

July 27 2017 12:55 PM

JUDGE JACK NEVIN
KEVIN STOCK
Hearing Date: August 25, 2017 COUNTY CLERK
NO: 16-2-12121-2

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IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
IN AND FOR THE COUNTY OF PIERCE

LINCOLN and CYNTHIA GLENISTER; AN
HUYNH; HEATHER HANSTAD; MIKE and
WENDY REYNOLDS; TREVOR and
ROCHELLE PETTINGILL; JONATHAN and
DENISE SOKOLOWSKI; BRAD and SUE
COLBO; DAVID and TERRI ASPLUND;
TINH V. NGUYEN; STEVE and JEANINE
BARNDT; RON BEESLEY and KIM
NORRIS; DAVID and CLAIRE
GORENSTEIN; BILL NIX and VICTORIA
JIMANO; DAN and JANET WOJTALA;
RUSS and PEGGY BARSTOW; BRENT and
DANA EGGLESTON; RUSS and JENNIFER
CRUTCHER; ALAN and NORMA
OREJANA; SEAN and SHANNON BROWN;
COE and EILEEN LINDER; SCOTT and
SUZANNE BERGESON; BOB and RUBY
CHARNESS; MARK and IZZY BOYD;
GRAHAM and ERIKA STAINES; ERNEST
and PAMELA PETERSON; JEFF ROCKOFF
and CHARLENE HUTCHINS; LUTHER and
LOREILLI AGUILAR; TINH NUGYEN and
PHUNG LE,

Plaintiffs,

vs.

BOARD OF DIRECTORS OF SILVER

No. 16-2-12121-2

DECLARATION OF GABRIELLA
WAGNER IN SUPPORT OF
DEFENDANT'S MOTION FOR SUMMARY
JUDGMENT

DECLARATION OF GABRIELLA WAGNER IN
SUPPORT OF DEFENDANT'S MOTION FOR
SUMMARY JUDGMENT - 1
gw/GW1465.122/2626880

 WILSON
SMITH
COCHRAN
DICKERSON

901 FIFTH AVENUE, SUITE 1700
SEATTLE, WASHINGTON 98164
TELEPHONE: (206) 623-4100
FAX: (206) 623-9273

1 CREEK ASSOCIATION, a Washington
2 nonprofit corporation, dba SILVER CREEK
3 HOME OWNER'S ASSOCIATION,

4 Defendant.

5 I, GABRIELLA WAGNER, declare under penalty of perjury under the laws of the
6 State of Washington that the following is true and correct.

7 1. I am over eighteen years of age, I am one of the attorneys representing
8 Defendant in this lawsuit, and I am competent to make the following declaration based upon
9 my personal knowledge.

10 2. Attached hereto as **Exhibit A** is a true and correct copy of the Pierce County
11 Tax Assessor-Treasurer's Electronic Property Information Profile (ePIP) for each of the
12 Plaintiffs' properties in the Silver Creek Homeowners Association. Also attached is the
13 definition page for Pierce County regarding "View or View Quality." All of these documents
14 were downloaded from the Pierce County Tax Assessor's online records.

15 3. Attached hereto as **Exhibit B** is a true and correct copy of an email that I
16 received from Jason Whelan, counsel for Plaintiffs, on May 3, 2017, regarding to a concern
17 that I expressed in a prior email about the geotechnical report that Plaintiffs had submitted to
18 my client dated August of 2014 (and referred to in Plaintiffs' Complaint, ¶ 3.6).

19 I declare under penalty of perjury under the laws of the State of Washington that the
20 foregoing is true and correct.

21 Signed at Seattle, Washington, this 27th day of July, 2017.

22 By s/Gabriella Wagner

23 Gabriella Wagner, WSBA #42898

24 Wilson Smith Cochran Dickerson

25 901 Fifth Avenue, Suite 1700

26 Seattle, WA 98164

Telephone: 206-623-4100/Fax: 206-623-9273

Email: wagner@wscd.com

Attorney for Defendant



1 **CERTIFICATE OF SERVICE**


2 The undersigned certifies that under penalty of perjury under the laws of the State of
3 Washington that on the below date I caused to be served the foregoing document on:

4 **Attorney for Plaintiffs**

5 Jason M. Whalen
6 Shasta L. Kelley
7 Ledger Square Law, P.S.
8 710 Market Street
9 Tacoma, WA 98402

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- Via U.S. Mail
 - Via Facsimile: 253-327-1700
 - Via Hand Delivery
 - Via Email: Jason@ledgersquarelaw.com
 - Via Email: shasta@ledgersquarelaw.com

SIGNED this 27th day of July, 2017, at Seattle, Washington.



