuseby@tacoma.gov>; Johnson, Christopher <cjohnso2@tacoma.gov>; Kammerzell, Jennifer <JKammerzell@tacoma.gov>; Kidd, Brennan <bkidd@tacoma.gov>; Marsten, Vicki <vmarsten@tacoma.gov>; Matt Cruzan <matthew_cruzan@comcast.com>; Megan Tuche <Megan.Tuche@pse.com>; Muller, Gregory <GMuller@tacoma.gov>; Newton, Corey <cnewton@tacoma.gov>; Niehuser, Jack <JNiehuser@tacoma.gov>; Zoning <Zoning@tacoma.gov>; Pierce Transit - Planning (Planning@PierceTransit.org) <Planning@PierceTransit.org>; Rob.Bair@centurylink.com; Rogers, Susie <srogers@tacoma.gov>; Romero, Joseph <JRomero@tacoma.gov>; Seaman, Chris <cseaman@tacoma.gov>; Site Development <SiteDevelopment@tacoma.gov>; Torres, Andrew <ATORRES@tacoma.gov>

Cc: Stevens, Troy <tstevens@tacoma.gov>

Subject: Street Vacation 124.1454 - UPDATED Request for Comments - DUE June 20, 2025 - M&A Investments Three, LLC (aka Aaberg's Rental)

Agency Reviewer,

Real Property has received an updated request for a proposed Street Vacation Petition 124.1454 (attached), as requested by M&A Investments Three, LLC (aka Aaberg's Rental). Please review and provide comments for your respective utility/agency **on or before June 20, 2025**. Responses received later than June 20, 2025 risk NOT being incorporated into the vacation action.

Please email me with any questions you may have.

Please note: In the event that conditions do not comport to **RCW 35.79.030, which limits conditions of the vacation to the bounds of the proposed vacate area**, a representative from your respective utility will be required to attend the public hearing to present the perceived merits of your conditions. Failure to attend may result in the automatic dismissal of any such condition that does not comport to statute.

Thank you,

Troy Stevens, MSML
Real Property Services
City of Tacoma, Public Works
(253) 591-5535
tstevens@ci.tacoma.wa.us

RECEIVED

JANUARY 29, 2026

OFFICE OF THE TACOMA
CITY HEARING EXAMINER

Stevens, Troy

From: Stevens, Troy
Sent: Thursday, January 29, 2026 8:25 AM
To: Stevens, Troy
Subject: FW: Street Vacation 124.1454 - Request for Comments - DUE December 6, 2024 - M&A Investments Three, LLC (aka Aaberg's Rental)

From: Zoning <Zoning@tacoma.gov>
Sent: Friday, January 23, 2026 11:42 AM
To: Stevens, Troy <tstevens@tacoma.gov>; Zoning <Zoning@tacoma.gov>
Cc: Kammerzell, Jennifer <JKammerzell@tacoma.gov>; Marsten, Vicki <vmarsten@tacoma.gov>
Subject: RE: Street Vacation 124.1454 - Request for Comments - DUE December 6, 2024 - M&A Investments Three, LLC (aka Aaberg's Rental)

I think Traffic would be the main decision maker. Land Use takes no issue with the changed street vacation.

Respectfully,



Arielle Flesher (she/her)
Associate Planner
Planning and Development Services Department
aflesher@cityoftacoma.org
(253) 591-5298 / (253) 732-6010

From: Stevens, Troy <tstevens@tacoma.gov>
Sent: Friday, January 23, 2026 10:11 AM
To: Zoning <Zoning@tacoma.gov>
Cc: Kammerzell, Jennifer <JKammerzell@tacoma.gov>; Marsten, Vicki <vmarsten@tacoma.gov>; Stevens, Troy <tstevens@tacoma.gov>
Subject: RE: Street Vacation 124.1454 - Request for Comments - DUE December 6, 2024 - M&A Investments Three, LLC (aka Aaberg's Rental)

Morning Arielle,

Please confirm that you still approve the alley vacation even though they reduced the size, but will be granting a turnaround.

Thank you,

Troy Stevens, MSML
Real Property Supervisor
253.591.5535/c. 253.278.6529
tstevens@tacoma.gov

From: Zoning <Zoning@cityoftacoma.org>
Sent: Thursday, December 12, 2024 8:58 AM
To: Stevens, Troy <tstevens@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>
Cc: Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Marsten, Vicki <vmarsten@cityoftacoma.org>
Subject: RE: Street Vacation 124.1454 - Request for Comments - DUE December 6, 2024 - M&A Investments Three, LLC (aka Aaberg's Rental)

APPROVED.

Respectfully,



Arielle Flesher (she/her)
Associate Planner
Planning and Development Services
aflesher@cityoftacoma.org
(253) 591-5298 / (253) 732-6010

From: Stevens, Troy <tstevens@cityoftacoma.org>
Sent: Thursday, December 12, 2024 8:54 AM
To: Zoning <Zoning@cityoftacoma.org>
Cc: Stevens, Troy <tstevens@cityoftacoma.org>; Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Marsten, Vicki <vmarsten@cityoftacoma.org>
Subject: RE: Street Vacation 124.1454 - Request for Comments - DUE December 6, 2024 - M&A Investments Three, LLC (aka Aaberg's Rental)

Morning,

If you would, it would be helpful to hear back from you on this to close the loop.
Traffic is in the loop, too.

I am in the process of sending out the Agency Comments to the property owner.

Thank you,

Troy Stevens, MSML
Real Property Services
City of Tacoma, Public Works
(253) 591-5535
tstevens@ci.tacoma.wa.us

From: Stevens, Troy
Sent: Tuesday, December 10, 2024 4:20 PM
To: Zoning <Zoning@cityoftacoma.org>
Cc: Stevens, Troy <tstevens@cityoftacoma.org>
Subject: RE: Street Vacation 124.1454 - Request for Comments - DUE December 6, 2024 - M&A Investments Three, LLC (aka Aaberg's Rental)

Marcie,

They're actually vacating the whole thing. Please see the attached.

Troy Stevens, MSML
Real Property Services
City of Tacoma, Public Works
(253) 591-5535
tstevens@ci.tacoma.wa.us

From: Zoning <Zoning@cityoftacoma.org>
Sent: Tuesday, December 10, 2024 4:00 PM
To: Stevens, Troy <tstevens@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>
Subject: RE: Street Vacation 124.1454 - Request for Comments - DUE December 6, 2024 - M&A Investments Three, LLC (aka Aaberg's Rental)

This would create a long, dead-end alley. We recommend that Traffic is a reviewer.

Marcie Stenmark, AICP (she/her)
Senior Planner
City of Tacoma | Development Services
747 Market Street, 3rd Floor
c: (253)337-4360
mstenmark@cityoftacoma.org
www.tacomapermits.org

From: Stevens, Troy <tstevens@cityoftacoma.org>
Sent: Tuesday, December 10, 2024 10:33 AM
To: Zoning <Zoning@cityoftacoma.org>
Cc: Stevens, Troy <tstevens@cityoftacoma.org>
Subject: RE: Street Vacation 124.1454 - Request for Comments - DUE December 6, 2024 - M&A Investments Three, LLC (aka Aaberg's Rental)

Hi Kristina,

They added E. N St. Please see the attached.
Any issues or concerns?

Thank you,

Troy Stevens, MSML
Real Property Services
City of Tacoma, Public Works
(253) 591-5535
tstevens@ci.tacoma.wa.us

From: Zoning <Zoning@cityoftacoma.org>
Sent: Thursday, November 14, 2024 9:53 AM
To: Stevens, Troy <tstevens@cityoftacoma.org>; Allen, Gary <gallen@cityoftacoma.org>; Bogart, Regan <RBogart@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bremer, Kandi <KBremer@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; Brown, Azure <ABrown2@cityoftacoma.org>; Bruner, Carleen <CBruner@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; Erickson, Ryan <RErickso@cityoftacoma.org>; Gust, Derek <DGust@cityoftacoma.org>; Hauenstein, Lyle

<lhauenstein@cityoftacoma.org>; Himes, Gail <ghimes@cityoftacoma.org>; Huseby, Eric <ehuseby@cityoftacoma.org>; Johnson, Christopher <cjohnso2@cityoftacoma.org>; Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>; Marsten, Vicki <vmarsten@cityoftacoma.org>; Matt Cruzan <matthew_cruzan@comcast.com>; Megan Tuche <Megan.Tuche@pse.com>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Niehuser, Jack <JNiehuser@cityoftacoma.org>; Beard, Patricia <PBearde@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>; Rob.Bair@centurylink.com; Rogers, Susie <srogers@cityoftacoma.org>; Romero, Joseph <JRomero@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Tina Vaslet (tvasset@piercettransit.org) <tvasset@piercettransit.org>; Torres, Andrew <ATORRES@cityoftacoma.org>
Cc: Victor, Steve(Legal) <svictor@cityoftacoma.org>
Subject: RE: Street Vacation 124.1454 - Request for Comments - DUE December 6, 2024 - M&A Investments Three, LLC (aka Aaberg's Rental)

No concerns from land use, although I'm surprised they're not also trying to vacate that little portion of E N St.

