



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

03/02/2017

NOTICE OF ASSESSMENT HEARING

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

#0006004182417#

PASSAGES VENTURES LLC
C/O THE PASSAGES PARTNERSHIP INC
c/o PASSAGES VENTURES, LLC - 400A
708 BROADWAY, #113
TACOMA WA 98402-0000

Local Improvement District No: 8645 for Paving
Property Address: 708 BROADWAY TACOMA WA 98402-0000

Tax Parcel No: PA9003120040

Legal Description:

Last changed: 07/28/16

Section 04 Township 20 Range 03 Quarter 22 PASSAGES BLDG CONDO, THE:

NOTICE OF HEARING ONLY THIS IS NOT A BILL

LID Number: 8645
Assessment Number: 00135
Assessment Amount: \$38,684.00

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

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

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

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

In order for an objection to be considered valid, it must include proof that the property is not being benefited to the amount of the assessment. One form of such proof would be an appraisal showing the value of the property with and without the improvements. All objections should state clearly the

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

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

3/29/17

We formally protest our assessment amount.
We want further information on administrative overhead, assessment allocation formulas & interest carrying costs that are being passed through to property owners.

Sincerely,

Warren D. Foster

Warren D. Foster
Managing Partner

Passages Ventures, LLC

253-620-0915

passagesbuilding@gmail.com