Becky Phares

EXHIBIT A

Assessor-Treasurer electronic Property Information Profile

Land Characteristics for 6023190070

07/26/2017 03:58 PM



Property Details		Taxpayer Details	
Parcel Number:	6023190070	Taxpayer Name:	AGUILAR LUTHER & LORELLI
Site Address:	18311 92ND AV E	Mailing Address:	18311 92ND AVE E
Account Type:	Real Property		PUYALLUP WA 98375-6273
Category:	Land and Improvements		
Use Code:	1101-SINGLE FAMILY DWELLING		
Location:		Size	
LEA:	081301	SF:	7,168
RTSQQ:	04-19-33-23	Acres:	0.16
		Front Ft:	0
Amenities		Utilities	
WF Type:	n/a	Electric:	Power Installed
View Quality:	View Lim -	Sewer:	Sewer/Septic Installed
Street Type:	Paved	Water:	Water Installed

Warning: Appraisal data provided is for informational purposes only and is incomplete for determination of value.

I acknowledge and agree to the prohibitions listed in RCW 42.56.070(9) against releasing and/or using lists of individuals for commercial purposes. Neither Pierce County nor the Assessor-Treasurer warrants the accuracy, reliability or timeliness of any information in this system, and shall not be held liable for losses caused by using this information. Portions of this information may not be current or accurate. Any person or entity who relies on any information obtained from this system does so at their own risk. **All critical information should be independently verified.**

Pierce County Assessor-Treasurer
 Mike Lonergan
 2401 South 35th St Room 142
 Tacoma, Washington 98409
 (253)798-6111 or Fax (253)798-3142
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Land Characteristics for 6022910220

07/26/2017 04:15 PM



Property Details		Taxpayer Details	
Parcel Number:	6022910220	Taxpayer Name:	ASPLUND DAVID R & TERRIE L
Site Address:	17815 92ND AV E	Mailing Address:	17815 92ND AVE E PUYALLUP WA 98375-6268
Account Type:	Real Property		
Category:	Land and Improvements		
Use Code:	1101-SINGLE FAMILY DWELLING		
Location:		Size	
LEA:	081301	SF:	12,000
RTSQQ:	04-19-33-21	Acres:	0.28
		Front Ft:	0
Amenities		Utilities	
WF Type:	n/a	Electric:	Power Installed
View Quality:	View Lim -	Sewer:	Sewer/Septic Installed
Street Type:	Paved	Water:	Water Installed

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Land Characteristics for 6022910240

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Property Details

Parcel Number: 6022910240
Site Address: 17821 92ND AV E
Account Type: Real Property
Category: Land and Improvements
Use Code: 1101-SINGLE FAMILY DWELLING

Taxpayer Details

Taxpayer Name: BARNDT STEPHEN & JEANINE
Mailing Address: 17821 92ND AVE E
PUYALLUP WA 98375-6268

Location:

LEA: 081301
RTSQQ: 04-19-33-24

Size

SF: 11,934
Acres: 0.27
Front Ft: 0

Amenities

WF Type: n/a
View Quality: View Lim -
Street Type: Paved

Utilities

Electric: Power Installed
Sewer: Sewer/Septic Installed
Water: Water Installed

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Land Characteristics for 6022910300

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Property Details		Taxpayer Details	
Parcel Number:	6022910300	Taxpayer Name:	BARSTOW MARGARET A & RUSSELL
Site Address:	17921 92ND AV E	Mailing Address:	17921 92ND AVE E PUYALLUP WA 98375-6269
Account Type:	Real Property		
Category:	Land and Improvements		
Use Code:	1101-SINGLE FAMILY DWELLING		
Location:		Size	
LEA:	081301	SF:	12,416
RTSQQ:	04-19-33-24	Acres:	0.29
		Front Ft:	0
Amenities		Utilities	
WF Type:	n/a	Electric:	Power Installed
View Quality:	View Lim -	Sewer:	Sewer/Septic Installed
Street Type:	Paved	Water:	Water Installed

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Land Characteristics for 6022910250