Kristina Haycock, AICP

on behalf of Current Planning/Land Use

City of Tacoma | Development Services

For quickest response:

zoning@cityoftacoma.org

(253) 591-5030, extn 6

For my direct contact:

c: 253-591-5845

khaycock@cityoftacoma.org

www.tacomapermits.org

From: Stevens, Troy <tstevens@cityoftacoma.org>

Sent: Thursday, November 14, 2024 9:49 AM

To: Allen, Gary <gallen@cityoftacoma.org>; Barnett, Elliott <elliott.barnett@ci.tacoma.wa.us>; Bogart, Regan <RBogart@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bremer, Kandi <KBremer@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; Brown, Azure <ABrown2@cityoftacoma.org>; Bruner, Carleen <CBruner@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; Erickson, Ryan <RErickso@cityoftacoma.org>; Gust, Derek <DGust@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@cityoftacoma.org>; Himes, Gail <ghimes@cityoftacoma.org>; Huseby, Eric <ehuseby@cityoftacoma.org>; Johnson, Christopher <cjohnso2@cityoftacoma.org>; Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>; Marsten, Vicki <vmarsten@cityoftacoma.org>; Matt Cruzan <matthew_cruzan@comcast.com>; Megan Tuche <Megan.Tuche@pse.com>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Niehuser, Jack <JNiehuser@cityoftacoma.org>; Beard, Patricia <PBearde@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>; Rob.Bair@centurylink.com; Rogers, Susie <srogers@cityoftacoma.org>; Romero, Joseph <JRomero@cityoftacoma.org>; Rossi, Rod <RRossi@ci.tacoma.wa.us>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Tina Vaslet (tvasset@piercettransit.org) <tvasset@piercettransit.org>; Torres, Andrew <ATORRES@cityoftacoma.org>

Cc: Stevens, Troy <tstevens@cityoftacoma.org>; Victor, Steve(Legal) <svictor@cityoftacoma.org>

Subject: Street Vacation 124.1454 - Request for Comments - DUE December 6, 2024 - M&A Investments Three, LLC (aka Aaberg's Rental)

Agency Reviewer,

Please review the attached request for proposed Street Vacation Petition 124.1454, as requested by M&A Investments Three, LLC (aka Aaberg's Rental), and provide comment for your respective utility/agency **on or before December 6, 2024**. Responses received later than December 6, 2024 risk NOT being incorporated into the vacation action.

Please email me with any questions you may have.

Please note: In the event that conditions do not comport to **RCW 35.79.030, which limits conditions of the vacation to the bounds of the proposed vacate area**, a representative from your respective utility will be required to attend the public hearing to present the perceived merits of your conditions. Failure to attend may result in the automatic dismissal of any such condition that does not comport to statute.

Thank you,

Troy Stevens, MSML
Real Property Services
City of Tacoma, Public Works
(253) 591-5535
tstevens@ci.tacoma.wa.us

RECEIVED
JANUARY 29, 2026
OFFICE OF THE TACOMA
CITY HEARING EXAMINER

Stevens, Troy

From: Hauenstein, Lyle
Sent: Friday, January 23, 2026 10:06 AM
To: Stevens, Troy
Subject: RE: Street Vacation 124.1454 - UPDATED Request for Comments - DUE June 20, 2025 - M&A Investments Three, LLC (aka Aaberg's Rental)

Looks good. Thanks,

*Lyle S. Hauenstein
City of Tacoma
Collections Supervisor Solid Waste Management
(253)594-7843*

City of Tacoma | Environmental Services|Solid Waste Management | 3510 South Mullen Street, Tacoma, WA 98409-2200



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From: Stevens, Troy <tstevens@tacoma.gov>
Sent: Friday, January 23, 2026 8:53 AM
To: Hauenstein, Lyle <lhauenstein@tacoma.gov>
Cc: Stevens, Troy <tstevens@tacoma.gov>
Subject: RE: Street Vacation 124.1454 - UPDATED Request for Comments - DUE June 20, 2025 - M&A Investments Three, LLC (aka Aaberg's Rental)

Lyle,

Here is what we have, or will have:



Troy Stevens, MSML
Real Property Supervisor
253.591.5535/c. 253.278.6529
tstevens@tacoma.gov

From: Hauenstein, Lyle <lhauenstein@tacoma.gov>
Sent: Friday, January 23, 2026 6:28 AM
To: Stevens, Troy <tstevens@tacoma.gov>
Subject: RE: Street Vacation 124.1454 - UPDATED Request for Comments - DUE June 20, 2025 - M&A Investments Three, LLC (aka Aaberg's Rental)

Troy,
I did bless this one. I don't need a turning exhibit because I met the on site and had truck perform a turn around showing them how much room we would need. We will however need an easement for access to parcel **4715010630** 1313 E 25th St because we will be using their back parking lot as part of the turn around.

Lyle S. Hauenstein
City of Tacoma
Collections Supervisor Solid Waste Management

(253)594-7843

City of Tacoma | Environmental Services|Solid Waste Management | 3510 South Mullen Street, Tacoma, WA 98409-2200



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From: Stevens, Troy <tstevens@tacoma.gov>
Sent: Thursday, January 22, 2026 2:51 PM
To: Hauenstein, Lyle <lhauenstein@tacoma.gov>
Subject: RE: Street Vacation 124.1454 - UPDATED Request for Comments - DUE June 20, 2025 - M&A Investments Three, LLC (aka Aaberg's Rental)

Hi Lyle,

Did I ever get a final email from you on this?
I'm not seeing it. You blessed the vacation moving forward and the turnaround, right?

Troy Stevens, MSML
Real Property Supervisor
253.591.5535/c. 253.278.6529
tstevens@tacoma.gov

From: Hauenstein, Lyle <lhauenstein@tacoma.gov>
Sent: Thursday, June 5, 2025 10:56 AM
To: Stevens, Troy <tstevens@tacoma.gov>
Subject: RE: Street Vacation 124.1454 - UPDATED Request for Comments - DUE June 20, 2025 - M&A Investments Three, LLC (aka Aaberg's Rental)

Good morning Troy,
Solid waste will need to see a turning exhibit with our truck measurements showing turn around is large enough for our trucks before approval. The measurements they will need should be in the attachment.
Thanks,

*Lyle S. Hauenstein
City of Tacoma
Collections Supervisor Solid Waste Management
(253)594-7843*

City of Tacoma | Environmental Services|Solid Waste Management | 3510 South Mullen Street, Tacoma, WA 98409-2200



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From: Stevens, Troy <tstevens@tacoma.gov>

Sent: Monday, June 2, 2025 3:00 PM

To: Allen, Gary <gallen@tacoma.gov>; Bogart, Regan <RBogart@tacoma.gov>; Boudet, Brian <BBoudet@tacoma.gov>; Bremer, Kandi <KBremer@tacoma.gov>; Avila, Britany <BAvila@tacoma.gov>; Brown, Azure <ABrown2@tacoma.gov>; Bruner, Carleen <CBruner@tacoma.gov>; Carter, Tanja <TCarter@tacoma.gov>; CenturyLink <nre.easement@centurylink.com>; Dressler, Teresa <TDressle@tacoma.gov>; Erickson, Ryan <RErickso@tacoma.gov>; Gust, Derek <DGust@tacoma.gov>; Hauenstein, Lyle <lhauenstein@tacoma.gov>; Himes, Gail <ghimes@tacoma.gov>; Huseby, Eric <ehuseby@tacoma.gov>; Johnson, Christopher <cjohnso2@tacoma.gov>; Kammerzell, Jennifer <JKammerzell@tacoma.gov>; Kidd, Brennan <bkidd@tacoma.gov>; Marsten, Vicki <vmarsten@tacoma.gov>; Matt Cruzan <matthew_cruzan@comcast.com>; Megan Tuche <Megan.Tuche@pse.com>; Muller, Gregory <GMuller@tacoma.gov>; Newton, Corey <cnewton@tacoma.gov>; Niehuser, Jack <JNiehuser@tacoma.gov>; Zoning <Zoning@tacoma.gov>; Pierce Transit - Planning (Planning@PierceTransit.org) <Planning@PierceTransit.org>; Rob.Bair@centurylink.com; Rogers, Susie <srogers@tacoma.gov>; Romero, Joseph <JRomero@tacoma.gov>; Seaman, Chris <cseaman@tacoma.gov>; Site Development <SiteDevelopment@tacoma.gov>; Torres, Andrew <ATORRES@tacoma.gov>

Cc: Stevens, Troy <tstevens@tacoma.gov>

Subject: Street Vacation 124.1454 - UPDATED Request for Comments - DUE June 20, 2025 - M&A Investments Three, LLC (aka Aaberg's Rental)

Agency Reviewer,

Real Property has received an updated request for a proposed Street Vacation Petition 124.1454 (attached), as requested by M&A Investments Three, LLC (aka Aaberg's Rental). Please review and provide comments for your respective utility/agency **on or before June 20, 2025**. Responses received later than June 20, 2025 risk NOT being incorporated into the vacation action.

