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8 BEFORE THE HEARING EXAMINER  
9 FOR THE CITY OF REDMOND

10 In the Matter of the Appeal of  
11 **Andorra Ventures LLC**  
12 Of Building Permit BLDG-2020-01804  
13  
14  
15

NO. BLDG-2020-01804  
**DECLARATION OF DUNCAN E.  
MANVILLE IN SUPPORT OF  
PLAUSIBLE PRODUCTS, LLC,  
D/B/A HASHTAG CANNABIS'S  
MOTION FOR SUMMARY  
JUDGMENT**

16  
17 I, Duncan E. Manville, state as follows:

18 1. I am over 18 years of age and am competent to testify to the matters stated  
19 herein. I make this declaration based on personal knowledge and based on my knowledge of  
20 the pertinent files and records.

21 2. I am Partner with the firm of Savitt Bruce & Willey LLP. I am one of the  
22 attorneys of record representing Plausible Products, LLC, d/b/a Hashtag Cannabis in this  
23 matter.

24 3. Attached hereto as **Exhibit A** is a true and correct copy of a report for the  
25 property at 7829 Leary Way, NE in Redmond, Washington ("Property") that I printed from the  
26 website of the King County Department of Assessments on June 17, 2020.  
27



# **EXHIBIT A**

King County Department of Assessments

Fair, Equitable, and Understandable Property Valuations

You're in: Assessor >> Look up Property Info >> eReal Property

Department of Assessments

500 Fourth Avenue, Suite ADM-AS-0708, Seattle, WA 98104

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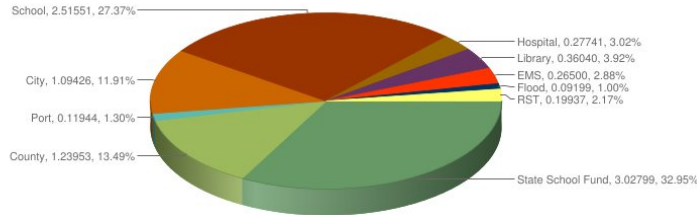
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- [Glossary of Terms](#)
- [Area Report](#)
- [Property Detail](#)

PARCEL	
Parcel Number	719880-0035
Name	JS WESTERN PROPERTIES LLC
Site Address	7829 LEARY WAY NE 98052
Legal	REDMOND TOWN OF N 1/2

BUILDING 1	
Year Built	1910
Building Net Square Footage	3988
Construction Class	WOOD FRAME
Building Quality	AVERAGE
Lot Size	7200
Present Use	Retail Store
Views	No
Waterfront	

TOTAL LEVY RATE DISTRIBUTION

Tax Year: 2020 Levy Code: 2025 Total Levy Rate: \$9.19090 Total Senior Rate: \$5.19757



51.83% Voter Approved

[Click here to see levy distribution comparison by year.](#)

TAX ROLL HISTORY

Valued Year	Tax Year	Appraised Land Value (\$)	Appraised Imps Value (\$)	Appraised Total (\$)	Appraised Imps Increase (\$)	Taxable Land Value (\$)	Taxable Imps Value (\$)	Taxable Total (\$)
2019	2020	720,000	239,800	959,800	0	720,000	239,800	959,800
2018	2019	648,000	311,800	959,800	0	648,000	311,800	959,800
2017	2018	619,200	300,600	919,800	0	619,200	300,600	919,800
2016	2017	518,400	317,200	835,600	0	518,400	317,200	835,600
2015	2016	518,400	294,900	813,300	0	518,400	294,900	813,300
2014	2015	446,400	335,300	781,700	0	446,400	335,300	781,700
2013	2014	388,800	396,000	784,800	0	388,800	396,000	784,800
2012	2013	388,800	372,900	761,700	0	388,800	372,900	761,700
2011	2012	424,800	324,500	749,300	0	424,800	324,500	749,300
2010	2011	468,000	299,600	767,600	0	468,000	299,600	767,600
2009	2010	468,000	380,100	848,100	0	468,000	380,100	848,100
2008	2009	417,600	429,600	847,200	0	417,600	429,600	847,200
2007	2008	374,400	378,000	752,400	0	374,400	378,000	752,400
2006	2007	345,600	380,300	725,900	0	345,600	380,300	725,900
2005	2006	309,600	416,300	725,900	0	309,600	416,300	725,900
2004	2005	237,600	331,600	569,200	0	237,600	331,600	569,200
2003	2004	237,600	83,300	320,900	0	237,600	83,300	320,900
2002	2003	201,600	119,300	320,900	0	201,600	119,300	320,900
2001	2002	165,600	155,300	320,900	0	165,600	155,300	320,900
2000	2001	115,200	159,900	275,100	0	115,200	159,900	275,100