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Property Details		Taxpayer Details	
Parcel Number:	6022910250	Taxpayer Name:	BEESLEY RONALD D & NORRIS KIMBERLY A
Site Address:	17823 92ND AV E	Mailing Address:	17823 92ND AVE E PUYALLUP WA 98375-6268
Account Type:	Real Property		
Category:	Land and Improvements		
Use Code:	1101-SINGLE FAMILY DWELLING		
Location:		Size	
LEA:	081301	SF:	11,254
RTSQQ:	04-19-33-24	Acres:	0.26
		Front Ft:	0
Amenities		Utilities	
WF Type:	n/a	Electric:	Power Installed
View Quality:	View Lim -	Sewer:	Sewer/Septic Installed
Street Type:	Paved	Water:	Water Installed

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Land Characteristics for 6022910380

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Property Details		Taxpayer Details	
Parcel Number:	6022910380	Taxpayer Name:	BERGESON SCOTT M & SUZANNE
Site Address:	18113 92ND AV E	Mailing Address:	18113 92ND AVE E PUYALLUP WA 98375-6271
Account Type:	Real Property		
Category:	Land and Improvements		
Use Code:	1101-SINGLE FAMILY DWELLING		
Location:		Size	
LEA:	081301	SF:	12,115
RTSQQ:	04-19-33-24	Acres:	0.28
		Front Ft:	0
Amenities		Utilities	
WF Type:	n/a	Electric:	Power Installed
View Quality:	View Lim -	Sewer:	Sewer/Septic Installed
Street Type:	Paved	Water:	Water Installed

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Land Characteristics for 6022910400

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Property Details		Taxpayer Details	
Parcel Number:	6022910400	Taxpayer Name:	BOYD MARK H & ISABEL M KALOCSAY
Site Address:	18127 92ND AV E	Mailing Address:	18127 92ND AVE E PUYALLUP WA 98375-6271
Account Type:	Real Property		
Category:	Land and Improvements		
Use Code:	1101-SINGLE FAMILY DWELLING		
Location:		Size	
LEA:	081301	SF:	11,029
RTSQQ:	04-19-33-24	Acres:	0.25
		Front Ft:	0
Amenities		Utilities	
WF Type:	n/a	Electric:	Power Installed
View Quality:	View Lim -	Sewer:	Sewer/Septic Installed
Street Type:	Paved	Water:	Water Installed

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Land Characteristics for 6022910360

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Property Details		Taxpayer Details	
Parcel Number:	6022910360	Taxpayer Name:	BROWN SEAN & SHANNON
Site Address:	18027 92ND AV E	Mailing Address:	18027 92ND AVE E PUYALLUP WA 98375-6270
Account Type:	Real Property		
Category:	Land and Improvements		
Use Code:	1101-SINGLE FAMILY DWELLING		
Location:		Size	
LEA:	081301	SF:	12,664
RTSQQ:	04-19-33-24	Acres:	0.29
		Front Ft:	0
Amenities		Utilities	
WF Type:	n/a	Electric:	Power Installed
View Quality:	View Lim -	Sewer:	Sewer/Septic Installed
Street Type:	Paved	Water:	Water Installed

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Land Characteristics for 6022910390

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Property Details		Taxpayer Details	
Parcel Number:	6022910390	Taxpayer Name:	CHARNESS ROBERT R & RUBY L TTEE
Site Address:	18121 92ND AV E	Mailing Address:	18121 92ND AVE E PUYALLUP WA 98375-6271
Account Type:	Real Property		
Category:	Land and Improvements		
Use Code:	1101-SINGLE FAMILY DWELLING		
Location:		Size	
LEA:	081301	SF:	11,638
RTSQQ:	04-19-33-24	Acres:	0.27
		Front Ft:	0
Amenities		Utilities	
WF Type:	n/a	Electric:	Power Installed
View Quality:	View Lim -	Sewer:	Sewer/Septic Installed
Street Type:	Paved	Water:	Water Installed

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Land Characteristics for 6022910210

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Property Details		Taxpayer Details	
Parcel Number:	6022910210	Taxpayer Name:	COLBO BRADLEY D & SUSAN R
Site Address:	17811 92ND AV E	Mailing Address:	17811 92ND AVE E PUYALLUP WA 98375-6268
Account Type:	Real Property		
Category:	Land and Improvements		
Use Code:	1101-SINGLE FAMILY DWELLING		
Location:		Size	
LEA:	081301	SF:	12,000
RTSQQ:	04-19-33-21	Acres:	0.28
		Front Ft:	0
Amenities		Utilities	
WF Type:	n/a	Electric:	Power Installed
View Quality:	View Lim -	Sewer:	Sewer/Septic Installed
Street Type:	Paved	Water:	Water Installed