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Thank you,

Troy Stevens, MSML
Real Property Services

City of Tacoma, Public Works
(253) 591-5535
tstevens@ci.tacoma.wa.us

RECEIVED

JANUARY 29, 2026

OFFICE OF THE TACOMA
CITY HEARING EXAMINER

Stevens, Troy

From: Gust, Derek
Sent: Friday, June 6, 2025 8:28 AM
To: Stevens, Troy
Cc: Erickson, Ryan
Subject: RE: Street Vacation 124.1454 - UPDATED Request for Comments - DUE June 20, 2025 - M&A Investments Three, LLC (aka Aaberg's Rental)

Hi Troy,

Tacoma Fire Department has no objection to proposed Street Vacation Petition 124.1454.

Thanks.

Regards,

DEREK GUST, P.E.

Engineer / Plan Review

Tacoma Fire Department | Prevention Division

901 Fawcett Avenue | Tacoma, WA 98402

253.317.0698 | dgust@tacoma.gov



From: Stevens, Troy <tstevens@tacoma.gov>

Sent: Monday, June 2, 2025 3:00 PM

To: Allen, Gary <gallen@tacoma.gov>; Bogart, Regan <RBogart@tacoma.gov>; Boudet, Brian <BBoudet@tacoma.gov>; Bremer, Kandi <KBremer@tacoma.gov>; Avila, Britany <BAvila@tacoma.gov>; Brown, Azure <ABrown2@tacoma.gov>; Bruner, Carleen <CBruner@tacoma.gov>; Carter, Tanja <TCarter@tacoma.gov>; CenturyLink <nre.easement@centurylink.com>; Dressler, Teresa <TDressle@tacoma.gov>; Erickson, Ryan <RErickso@tacoma.gov>; Gust, Derek <DGust@tacoma.gov>; Hauenstein, Lyle <lhauenstein@tacoma.gov>; Himes, Gail <ghimes@tacoma.gov>; Huseby, Eric <ehuseby@tacoma.gov>; Johnson, Christopher <cjohnso2@tacoma.gov>; Kammerzell, Jennifer <JKammerzell@tacoma.gov>; Kidd, Brennan <bkidd@tacoma.gov>; Marsten, Vicki <vmarsten@tacoma.gov>; Matt Cruzan <matthew_cruzan@comcast.com>; Megan Tuche <Megan.Tuche@pse.com>; Muller, Gregory <GMuller@tacoma.gov>; Newton, Corey <cnewton@tacoma.gov>; Niehuser, Jack <JNiehuser@tacoma.gov>; Zoning <Zoning@tacoma.gov>; Pierce Transit - Planning (Planning@PierceTransit.org) <Planning@PierceTransit.org>; Rob.Bair@centurylink.com; Rogers, Susie <srogers@tacoma.gov>; Romero, Joseph <JRomero@tacoma.gov>; Seaman, Chris <cseaman@tacoma.gov>; Site Development <SiteDevelopment@tacoma.gov>; Torres, Andrew <ATORRES@tacoma.gov>

Cc: Stevens, Troy <tstevens@tacoma.gov>

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Thank you,

Troy Stevens, MSML
Real Property Services
City of Tacoma, Public Works
(253) 591-5535
tstevens@ci.tacoma.wa.us

RECEIVED

JANUARY 29, 2026
OFFICE OF THE TACOMA
CITY HEARING EXAMINER

Stevens, Troy

From: Hawk, Tom <thomas_hawk@comcast.com>
Sent: Thursday, July 17, 2025 3:11 PM
To: Stevens, Troy
Cc: Cruzan, Matthew
Subject: RE: Street Vacation 124.1454 - Request for Comments - DUE December 6, 2024 - M&A Investments Three, LLC (aka Aaberg's Rental)

Sorry Troy,

I thought I followed up. Nothing additional other than what Matt provided. We have no plant inside the footprint you called out, just along the adjacent streets.

Tom Hawk | Comcast
Network Project Manager | Construction
Pacific Northwest Region | North
C: 253-329-7502
Thomas.Hawk@Comcast.com



From: Stevens, Troy <tstevens@tacoma.gov>
Sent: Thursday, July 17, 2025 2:46 PM
To: Hawk, Tom <thomas_hawk@comcast.com>
Cc: Stevens, Troy <tstevens@tacoma.gov>; Cruzan, Matthew <matthew_cruzan@comcast.com>
Subject: [EXTERNAL] FW: Street Vacation 124.1454 - Request for Comments - DUE December 6, 2024 - M&A Investments Three, LLC (aka Aaberg's Rental)

Tom,

Fyi
This was the original request. It doesn't look like you guys have anything.
Matt also confirmed (attached), that you don't have anything in East N. St.

Believe you should be cool.

Troy Stevens, MSML
Senior Real Estate Specialist
City of Tacoma, Public Works
(253) 591-5535
tstevens@tacoma.gov

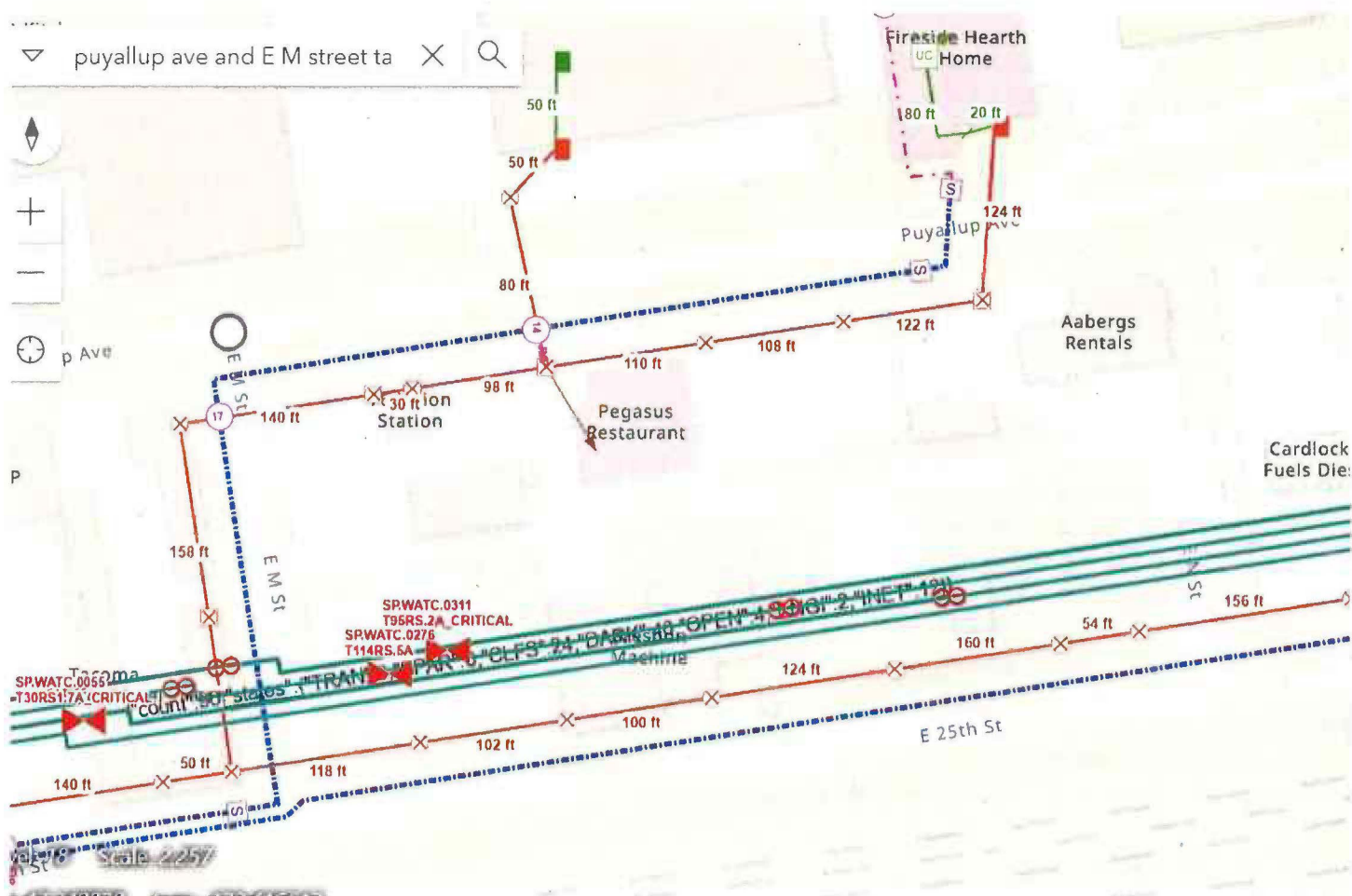
From: Cruzan, Matthew <matthew_cruzan@comcast.com>
Sent: Wednesday, November 20, 2024 8:34 AM
To: Stevens, Troy <tstevens@cityoftacoma.org>
Subject: RE: Street Vacation 124.1454 - Request for Comments - DUE December 6, 2024 - M&A Investments Three, LLC (aka Aaberg's Rental)

Good Morning Sir,

We have considerable fiber on E 25th and some aerial coax that runs up E M st as well as Puyallup Ave but the alley you have shown looks to be empty.