Reference Links:

- [King County Taxing Districts Codes and Levies \(.PDF\)](#)
- [King County Tax Links](#)
- [Property Tax Advisor](#)
- [Washington State Department of Revenue \(External link\)](#)
- [Washington State Board of Tax Appeals \(External link\)](#)
- [Board of Appeals/Equalization](#)
- [Districts Report](#)
- [iMap](#)
- [Recorder's Office](#)

[Scanned images of surveys and other map documents](#)

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[Scanned images of plats](#)

1999	2000	115,200	106,900	222,100	0	115,200	106,900	222,100
1998	1999	115,200	77,600	192,800	0	115,200	77,600	192,800
1997	1998	0	0	0	0	101,000	81,000	182,000
1996	1997	0	0	0	0	101,000	81,000	182,000
1994	1995	0	0	0	0	101,000	81,000	182,000
1992	1993	0	0	0	0	100,800	82,000	182,800
1990	1991	0	0	0	0	100,800	82,000	182,800
1988	1989	0	0	0	0	100,800	82,000	182,800
1986	1987	0	0	0	0	62,200	56,000	118,200
1984	1985	0	0	0	0	57,600	51,900	109,500
1982	1983	0	0	0	0	81,900	20,800	102,700

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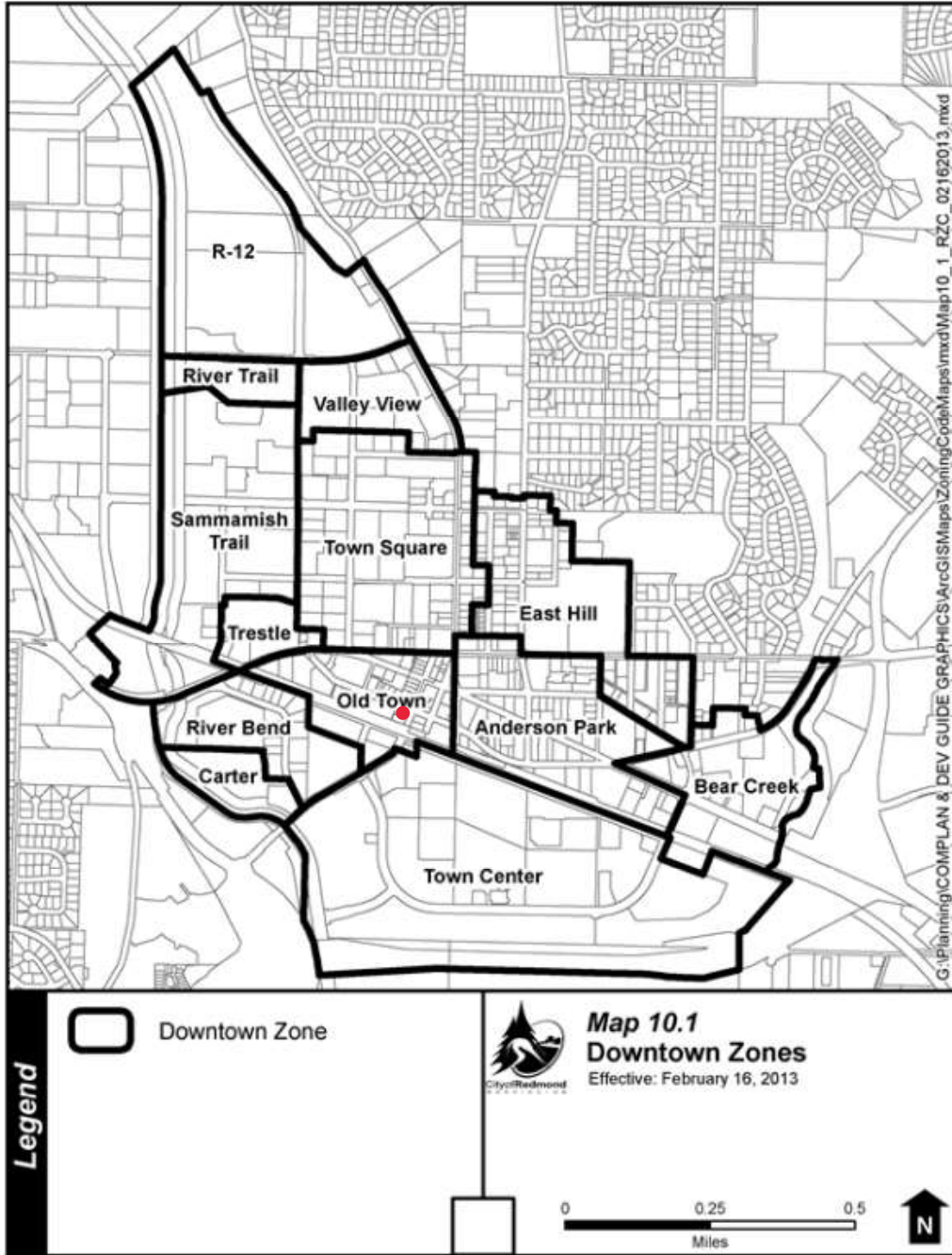
**Get help**