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Land Characteristics for 6022910340

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Property Details		Taxpayer Details	
Parcel Number:	6022910340	Taxpayer Name:	CRUTCHER ERNEST R IV & JENNIFER K
Site Address:	18015 92ND AV E	Mailing Address:	18015 92ND AVE E PUYALLUP WA 98375-6270
Account Type:	Real Property		
Category:	Land and Improvements		
Use Code:	1101-SINGLE FAMILY DWELLING		
Location:		Size	
LEA:	081301	SF:	13,014
RTSQQ:	04-19-33-24	Acres:	0.30
		Front Ft:	0
Amenities		Utilities	
WF Type:	n/a	Electric:	Power Installed
View Quality:	View Lim -	Sewer:	Sewer/Septic Installed
Street Type:	Paved	Water:	Water Installed

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Land Characteristics for 6022910330

07/26/2017 04:23 PM



Property Details		Taxpayer Details	
Parcel Number:	6022910330	Taxpayer Name:	EGGLESTON BRENT J & DANA D
Site Address:	18011 92ND AV E	Mailing Address:	18011 92ND AVE E PUYALLUP WA 98375-6270
Account Type:	Real Property		
Category:	Land and Improvements		
Use Code:	1101-SINGLE FAMILY DWELLING		
Location:		Size	
LEA:	081301	SF:	12,752
RTSQQ:	04-19-33-24	Acres:	0.29
		Front Ft:	0
Amenities		Utilities	
WF Type:	n/a	Electric:	Power Installed
View Quality:	View Lim -	Sewer:	Sewer/Septic Installed
Street Type:	Paved	Water:	Water Installed

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Assessor-Treasurer Electronic Property Information Profile

Land Characteristics for 6022910130

07/26/2017 04:24 PM



Property Details		Taxpayer Details	
Parcel Number:	6022910130	Taxpayer Name:	GLENISTER LINCOLN P & CYNTHIA A
Site Address:	17717 92ND AV E	Mailing Address:	92-7049 ELELE ST UNIT 93 KAPOLEI HI 96707-3313
Account Type:	Real Property		
Category:	Land and Improvements		
Use Code:	1101-SINGLE FAMILY DWELLING		
Location:		Size	
LEA:	081301	SF:	13,600
RTSQQ:	04-19-33-12	Acres:	0.31
		Front Ft:	0
Amenities		Utilities	
WF Type:	n/a	Electric:	Power Installed
View Quality:	View Lim -	Sewer:	Sewer/Septic Installed
Street Type:	Paved	Water:	Water Installed

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Land Characteristics for 6022910260

07/26/2017 04:24 PM



Property Details

Parcel Number: 6022910260
 Site Address: 17827 92ND AV E
 Account Type: Real Property
 Category: Land and Improvements
 Use Code: 1101-SINGLE FAMILY DWELLING

Location:

LEA: 081301
 RTSQQ: 04-19-33-24

Amenities

WF Type: n/a
 View Quality: n/a
 Street Type: Paved

Taxpayer Details

Taxpayer Name: GORENSTEIN DAVID M & CLAIRE L
 Mailing Address: 17827 92ND AVE E
 PUYALLUP WA 98375-6268

Size

SF: 9,094
 Acres: 0.21
 Front Ft: 0

Utilities

Electric: Power Installed
 Sewer: Sewer/Septic Installed
 Water: Water Installed

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Land Characteristics for 6022910150

07/26/2017 04:25 PM

**Property Details**

Parcel Number: 6022910150
Site Address: 17723 92ND AV E
Account Type: Real Property
Category: Land and Improvements
Use Code: 1101-SINGLE FAMILY DWELLING

Taxpayer Details

Taxpayer Name: HANSTAD HEATHER M
Mailing Address: 17723 92ND AVE E
 PUYALLUP WA 98375-2097

Location:

LEA: 081301
RTSQQ: 04-19-33-12

Size

SF: 13,176
Acres: 0.30
Front Ft: 0

Amenities

WF Type: n/a
View Quality: View Llm -
Street Type: Paved

Utilities

Electric: Power Installed
Sewer: Sewer/Septic Installed
Water: Water Installed

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Land Characteristics for 6022910140