Thanks,

Matt Cruzan
Network Project Manager
253-256-8408



From: Stevens, Troy <tstevens@cityoftacoma.org>
Sent: Thursday, November 14, 2024 9:49 AM
To: Allen, Gary <gallen@cityoftacoma.org>; Barnett, Elliott <elliott.barnett@ci.tacoma.wa.us>; Bogart, Regan <RBogart@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bremer, Kandi <KBremer@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; Brown, Azure <ABrown2@cityoftacoma.org>; Bruner, Carleen <CBruner@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; Erickson, Ryan <RErickso@cityoftacoma.org>; Gust, Derek <DGust@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@cityoftacoma.org>; Himes, Gail <ghimes@cityoftacoma.org>; Huseby, Eric <ehuseby@cityoftacoma.org>; Johnson, Christopher <cjohnso2@cityoftacoma.org>; Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>; Marsten, Vicki <vmarsten@cityoftacoma.org>; Cruzan, Matthew <matthew_cruzan@comcast.com>; Megan Tuche <Megan.Tuche@pse.com>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Niehuser, Jack <JNiehuser@cityoftacoma.org>; Beard, Patricia <PBeard@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>;

Rob.Bair@centurylink.com; Rogers, Susie <srogers@cityoftacoma.org>; Romero, Joseph <JRomero@cityoftacoma.org>; Rossi, Rod <RRossi@ci.tacoma.wa.us>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Tina Vaslet (tvaslet@piercettransit.org) <tvaslet@piercettransit.org>; Torres, Andrew <ATORRES@cityoftacoma.org>

Cc: Stevens, Troy <tstevens@cityoftacoma.org>; Victor, Steve(Legal) <svictor@cityoftacoma.org>

Subject: [EXTERNAL] Street Vacation 124.1454 - Request for Comments - DUE December 6, 2024 - M&A Investments Three, LLC (aka Aaberg's Rental)

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Thank you,

Troy Stevens, MSML
Real Property Services
City of Tacoma, Public Works
(253) 591-5535
tstevens@ci.tacoma.wa.us

Stevens, Troy

From: Cruzan, Matthew <matthew_cruzan@comcast.com>
Sent: Wednesday, July 9, 2025 8:34 AM
To: Stevens, Troy
Subject: Re: Street Vacation 124.1454 - UPDATED Request for Comments - DUE June 20, 2025 - M&A Investments Three, LLC (aka Aaberg's Rental)

Sorry, just highlighting that there is a fairly significant fiber run along the pole line on 25th. As long as the aerial isn't impacted, should be good.

From: Stevens, Troy <tstevens@tacoma.gov>
Sent: Wednesday, July 9, 2025 8:26 AM
To: Cruzan, Matthew <matthew_cruzan@comcast.com>
Subject: [EXTERNAL] RE: Street Vacation 124.1454 - UPDATED Request for Comments - DUE June 20, 2025 - M&A Investments Three, LLC (aka Aaberg's Rental)

Hi,

Yes. That's the area.

Troy Stevens, MSML
Senior Real Estate Specialist
City of Tacoma, Public Works
(253) 591-5535
tstevens@tacoma.gov

From: Cruzan, Matthew <matthew_cruzan@comcast.com>
Sent: Wednesday, July 9, 2025 8:23 AM
To: Stevens, Troy <tstevens@tacoma.gov>
Subject: Re: Street Vacation 124.1454 - UPDATED Request for Comments - DUE June 20, 2025 - M&A Investments Three, LLC (aka Aaberg's Rental)

Stevens, Troy

From: Cruzan, Matthew <matthew_cruzan@comcast.com>
Sent: Thursday, November 21, 2024 9:05 AM
To: Stevens, Troy
Subject: RE: Street Vacation 124.1454 - Request for Comments - DUE December 6, 2024 - M&A Investments Three, LLC (aka Aaberg's Rental)

We are not down this portion of the alley either according to our current system maps.

From: Stevens, Troy
Sent: Wednesday, November 20, 2024 2:18 PM
To: Allen, Gary ; Bogart, Regan ; Boudet, Brian ; Bremer, Kandi ; Avila, Britany ; Brown, Azure ; Bruner, Carleen ; CenturyLink ; Erickson, Ryan ; Gust, Derek ; Hauenstein, Lyle ; Himes, Gail ; Huseby, Eric ; Johnson, Christopher ; Kammerzell, Jennifer ; Kidd, Brennan ; Marsten, Vicki ; Cruzan, Matthew ; Megan Tuche ; Muller, Gregory ; Newton, Corey ; Niehuser, Jack ; Beard, Patricia ; Zoning ; Rob.Bair@centurylink.com; Rogers, Susie ; Romero, Joseph ; Seaman, Chris ; Site Development ; Tina Vaslet (tvaslet@piercettransit.org) ; Torres, Andrew ; Kammerzell, Jennifer ; Dressler, Teresa
Cc: Victor, Steve(Legal) ; Davis, Justin ; Stevens, Troy
Subject: [EXTERNAL] RE: Street Vacation 124.1454 - Request for Comments - DUE December 6, 2024 - M&A Investments Three, LLC (aka Aaberg's Rental)

Good afternoon,

Please see the attached updated legal description that includes East N. St.

Thank you,

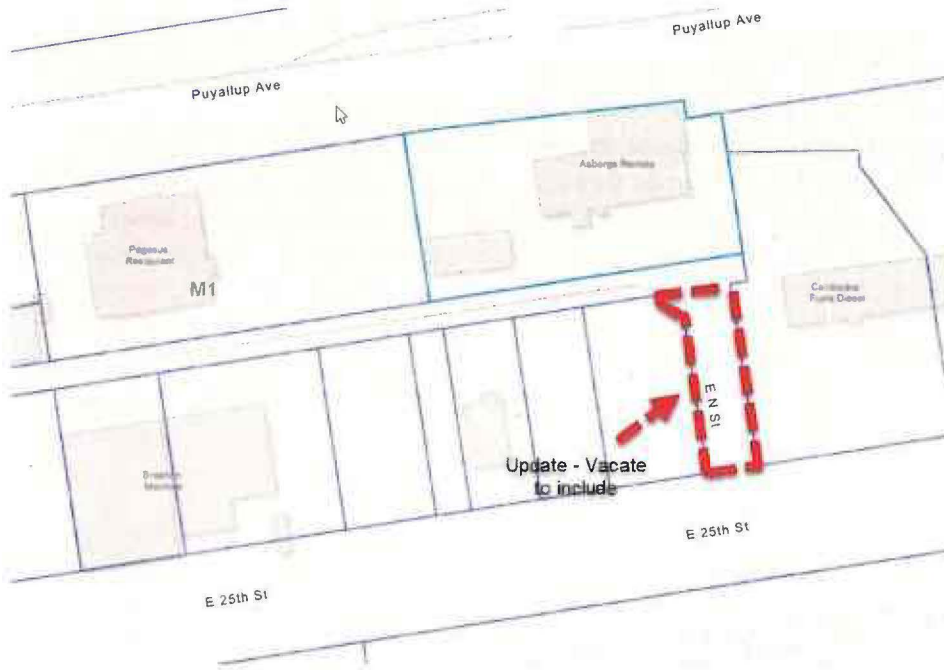
Troy Stevens, MSML
Real Property Services
City of Tacoma, Public Works
(253) 591-5535
tstevens@ci.tacoma.wa.us