**Do more online**

# EXHIBIT B



Map 10.1  
Downtown Zones



Note: Online users may click the map for a full-size version in PDF format.

(Ord. 2679)

# EXHIBIT C



# Redmond's Property Viewer

## Results

**Parcel #:** [7198800035](#)  
**Address:** Multiple  
**Owner:** JS WESTERN PROPERTIES LLC  
**Neighborhood:** Downtown  
**Current Land Use:** Retail sales or service  
**Zoning:** [OT](#)  
**Zoning Overlay:** No  
**CPLU:** Downtown Mixed Use  
**Cottage Allowed:** No  
**Affordable Housing:** [Yes](#)  
**Streams:** No  
**Frequently Flooded Area:** No  
**Shoreline Enviroments:** No  
**Critical Aquifer Recharge Area:** [I](#)  
**Building History:** [1016](#)  
**Certificate of Occupancy:** [1016](#)  
**Transition Overlay:** No  
**View Corridor:** No  
**Cultural Resources Management:** [Yes](#)

Bing Maps

Google Maps

Google Street View

Layers

Tools

About

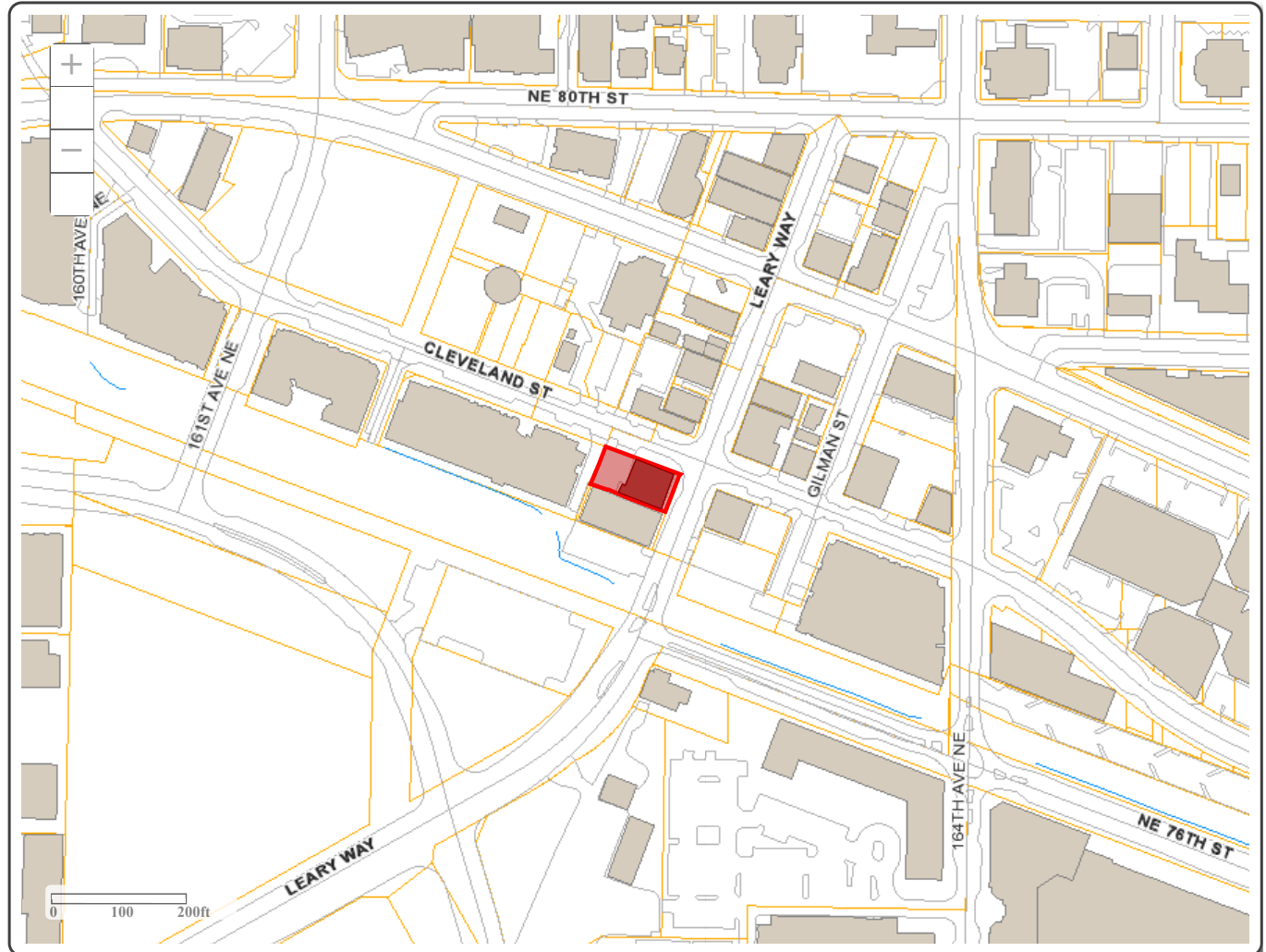
Parcel number starts with

7198800035

Search

Clear

Print



1 **CERTIFICATE OF SERVICE**

2 I hereby declare under penalty of perjury under the laws of the State of Washington that  
