

To: City of Tacoma, Public Works Department, Construction Division, L ID Section

Re: ULID 8645

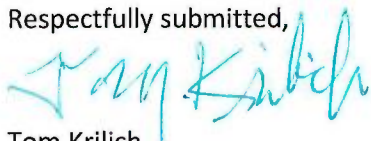
Date: 3/29/17

Please consider this a protest of the notice of final assessment for the above referenced UL ID, made on behalf of all of the six individual owners of the Granville Condominium units located at 207 Broadway Tacoma, WA 98402. Tax parcels 9006690010 through 9006690060.

The grounds for protest include the following items, which list may not necessarily be exhaustive:

1. At the time the owners were induced by the City to approve the UL ID in August, 2007, they were advised that the estimated amount of their assessment was a specific amount. The notices of final assessment received in 2017, were generally at least twice as much as the original revised estimates stated by the City. It appears that the City is now trying to increase the assessments to cover items which were not part of the original project: specifically including structural sidewalks, mostly on St. Helens, Which were added well after the City obtained the approval of the property owners by representing that the assessments were in the range of \$8-9,000. In addition, even though the original improvements on Broadway, particularly in front of 207 Broadway, were completed in early 2008, the city did not bill for the assessments at that time, but rather, borrowed funds to pay the contractor(s) and now expects the property owners to be responsible for some \$1.3 million in interest over the last nine years for work completed in 2008.
2. The City is also trying to allocate all of the costs, including those that were not part of the original project, based on an alleged increase in value to the properties supposedly resulting from the completion of the UL ID work. The appraiser retained by the City stated that he used 2009 data as the comparison point for the "before value". As a matter of fact, the work done on Broadway was completed in early 2008, so there couldn't be any increase in benefit between 2009, and the current valuation date attributable to the work. In addition, any attempt to determine how much of a property's value is attributable to the condition of the street and sidewalks is highly speculative at best. The nature of the surrounding neighborhood is obviously a factor, but that has nothing to do with the UL ID work.
3. With regard to units 400 and 600 of the Granville condominium, those units were purchased in 2008 and 2016, respectively, and there was no notice to the purchasers of the assessment, because the city apparently failed to record a notice of that assessment.

Respectfully submitted,



Tom Krilich

President, Granville Condominium Homeowners Association

**ORIGINAL**

**EX. 40**

11

12