From: Stevens, Troy <tstevens@cityoftacoma.org>
Sent: Thursday, November 14, 2024 12:45 PM
To: Allen, Gary <gallen@cityoftacoma.org>; Bogart, Regan <RBogart@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bremer, Kandi <KBremer@cityoftacoma.org>; Avila, Britany <BAvila@cityoftacoma.org>; Brown, Azure <ABrown2@cityoftacoma.org>; Bruner, Carleen <CBruner@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; Erickson, Ryan <RErickso@cityoftacoma.org>; Gust, Derek <DGust@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@cityoftacoma.org>; Himes, Gail <ghimes@cityoftacoma.org>; Huseby, Eric <ehuseby@cityoftacoma.org>; Johnson, Christopher <cjohnso2@cityoftacoma.org>; Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>; Marsten, Vicki <vmarsten@cityoftacoma.org>; Matt Cruzan <matthew_cruzan@comcast.com>; Megan Tuche <Megan.Tuche@pse.com>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <newton@cityoftacoma.org>; Niehuser, Jack <JNiehuser@cityoftacoma.org>; Beard, Patricia <PBearde@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>; Rob.Bair@centurylink.com; Rogers, Susie <srogers@cityoftacoma.org>; Romero, Joseph <JRomero@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Tina Vaslet

(tvaslet@piercetransit.org) <tvaslet@piercetransit.org>; Torres, Andrew <ATORRES@cityoftacoma.org>; Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Dressler, Teresa <TDressle@cityoftacoma.org>
Cc: Victor, Steve(Legal) <svictor@cityoftacoma.org>; Davis, Justin <JEDavis@cityoftacoma.org>; Stevens, Troy <tstevens@cityoftacoma.org>
Subject: RE: Street Vacation 124.1454 - Request for Comments - DUE December 6, 2024 - M&A Investments Three, LLC (aka Aaberg's Rental)

Good afternoon everyone,

Aaberg's/M&A Investments Three, LLC has let me know they would like to include East N St. I will be updating the documents and getting a new legal description and exhibit out to you once I receive the updated survey docs.



Thank you,

Troy Stevens, MSML
Real Property Services
City of Tacoma, Public Works
(253) 591-5535
tstevens@ci.tacoma.wa.us

From: Stevens, Troy

Sent: Thursday, November 14, 2024 9:49 AM

To: Allen, Gary <gallen@cityoftacoma.org>; Barnett, Elliott <elliott.barnett@ci.tacoma.wa.us>; Bogart, Regan <RBogart@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bremer, Kandi <KBremer@cityoftacoma.org>; Britany Avila (<BAvila@cityoftacoma.org> <BAvila@cityoftacoma.org>); Brown, Azure <ABrown2@cityoftacoma.org>; Bruner, Carleen <CBruner@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; Erickson, Ryan <RErickso@cityoftacoma.org>; Gust, Derek <DGust@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@cityoftacoma.org>; Himes, Gail <ghimes@cityoftacoma.org>; Huseby, Eric <ehuseby@cityoftacoma.org>; Johnson, Christopher <cjohnso2@cityoftacoma.org>; Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>; Marsten, Vicki <vmarsten@cityoftacoma.org>; Matt Cruzan <matthew_cruzan@comcast.com>; Megan Tuche <Megan.Tuche@pse.com>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Niehuser, Jack

<JNiehuser@cityoftacoma.org>; Pat Beard <PBeard@cityoftacoma.org>; PDS Zoning <zoning@cityoftacoma.org>; Rob.Bair@centurylink.com; Rogers, Susie <srogers@cityoftacoma.org>; Romero, Joseph <JRomero@cityoftacoma.org>; Rossi, Rod <RRossi@ci.tacoma.wa.us>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development Group <SiteDevelopment@cityoftacoma.org>; Tina Vaslet (tvaslet@piercetransit.org) <tvaslet@piercetransit.org>; Torres, Andrew <ATORRES@cityoftacoma.org>

Cc: Stevens, Troy <tstevens@cityoftacoma.org>; Victor, Steve(Legal) <svictor@cityoftacoma.org>

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Thank you,

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Real Property Services
City of Tacoma, Public Works
(253) 591-5535
tstevens@ci.tacoma.wa.us

RECEIVED

JANUARY 29, 2026

OFFICE OF THE TACOMA
CITY HEARING EXAMINER**Stevens, Troy**

From: Bair, Rob <Rob.Bair@lumen.com>
Sent: Monday, June 2, 2025 4:38 PM
To: Stevens, Troy
Subject: RE: Street Vacation 124.1454 - UPDATED Request for Comments - DUE June 20, 2025 - M&A Investments Three, LLC (aka Aaberg's Rental)

Hi Troy,

I will let our NRE ROW team make an official comment but I do not see any challenges to this vacate as we have nothing but an abandoned buried copper cable along the alley.

Thanks,

LUMEN[®]**Robert Bair**

SR Network Implementation Engineer
 7850B S Trafton St Bldg B
 Tacoma, WA 98409
 tel: 253-393-5384 | cell: 253-831-2059
rob.bair@lumen.com

From: Stevens, Troy <tstevens@tacoma.gov>
Sent: Monday, June 02, 2025 3:00 PM
To: Allen, Gary <gallen@tacoma.gov>; Bogart, Regan <RBogart@tacoma.gov>; Boudet, Brian <BBoudet@tacoma.gov>; Bremer, Kandi <KBremer@tacoma.gov>; Avila, Britany <BAvila@tacoma.gov>; Brown, Azure <ABrown2@tacoma.gov>; Bruner, Carleen <CBruner@tacoma.gov>; Carter, Tanja <TCarter@tacoma.gov>; Easement, Nre <Nre.Easement@lumen.com>; Dressler, Teresa <TDressle@tacoma.gov>; Erickson, Ryan <RErickso@tacoma.gov>; Gust, Derek <DGust@tacoma.gov>; Hauenstein, Lyle <lhauenstein@tacoma.gov>; Himes, Gail <ghimes@tacoma.gov>; Huseby, Eric <ehuseby@tacoma.gov>; Johnson, Christopher <cjohnso2@tacoma.gov>; Kammerzell, Jennifer <JKammerzell@tacoma.gov>; Kidd, Brennan <bkidd@tacoma.gov>; Marsten, Vicki <vmarsten@tacoma.gov>; Matt Cruzan <matthew_cruzan@comcast.com>; Megan Tuche <Megan.Tuche@pse.com>; Muller, Gregory <GMuller@tacoma.gov>; Newton, Corey <cnewton@tacoma.gov>; Niehuser, Jack <JNiehuser@tacoma.gov>; Zoning <Zoning@tacoma.gov>; Pierce Transit - Planning (Planning@PierceTransit.org) <Planning@PierceTransit.org>; Bair, Rob <Rob.Bair@lumen.com>; Rogers, Susie <srogers@tacoma.gov>; Romero, Joseph <JRomero@tacoma.gov>; Seaman, Chris <cseaman@tacoma.gov>; Site Development <SiteDevelopment@tacoma.gov>; Torres, Andrew <ATORRES@tacoma.gov>
Cc: Stevens, Troy <tstevens@tacoma.gov>
Subject: Street Vacation 124.1454 - UPDATED Request for Comments - DUE June 20, 2025 - M&A Investments Three, LLC (aka Aaberg's Rental)

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Thank you,

Troy Stevens, MSML
Real Property Services
City of Tacoma, Public Works
(253) 591-5535
tstevens@ci.tacoma.wa.us

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Stevens, Troy

From: Evick, Brent <Brent.Evick@lumen.com>
Sent: Monday, June 30, 2025 1:42 PM
To: Stevens, Troy
Subject: RE: ANV/Street Vacation 124.1454 - UPDATED Request for Comments - DUE June 20, 2025 - M&A Investments Three, LLC (aka Aaberg's Rental): P866347
Attachments: P866347 Vacation.pdf

Hello Troy,

CenturyLink has reviewed and determined we have no objections. Please see attached.

Thank you,

Brent Evick

ROW Agent II
brent.evick@lumen.com
Phone: 304-678-4900

LUMEN

From: Stevens, Troy <tstevens@tacoma.gov>
Sent: Monday, June 2, 2025 6:00 PM
To: Allen, Gary <gallen@tacoma.gov>; Bogart, Regan <RBogart@tacoma.gov>; Boudet, Brian <BBoudet@tacoma.gov>; Bremer, Kandi <KBremer@tacoma.gov>; Avila, Britany <BAvila@tacoma.gov>; Brown, Azure <ABrown2@tacoma.gov>; Bruner, Carleen <CBruner@tacoma.gov>; Carter, Tanja <TCarter@tacoma.gov>; Easement, Nre <Nre.Easement@lumen.com>; Dressler, Teresa <TDressle@tacoma.gov>; Erickson, Ryan <RErickso@tacoma.gov>; Gust, Derek <DGust@tacoma.gov>; Hauenstein, Lyle <lhauenstein@tacoma.gov>; Himes, Gail <ghimes@tacoma.gov>; Huseby, Eric <ehuseby@tacoma.gov>; Johnson, Christopher <cjohnso2@tacoma.gov>; Kammerzell, Jennifer <JKammerzell@tacoma.gov>; Kidd, Brennan <bkidd@tacoma.gov>; Marsten, Vicki <vmarsten@tacoma.gov>; Matt Cruzan <matthew_cruzan@comcast.com>; Megan Tuche <Megan.Tuche@pse.com>; Muller, Gregory <GMuller@tacoma.gov>; Newton, Corey <cnewton@tacoma.gov>; Niehuser, Jack <JNiehuser@tacoma.gov>; Zoning <Zoning@tacoma.gov>; Pierce Transit - Planning (Planning@PierceTransit.org) <Planning@PierceTransit.org>; Bair, Rob <Rob.Bair@lumen.com>; Rogers, Susie <sr Rogers@tacoma.gov>; Romero, Joseph <JRomero@tacoma.gov>; Seaman, Chris <cseaman@tacoma.gov>; Site Development <SiteDevelopment@tacoma.gov>; Torres, Andrew <ATORRES@tacoma.gov>
Cc: Stevens, Troy <tstevens@tacoma.gov>
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Please email me with any questions you may have.