07/26/2017 04:30 PM



Property Details		Taxpayer Details	
Parcel Number:	6022910140	Taxpayer Name:	HUYNH AN
Site Address:	17719 92ND AV E	Mailing Address:	17719 92ND AVE E PUYALLUP WA 98375-2097
Account Type:	Real Property		
Category:	Land and Improvements		
Use Code:	1101-SINGLE FAMILY DWELLING		
Location:		Size	
LEA:	081301	SF:	13,600
RTSQQ:	04-19-33-12	Acres:	0,31
		Front Ft:	0
Amenities		Utilities	
WF Type:	n/a	Electric:	Power Installed
View Quality:	View Lim -	Sewer:	Sewer/Septic Installed
Street Type:	Paved	Water:	Water Installed

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Land Characteristics for 6022910370

07/26/2017 04:27 PM



Property Details		Taxpayer Details	
Parcel Number:	6022910370	Taxpayer Name:	LINDNER COE R & EILEEN B
Site Address:	18105 92ND AV E	Mailing Address:	18105 92ND AVE E PUYALLUP WA 98375-6271
Account Type:	Real Property		
Category:	Land and Improvements		
Use Code:	1101-SINGLE FAMILY DWELLING		
Location:		Size	
LEA:	081301	SF:	12,457
RTSQQ:	04-19-33-24	Acres:	0.29
		Front Ft:	0
Amenities		Utilities	
WF Type:	n/a	Electric:	Power Installed
View Quality:	View Lim -	Sewer:	Sewer/Septic Installed
Street Type:	Paved	Water:	Water Installed

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Land Characteristics for 6022910230

07/27/2017 09:33 AM



Property Details		Taxpayer Details	
Parcel Number:	6022910230	Taxpayer Name:	LE PHUNG H & NGUYEN TINH V
Site Address:	17817 92ND AV E	Mailing Address:	17817 92ND AVE E PUYALLUP WA 98375-6268
Account Type:	Real Property		
Category:	Land and Improvements		
Use Code:	1101-SINGLE FAMILY DWELLING		
Location:		Size	
LEA:	081301	SF:	12,000
RTSQQ:	04-19-33-21	Acres:	0.28
		Front Ft:	0
Amenities		Utilities	
WF Type:	n/a	Electric:	Power Installed
View Quality:	View Lim -	Sewer:	Sewer/Septic Installed
Street Type:	Paved	Water:	Water Installed

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Land Characteristics for 6022910270

07/27/2017 09:34 AM



Property Details		Taxpayer Details	
Parcel Number:	6022910270	Taxpayer Name:	NIX WILLIAM H JR & MARIA V JIMENO
Site Address:	17901 92ND AV E	Mailing Address:	17901 92ND AVE E PUYALLUP WA 98375-6269
Account Type:	Real Property		
Category:	Land and Improvements		
Use Code:	1101-SINGLE FAMILY DWELLING		
Location:		Size	
LEA:	081301	SF:	8,711
RTSQQ:	04-19-33-24	Acres:	0.20
		Front Ft:	0
Amenities		Utilities	
WF Type:	n/a	Electric:	Power Installed
View Quality:	View Lim -	Sewer:	Sewer/Septic Installed
Street Type:	Paved	Water:	Water Installed

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Land Characteristics for 6022910350

07/27/2017 09:34 AM



Property Details

Parcel Number: 6022910350
Site Address: 18023 92ND AV E
Account Type: Real Property
Category: Land and Improvements
Use Code: 1101-SINGLE FAMILY DWELLING

Taxpayer Details

Taxpayer Name: OREJANA ALVARO S III & NORMA S
Mailing Address: 18023 92ND AVE E
PUYALLUP WA 98375-6270

Location:

LEA: 081301
RTSQQ: 04-19-33-24

Size

SF: 12,752
Acres: 0.29
Front Ft: 0

Amenities

WF Type: n/a
View Quality: View Lim -
Street Type: Paved

Utilities

Electric: Power Installed
Sewer: Sewer/Septic Installed
Water: Water Installed

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Land Characteristics for 6022910420