3 on this date, I caused a true and correct copy of the foregoing document to be served on the  
4 following in the manner(s) indicated:

5 Hearing Examiner Sharon Rice  
6 c/o Kalli Biegel, Deputy City Clerk  
7 City of Redmond  
8 PO Box 97010  
9 M/S: 3NFN  
10 Redmond, WA 98073  
11 Phone: (425) 556-2191  
12 Fax: (425) 556-2198  
13 Email: [kbiegel@redmond.gov](mailto:kbiegel@redmond.gov)

Via E-Mail

14 *Hearing Examiner*

15 Ms. Vicki Orrico  
16 Johns Monroe Mitsunaga Koloušková, PLLC  
17 11201 SE 8<sup>th</sup> Street, Suite 120  
18 Bellevue, WA 98104  
19 Phone: (425) 451-2812  
20 Fax: (425) 451-2818  
21 Email: [orrico@jmmlaw.com](mailto:orrico@jmmlaw.com)

Via E-Mail

22 *Attorneys for Appellant Andorra Ventures*

23 Mr. James Haney  
24 Ogden Muphy Wallace, PLLC  
25 901 5<sup>th</sup> Avenue, Suite 3500  
26 Seattle, WA 98164  
27 Phone: (206) 447-7000  
Fax: (206) 447-0215  
Email: [jhaney@omwlaw.com](mailto:jhaney@omwlaw.com)

Via E-Mail

*Attorneys for City of Redmond*

DATED this 22nd day of June, 2020 at Seattle, Washington.



Rondi A. Greer