Please note: In the event that conditions do not comport to **RCW 35.79.030, which limits conditions of the vacation to the bounds of the proposed vacate area**, a representative from your respective utility will be required to attend the public hearing to present the perceived merits of your conditions. Failure to attend may result in the automatic dismissal of any such condition that does not comport to statute.

Thank you,

Troy Stevens, MSML
Real Property Services
City of Tacoma, Public Works
(253) 591-5535
tstevens@ci.tacoma.wa.us

This communication is the property of Lumen Technologies and may contain confidential or privileged information. Unauthorized use of this communication is strictly prohibited and may be unlawful. If you have received this communication in error, please immediately notify the sender by reply e-mail and destroy all copies of the communication and any attachments.



06/30/25

Troy Stevens

City of Tacoma, Public Works

747 Market St. # 408

Tacoma, WA 98402

PRN 866347

No Reservations/No Objection

SUBJECT: Vacation request for portion of E "N" Street AND portion of the 20-foot alley lying southerly of Block 7442 and northerly of Block 7541, Tacoma, Washington.

To Whom It May Concern:

Qwest Corporation, d/b/a CenturyLink QC ("CenturyLink") has reviewed the request for the subject vacation and has determined that it has no objections with respect to the areas proposed for vacation as shown and/or described on Exhibit "A", said Exhibit "A" attached hereto and incorporated by this reference.

It is the intent and understanding of CenturyLink that this Vacation shall not reduce our rights to any other existing easement or rights we have on this site or in the area.

This vacation response is submitted WITH THE STIPULATION that if CenturyLink facilities are found and/or damaged within the vacated area as described, the Applicant will bear the cost of relocation and repair of said facilities.

If you have any questions, please contact Brent Evick at 304-678-4900 or Brent.Evick@lumen.com.

Sincerely yours,

CenturyLink Right of Way Team

EXHIBIT A

RIGHT OF WAY VACATION

ALL THAT PORTION OF THE 20.00 FOOT ALLEY LYING SOUTHERLY OF BLOCK 7442, AND NORTHERLY OF BLOCK 7541 LYING WESTERLY OF THE WESTERLY LIMITS OF VACATION ORDINANCE 20744, AND THAT PORTION LYING SOUTHERLY OF BLOCK 7440 AND NORTHERLY OF BLOCK 7539 LYING EASTERLY OF A LINE THAT IS PARALLEL WITH THE EAST LINE OF SAID BLOCKS 7440 AND 7539, AND 60.12 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES, OF THE EAST LINE OF SAID BLOCKS. ALL IN THE PLAT OF THE INDIAN ADDITION, AS RECORDED IN VOLUME 7 OF PLATS AT PAGES 30 AND 31, RECORDS OF PIERCE COUNTY AUDITOR.

AND THAT PORTION OF EAST N STREET LYING BETWEEN THE NORTHERLY LINE OF EAST 25TH STREET AND THE SOUTHERLY LINE OF THE 20.00 ALLEY LYING BETWEEN SAID BLOCKS 7442 AND 7541, NOT PREVIOUSLY VACATED BY VACATION ORDINANCE 28863, RECORDED UNDER PIERCE COUNTY AUDITOR'S FILE NUMBER 202302210373.

SITUATE IN THE NW QUARTER OF THE NW QUARTER OF SECTION 10, TOWNSHIP 20 NORTH, RANGE 03 EAST, W.M., CITY OF TACOMA, PIERCE COUNTY, WASHINGTON.

CONTAINING 14,549 SQUARE FEET +/-

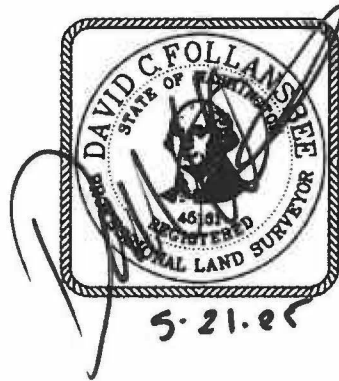
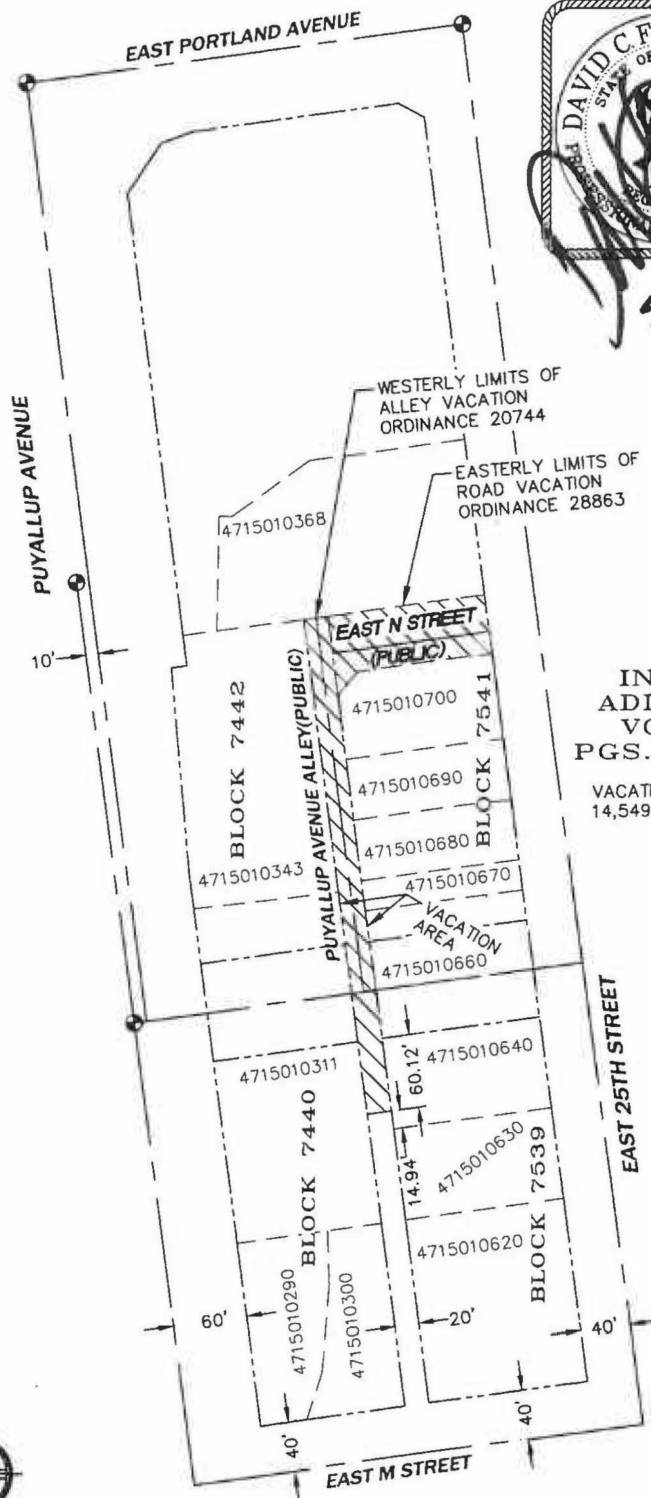


EXHIBIT "B"



INDIAN
ADDITION
VOL. 7
PGS. 30-31
VACATION AREA=
14,549 SQUARE FEET



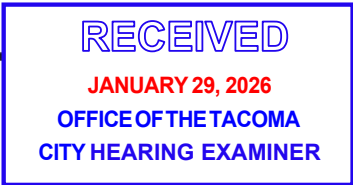
1"=120'
JOB NO. 2200477.50
5/19/2025
Alley Vacation Exhibit Map
LEGAL BY: DF EXHIBIT BY: GD
NW 1/4, NW 1/4, S10, T20N, R3E
w:\adskpro\2020\2200477\2200477 alley vacation revised
2025.dwg



THIS EXHIBIT HAS BEEN PREPARED TO ASSIST IN THE INTERPRETATION OF THE ACCOMPANYING LEGAL DESCRIPTION. IF THERE IS A CONFLICT BETWEEN THE WRITTEN LEGAL DESCRIPTION AND THIS SKETCH, THE LEGAL DESCRIPTION SHALL PREVAIL.