07/27/2017 09:35 AM



Property Details		Taxpayer Details	
Parcel Number:	6022910420	Taxpayer Name:	PETERSEN ERNEST P & PAMELA
Site Address:	18205 92ND AV E	Mailing Address:	18205 92ND AVE E
Account Type:	Real Property		PUYALLUP WA 98375-6272
Category:	Land and Improvements		
Use Code:	1101-SINGLE FAMILY DWELLING		
Location:		Size	
LEA:	081301	SF:	9,684
RTSQQ:	04-19-33-23	Acres:	0.22
		Front Ft:	0
Amenities		Utilities	
WF Type:	n/a	Electric:	Power Installed
View Quality:	View Lim -	Sewer:	Sewer/Septic Installed
Street Type:	Paved	Water:	Water Installed

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Land Characteristics for 6022910190

07/27/2017 09:35 AM



Property Details		Taxpayer Details	
Parcel Number:	6022910190	Taxpayer Name:	PETTINGILL TREVOR & ROCHELLE
Site Address:	17805 92ND AV E	Mailing Address:	17805 92ND AVE E PUYALLUP WA 98375-6268
Account Type:	Real Property		
Category:	Land and Improvements		
Use Code:	1101-SINGLE FAMILY DWELLING		
Location:		Size	
LEA:	081301	SF:	12,000
RTSQQ:	04-19-33-21	Acres:	0.28
		Front Ft:	0
Amenities		Utilities	
WF Type:	n/a	Electric:	Power Installed
View Quality:	View Lim -	Sewer:	Sewer/Septic Installed
Street Type:	Paved	Water:	Water Installed

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Land Characteristics for 6022910170

07/27/2017 09:36 AM



Property Details		Taxpayer Details	
Parcel Number:	6022910170	Taxpayer Name:	REYNOLDS MICHAEL P & WENDY TTEES
Site Address:	17729 92ND AV E	Mailing Address:	17729 92ND AVE E PUYALLUP WA 98375-2097
Account Type:	Real Property		
Category:	Land and Improvements		
Use Code:	1101-SINGLE FAMILY DWELLING		
Location:		Size	
LEA:	081301	SF:	11,332
RTSQQ:	04-19-33-12	Acres:	0.26
		Front Ft:	0
Amenities		Utilities	
WF Type:	n/a	Electric:	Power Installed
View Quality:	View Lim -	Sewer:	Sewer/Septic Installed
Street Type:	Paved	Water:	Water Installed

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Land Characteristics for 6022910430

07/27/2017 09:36 AM



Property Details		Taxpayer Details	
Parcel Number:	6022910430	Taxpayer Name:	ROCKOFF FRED J & HUTCHINS CHARLENE M
Site Address:	18209 92ND AV E	Mailing Address:	18209 92ND AVE E PUYALLUP WA 98375-6272
Account Type:	Real Property		
Category:	Land and Improvements		
Use Code:	1101-SINGLE FAMILY DWELLING		
Location:		Size	
LEA:	081301	SF:	9,011
RTSQQ:	04-19-33-23	Acres:	0.21
		Front Ft:	0
Amenities		Utilities	
WF Type:	n/a	Electric:	Power Installed
View Quality:	View Lim -	Sewer:	Sewer/Septic Installed
Street Type:	Paved	Water:	Water Installed

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Parcel Summary for 6022910200

07/27/2017 09:36 AM



Property Details		Taxpayer Details	
Parcel Number:	6022910200	Taxpayer Name:	SOKOLOWSKI DENISE A & JONATHAN M
Site Address:	17809 92ND AV E	Mailing Address:	17809 92ND AVE E PUYALLUP WA 98375-6268
Account Type:	Real Property		
Category:	Land and Improvements		
Use Code:	1101-SINGLE FAMILY DWELLING		
Appraisal Details		Assessment Details	
Value Area:	PI2	2017 Values for 2018 Tax	
Appr Acct Type:	Residential	Taxable Value:	473,700
Business Name:		Assessed Value:	473,700
Last Inspection:	12/02/2014 - Physical Inspection		
Related Parcels			
Group Account Number:	n/a		
Mobile/MFG Home and Personal Property parcel(s) located on this parcel:	n/a		
Real parcel on which this parcel is located:	n/a		
Tax Description			
Section 33 Township 19 Range 04 Quarter 21 RIM THE L 20 TOG/W 1/91ST UNDIV INT IN TR A (PRI RD) EASE OF REC OUT OF 2-007 SEG K0589 4/14/99MD			

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Parcel Summary for 6022910410

