



Seattle

Police Department

MADILYN INVESTMENTS LLC
Attn: Douglas Min
8900 Aurora Avenue North
Seattle, Washington 98103

July 23, 2025

VIA CERTIFIED AND FIRST-CLASS MAIL OR PERSONAL SERVICE

RE: NOTICE OF DECLARATION OF CHRONIC NUISANCE PROPERTY

**OAKTREE MOTEL
8900 AURORA AVENUE NORTH
SEATTLE, WASHINGTON 98103
KING COUNTY PARCEL NUMBER: 099300-0495**

Dear Douglas Min:

Pursuant to the authority granted to me as the Chief of Police for the Seattle Police Department, under Seattle Municipal Code (SMC) 10.09, **I declare the property located at 8900 Aurora Avenue North, Seattle, Washington 98103, The Oaktree Motel, a Chronic Nuisance Property.** This declaration is made based upon the following nuisance activities which have occurred on the property during a 12-month period:

<u>Date of Violation</u>	<u>SPD Incident Number</u>	<u>Summary Of Nuisance Activity</u>	<u>Specific Nuisance Activity per SMC 10.09.010</u>
7/15/2025	25-199187	A suspect is arrested on a Department of Corrections warrant in the motel parking lot. Search incident to arrest oxy and cash found on the suspect.	Drug related activity
6/29/2025	25-180827	Multiple vehicles in the motel parking lot and shots are fired. Multiple shell casings found in the parking lot.	Weapons violation
6/26/2025	25-176918	Victim is an Uber driver who picked up the suspect at the motel. There was a disagreement during the ride over smoking in the vehicle and suspect is driven back to the motel. In the motel parking lot, suspect	Assault

		pepper sprays the victim. Suspect is believed to be a sex worker.	
6/6/2025	25-155455	Manager pepper sprays a motel guest.	Assault
2/19/2025	25-46131	Known sex worker arranges to engage in sex for \$280. Suspect arrives and sex worker believes he too drunk to have sex and refuses him. Suspect later returns to motel, assaults victim, and steals her purse while brandishing pepper spray.	Assault; Prostitution
2/8/2025	25-360059	Victim is choked and punched by suspect at the motel.	Assault
10/1/2024	24-279209	Person found deceased in hotel room with drug paraphernalia and drugs in the room.	Drug related activity
10/10/2024	24-287473	Multiple shots are fired in the motel parking lot with shell casings recovered.	Weapons violation
9/21/2024	24-269360	911 call that a person had overdosed. Woman who is likely a sex worker is found deceased in a motel room with drugs and drug paraphernalia in the room.	Drug related activity
9/27/2024	24-275446	Victim is shot at the motel.	Most Serious Offense (Assault 1)
9/2/2024	24-248352	Victim is at the motel when the suspect demands drugs from her. When victim refuses, suspect grabs victim in a bear hug and fondles her breasts.	Assault
8/28/2024	24-243338	Officers observe suspect for multiple days engaging in behavior consistent with selling drugs. Suspect has a room at the motel with lots of foot traffic. Suspect is stopped in the parking lot of the motel with crack, heroin, methamphetamine, fentanyl and \$4700 cash.	Drug related activity

Per SMC 10.09.030, as the person in charge of a chronic nuisance property, **the Chief of Police demands you respond within seven (7) days of service of this notice to discuss a course of action to correct the nuisance.** If you fail to respond to this notice within seven (7) days or if you fail to voluntarily correct the nuisance to the satisfaction of the Chief of Police, the City may file an action to abate your property as a

chronic nuisance property pursuant to SMC 10.09.060 and/or take other action against the property or person in charge.

Per SMC 10.09.050, the owners, and other persons in charge of the property, are subject to a penalty of up to \$500 dollars per day from the date of this notice until the Chief of Police confirms that the property is no longer a chronic nuisance property. If Madilyn Investments LLC fails to comply with the demands outlined in this notice, it will be subject to a civil penalty of up to \$25,000 dollars.

You may respond to this notice by contacting Assistant City Attorney, Meagan Westphal at (206) 684-7765 or Meagan.westphal@seattle.gov.

Thank you for your immediate attention to this matter.

Sincerely,

A handwritten signature in cursive script that reads "Shon F. Barnes".

Shon F. Barnes, Chief of Police
Seattle Police Department

CC:

Chief Todd Kibbee, Assistant Chief of Patrol Operations
Captain George Davisson, North Precinct Commander
Lieutenant Garth Haynes, North Precinct Operations Lieutenant
Officer Michael Cruzan, North Precinct
Meagan Westphal, Seattle City Attorney's Office, North Precinct Liaison Attorney