5804 Road 90,
Suite H,
Pasco, WA 99301
509.380.5883 TEL
509.380.5885 FAX

Stevens, Troy



From: Muller, Gregory
Sent: Wednesday, July 9, 2025 10:30 AM
To: Stevens, Troy
Cc: Belin, Katherine; Shaffer, Shelly
Subject: RE: Street Vacation 124.1454 - Request for Comments - DUE December 6, 2024 - M&A Investments Three, LLC (aka Aaberg's Rental)

Troy,

Recapitulating previous response below:

Tacoma Water requires an easement reservation over the easterly 15' of East "N" Street proposed for vacation, together with an easement reservation over that portion of the alley proposed for vacation lying easterly of the northerly production of the west line of the East "N" Street easement reservation.

No permanent structures, retaining walls, fences, or trees are permitted within the easement. Light landscaping with grass and/or small shrubbery is permitted. Tacoma Water facilities must remain accessible at all times; therefore, if a fence is installed along the perimeter, Tacoma Water must be provided keys or codes to allow 24/7 access.

If existing water facilities need to be relocated or adjusted, they will be relocated by Tacoma Water at the developer's expense.

Any damage to Tacoma Water facilities will be repaired by Tacoma Water crews at the expense of the developer.

No other TPU Division has an objection or requests an easement reservation.

Greg Muller, Real Property Supervisor
Tacoma Public Utilities
253.337.3164

Please note: As of May 9, 2025, my email address changed to gmuller@tacoma.gov. Emails sent to gmuller@cityoftacoma.org will still reach me, but outgoing emails will come from the new address.

RECEIVED

JANUARY 29, 2026

OFFICE OF THE TACOMA
CITY HEARING EXAMINER**Stevens, Troy**

From: Silas Read <sread@piercetransit.org>
Sent: Tuesday, June 3, 2025 2:37 PM
To: Stevens, Troy
Cc: Planning
Subject: RE: Street Vacation 124.1454 - UPDATED Request for Comments - DUE June 20, 2025 - M&A Investments Three, LLC (aka Aaberg's Rental)

Hi Troy,

Pierce Transit has no comment regarding this alley vacation. Thank you for the opportunity to review.

Best regards,

Silas Read (*he/him*)

Planner

P: [253.983.3472](tel:253.983.3472)

3701 96th St. SW, Lakewood, WA 98499

**From:** Stevens, Troy <tstevens@tacoma.gov>**Sent:** Monday, June 2, 2025 3:00 PM

To: Allen, Gary <gallen@tacoma.gov>; Bogart, Regan <RBogart@tacoma.gov>; Boudet, Brian <BBoudet@tacoma.gov>; Bremer, Kandi <KBremer@tacoma.gov>; Avila, Britany <BAvila@tacoma.gov>; Brown, Azure <ABrown2@tacoma.gov>; Bruner, Carleen <CBruner@tacoma.gov>; Carter, Tanja <TCarter@tacoma.gov>; CenturyLink <nre.easement@centurylink.com>; Dressler, Teresa <TDressle@tacoma.gov>; Erickson, Ryan <RErickso@tacoma.gov>; Gust, Derek <DGust@tacoma.gov>; Hauenstein, Lyle <lhauenstein@tacoma.gov>; Himes, Gail <ghimes@tacoma.gov>; Huseby, Eric <ehuseby@tacoma.gov>; Johnson, Christopher <cjohnso2@tacoma.gov>; Kammerzell, Jennifer <JKammerzell@tacoma.gov>; Kidd, Brennan <bkidd@tacoma.gov>; Marsten, Vicki <vmarsten@tacoma.gov>; Matt Cruzan <matthew_cruzan@comcast.com>; Megan Tuche <Megan.Tuche@pse.com>; Muller, Gregory <GMuller@tacoma.gov>; Newton, Corey <cnewton@tacoma.gov>; Niehuser, Jack <JNiehuser@tacoma.gov>; Zoning <Zoning@tacoma.gov>; Planning <planning@piercetransit.org>; Rob.Bair@centurylink.com; Rogers, Susie <srogers@tacoma.gov>; Romero, Joseph <JRomero@tacoma.gov>; Seaman, Chris <cseaman@tacoma.gov>; Site Development <SiteDevelopment@tacoma.gov>; Torres, Andrew <ATORRES@tacoma.gov>

Cc: Stevens, Troy <tstevens@tacoma.gov>**Subject:** Street Vacation 124.1454 - UPDATED Request for Comments - DUE June 20, 2025 - M&A Investments Three, LLC (aka Aaberg's Rental)You don't often get email from tstevens@tacoma.gov. [Learn why this is important](#)

Caution: This email originated from outside of Pierce Transit. Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, contact your IT Department.

Agency Reviewer,

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respective utility/agency **on or before June 20, 2025**. Responses received later than June 20, 2025 risk NOT being incorporated into the vacation action.

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Thank you,

Troy Stevens, MSML
Real Property Services
City of Tacoma, Public Works
(253) 591-5535
tstevens@ci.tacoma.wa.us

EXHIBIT A

PARCEL 4715010630
TURN AROUND EASEMENT

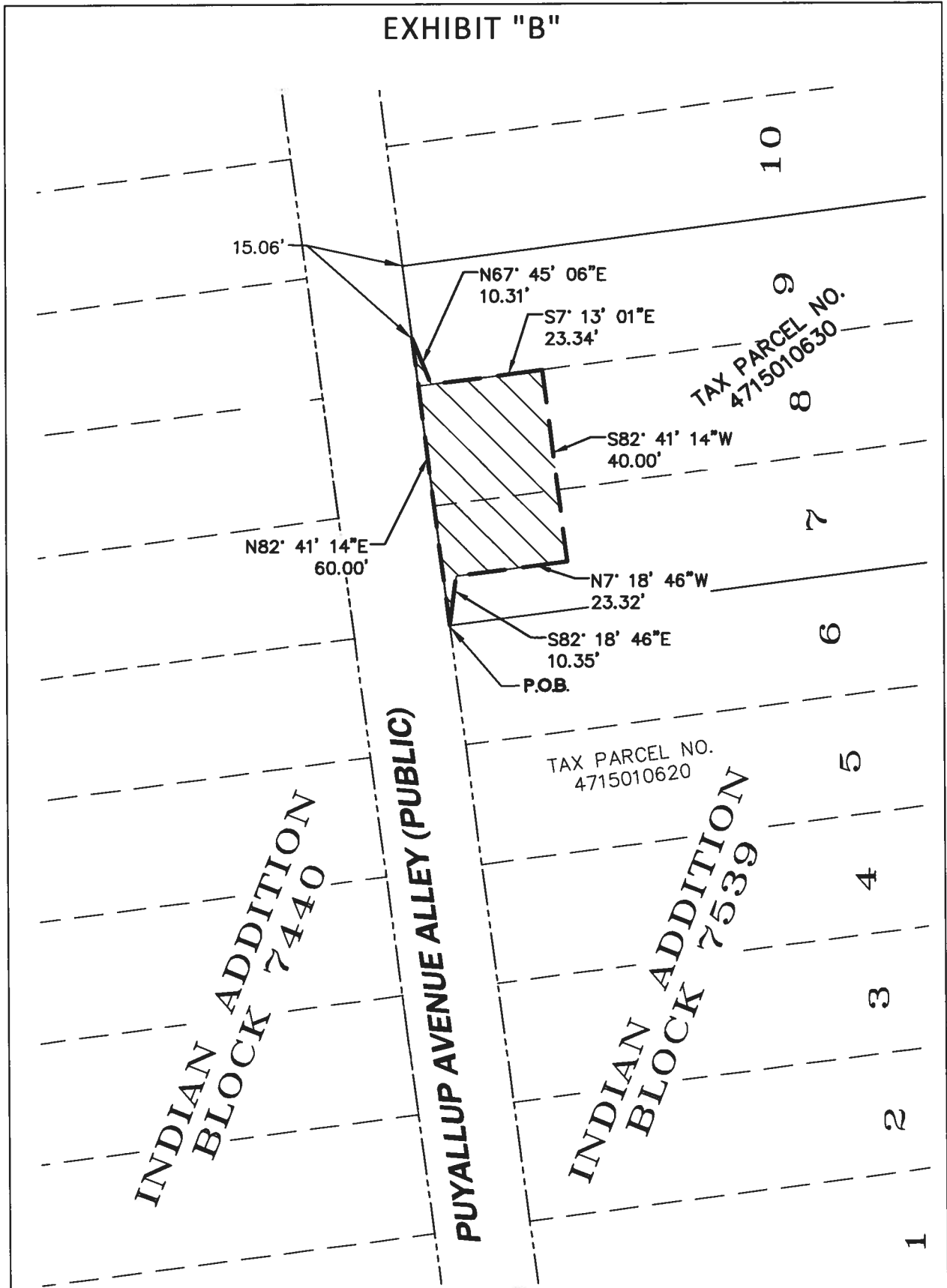
BEGINNING AT THE NORTHWEST CORNER OF LOT 7, BLOCK 7539, MAP OF INDIAN ADDITION TO THE CITY OF TACOMA, AS RECORDED IN VOLUME 7 OF PLATS AT PAGES 30 AND 31, RECORDS OF PIERCE COUNTY AUDITOR; THENCE SOUTH 82°18'46" EAST, A DISTANCE OF 10.35 FEET; THENCE SOUTH 07°18'46" EAST, A DISTANCE OF 23.32 FEET; THENCE NORTH 82°41'14" EAST, A DISTANCE OF 40.00 FEET TO A POINT ON THE EAST LINE OF LOT 8 OF SAID BLOCK 7539; THENCE NORTH 07°13'01" WEST, ALONG THE EAST LINE OF SAID LOT 8, A DISTANCE OF 23.34 FEET; THENCE NORTH 67°45'06" EAST, A DISTANCE OF 10.31 FEET TO A POINT ON THE NORTH LINE OF LOT 9 OF SAID BLOCK 7539; THENCE SOUTH 82°41'14" WEST, ALONG THE NORTH LINE OF SAID BLOCK 7539, A DISTANCE OF 60.00 FEET TO THE **POINT OF BEGINNING**.