07/27/2017 09:37 AM



Property Details		Taxpayer Details	
Parcel Number:	6022910410	Taxpayer Name:	STAINES GRAHAM E & ERIKA Y
Site Address:	18201 92ND AV E	Mailing Address:	18201 92ND AVE E PUYALLUP WA 98375-6272
Account Type:	Real Property		
Category:	Land and Improvements		
Use Code:	1101-SINGLE FAMILY DWELLING		
Appraisal Details		Assessment Details	
Value Area:	PI2	2017 Values for 2018 Tax	
Appr Acct Type:	Residential	Taxable Value:	387,700
Business Name:		Assessed Value:	387,700
Last Inspection:	12/02/2014 - Physical Inspection		
Related Parcels			
Group Account Number:	n/a		
Mobile/MFG Home and Personal Property parcel(s) located on this parcel:	n/a		
Real parcel on which this parcel is located:	n/a		
Tax Description			
Section 33 Township 19 Range 04 Quarter 23 RIM THE: RIM THE SE OF NW 33-19-04E L 41 TOG/W 1/91ST UNDIV INT IN TR A (PRI RD) APPROX 10,358 SQ FT EASE OF REC OUT OF 2-007 SEG K0589 4/14/99MD			

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Land Characteristics for 6022910280

07/27/2017 09:37 AM



Property Details		Taxpayer Details	
Parcel Number:	6022910280	Taxpayer Name:	WOJTALA DANIEL E & JANET J
Site Address:	17913 92ND AV E	Mailing Address:	17913 92ND AVE E PUYALLUP WA 98375-6269
Account Type:	Real Property		
Category:	Land and Improvements		
Use Code:	1101-SINGLE FAMILY DWELLING		
Location:		Size	
LEA:	081301	SF:	10,622
RTSQQ:	04-19-33-24	Acres:	0.24
		Front Ft:	0
Amenities		Utilities	
WF Type:	n/a	Electric:	Power Installed
View Quality:	View Llm -	Sewer:	Sewer/Septic Installed
Street Type:	Paved	Water:	Water Installed

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between relatives, a foreclosure sale, family trust sale, and document types which are not considered sale transactions.

Only Deed Type SWD, RC, BOS, MHETN, and WD are considered Valid for the Assessor-Treasurer's ratio study purposes.

Value Area

Pierce County is on a 6 year Physical Inspection Cycle. Value Area describes the year of the physical inspection cycle in which the property is scheduled to be inspected. Commercial property only: PI Year 3 Exempt - An exemption is being administered on this property. PI Year 3 State Assessed - Dept. of Revenue is responsible for the appraisal of this property.

View Only

This selection will return sales of view properties only.

View or View Quality

The quality or extent of the view from the property, i.e., Average, Average+, Good, Good+, Limited, Limited+.

Waterfront Only

This selection will return sales of waterfront properties only.

Waterfront or WF Type

This term is applicable to property which has waterfront access and specifies the type of waterfront, i.e., "Salt", "River", etc.

Year Built

The year the building was built, as stated by the building permit or a historical record.

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EXHIBIT B

Wagner, Gabriella

From: Jason Whalen <jason@ledgersquarelaw.com>
Sent: Wednesday, May 03, 2017 6:14 PM
To: Wagner, Gabriella
Cc: Shasta Kelley
Subject: FW: Silver Creek
Attachments: Riverview Community Group v Spencer And Livingston.pdf

Gabby,

We do look forward to a fruitful discussion tomorrow. We chatted briefly with Paul Barber from Pierce County regarding your inquiry on the previously submitted geotechnical report. He said technically, yes, it is not the full report that the county would require for a landslide hazard area within 300 feet of the proposed site. *However, he also emphasized that the county looks at what the report is going to be used for.* Typically, per Mr. Barber, a geotechnical report for evaluating a critical slope area is used for purposes of building homes or putting in a road, not tree trimming and forest maintenance. We hope to have some additional information from him that may be helpful to the discussion.

Also, to address your question about the view "rights," the Complaint spells out the facts at hand. I am also attaching a case that discusses the doctrine of equitable servitudes that is applicable here. Let's work to resolve the claim so we don't have to consider amending the complaint or articulating additional theories or causes of action other than helping these neighbors do the right thing among themselves.

See you tomorrow.

Jason M. Whalen
Attorney
Ledger Square Law, P.S. | www.ledgersquarelaw.com
710 Market Street, Tacoma, WA 98402
Direct: (253) 327-1701
Main: (253) 327-1900
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