SITUATE IN THE NE QUARTER OF THE NW QUARTER OF SECTION 10, TOWNSHIP 20 NORTH, RANGE 03 EAST, W.M., CITY OF TACOMA, PIERCE COUNTY, WASHINGTON.

CONTAINING 1,067 SQUARE FEET +/-



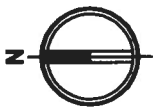
EXHIBIT "B"



INDIAN ADDITION
BLOCK 7440

PUYALLUP AVENUE ALLEY (PUBLIC)

INDIAN ADDITION
BLOCK 7539



1"=30'

JOB NO. 2200477.50
 5/20/2025
 EMERGENCY TURNAROUND EASEMENT
 LEGAL BY: DF EXHIBIT BY: GD
 NW 1/4, NW 1/4, S10, T20N, R3E
 w:\sdeskproj\2020\2200477\revised alley and easement
 20250881.dwg



2-4-26



5804 Road 90,
 Suite H,
 Pasco, WA 99301
 509.380.5883 TEL
 509.380.5885 FAX

THIS EXHIBIT HAS BEEN PREPARED TO ASSIST IN THE INTERPRETATION OF THE ACCOMPANYING LEGAL DESCRIPTION. IF THERE IS A CONFLICT BETWEEN THE WRITTEN LEGAL DESCRIPTION AND THIS SKETCH, THE LEGAL DESCRIPTION SHALL PREVAIL.

EX. C-25

EXHIBIT A

RIGHT OF WAY VACATION

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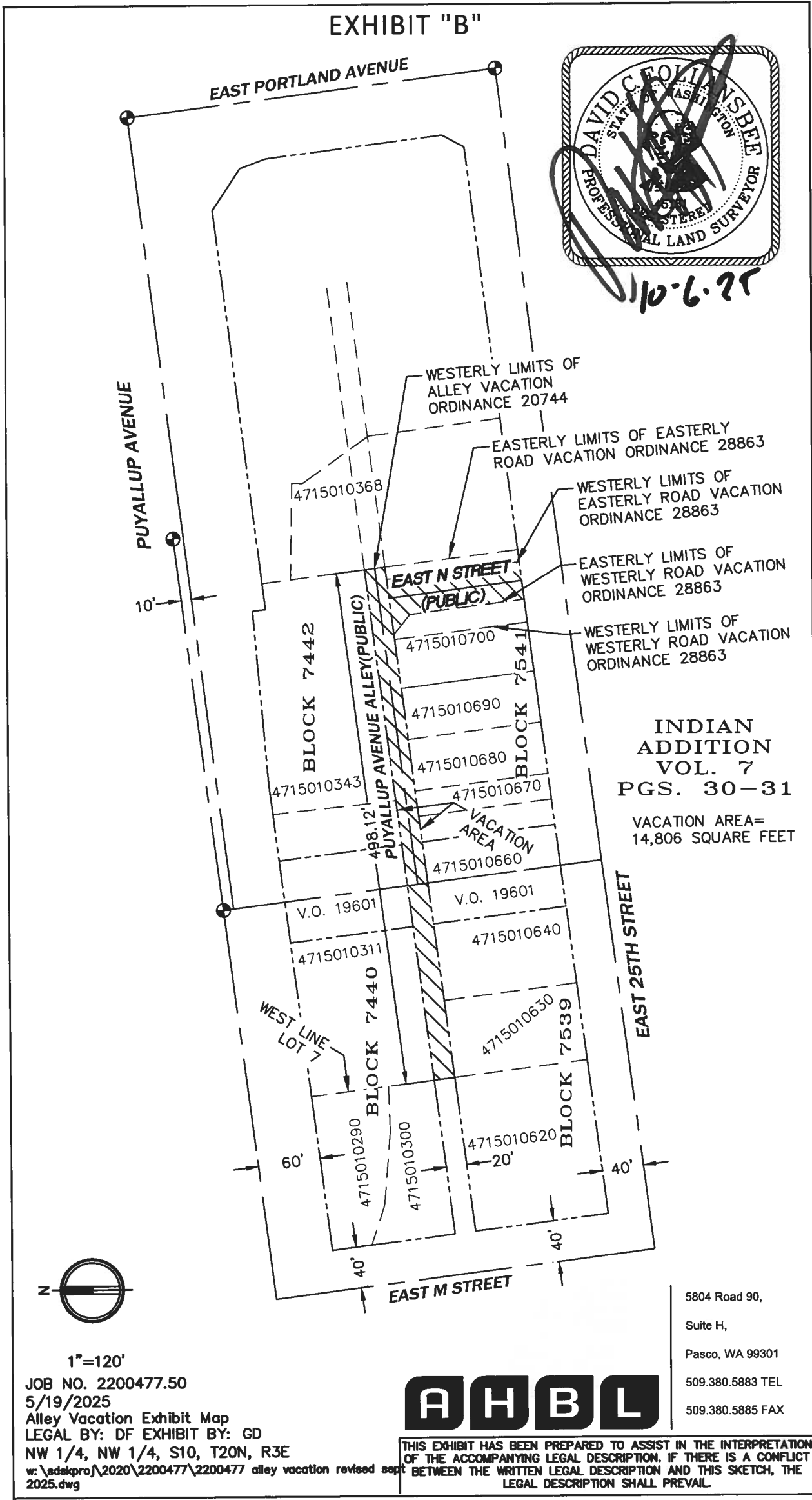
TOGETHER WITH THAT PORTION OF EAST N STREET LYING BETWEEN THE NORTHERLY LINE OF EAST 25TH STREET AND THE SOUTHERLY LINE OF THE 20.00 FOOT ALLEY LYING BETWEEN SAID BLOCKS 7442 AND 7541; EXCEPT THAT PORTION VACATED BY VACATION ORDINANCE 28863, RECORDED UNDER PIERCE COUNTY AUDITOR'S FILE NUMBER 202302210373.

SITUATE IN THE NE QUARTER OF THE NW QUARTER OF SECTION 10, TOWNSHIP 20 NORTH, RANGE 03 EAST, W.M., CITY OF TACOMA, PIERCE COUNTY, WASHINGTON.

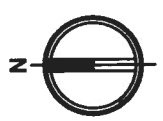
CONTAINING 14,806 SQUARE FEET +/-



EXHIBIT "B"



INDIAN ADDITION
VOL. 7
PGS. 30-31
VACATION AREA=
14,806 SQUARE FEET



1"=120'

JOB NO. 2200477.50
5/19/2025
Alley Vacation Exhibit Map
LEGAL BY: DF EXHIBIT BY: GD
NW 1/4, NW 1/4, S10, T20N, R3E
w:\sdata\proj\2020\2200477\2200477 alley vacation revised sept 2025.dwg



5804 Road 90,
Suite H,
Pasco, WA 99301
509.380.5883 TEL
509.380.5885 FAX

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