

P. STEPHEN DiJULIO
REAL ESTATE RELATED APPELLATE CASE LIST

[This a partial list. In most of the cases listed, Steve Dijulio served also as trial counsel.]

1. **RIGHT OF WAY ACCESS.** *City of Union Gap v. Printing Press Properties, LLC*, 2 Wn. App.2d 201, 409 P.3d 239 (2018).
2. **DEFENSE OF TOWNHOUSES DEVELOPMENT.** *Blomenkamp v. City of Edmonds and Kautz Route LLC*, Court of Appeals Cause No. 75737-7-I (2017) (unpublished); *review denied*, Supreme Court Cause No. 95171-3 (2018).
3. **EMINENT DOMAIN AUTHORITY.** *Public Utility District No. 1 of Okanogan County v. State of Washington, Peter Goldmark*, 174 Wn. App. 793, 301 P.3d 472 (2013); 182 Wn.2d 519; 342 P.3d 308 (2015).
4. **INVERSE CONDEMNATION.** *Martini v. WSDOT*, 149 Wn. App. 1035 (2009) (unpublished); *review denied*, 167 Wn.2d 1011 (2009).
5. **CRITICAL AREA DEVELOPMENT.** *Futurewise, et al. v. Western Washington Growth Management Hearings Board, et al.*, 164 Wn.2d 242, 189 P.3d 161 (2008).
6. **DEVELOPER CHARGES.** *Parrell Sisters v. Spokane County*, 147 Wn. App. 356, 195 P.3d 573 (2008).¹
7. **SPECIAL BENEFIT VALUATION.** *Roger Pederson v. Skagit County PUD No. 1*, 149 Wn. App. 1023, 2009 WL 667244 (2009) (unpublished opinion).
8. **EMINENT DOMAIN AUTHORITY.** *Cowlitz County v. Martin*, 140 Wn. App. 170, 165 P.3d 51; withdrawn and superseded at reconsideration, 142 Wn. App. 868, 177 P.3d 102 (2008), rev. den., 164 Wn.2d 1021 (2008).²
9. **EMINENT DOMAIN VALUATION.** *In re Petition of City of Long Beach*, Court of Appeals No. 34371-1-II (dismissed, July 12, 2006).
10. **GROUND LEASE VALUATION.** *Desimone Trust v. Szmodis, et al.*, Court of Appeals No. 57906-1-I (dismissed 2008).
11. **LEASEHOLD INTEREST DISPUTE.** *Clear Channel Outdoor Inc. v. Sound Transit*, Court of Appeals No. 34685-1-II (dismissed, June 21, 2006).
12. **LEASEHOLD INTEREST DISPUTE.** *Clear Channel Outdoor, Inc. v. Seattle Popular Monorail*, 136 Wn. App. 781, 150 P.3d 649 (2007) rev. denied 161 Wn.2d 1027 (2007).
13. **LEASEHOLD INTEREST DISPUTE.** *Clear Channel Outdoor, Inc. v. Seattle Popular Monorail*, 132 Wn. App. 1025, 2006 WL 1029638 (2006) (unpublished opinion).

¹ Not lead counsel

² Counsel on Motion for Reconsideration

14. **EMINENT DOMAIN AUTHORITY.** *Central Puget Sound Regional Transit Authority v. Miller*, 156 Wn.2d 403, 128 P.3d 588 (2006).
15. **RAILROAD RIGHT OF WAY QUIET TITLE.** *Washington Securities v. Horse Heaven Heights*, 132 Wn. App. 188 (2006), 149 P.3d 379, rev. denied, 158 Wn. 2d 1023.
16. **EMINENT DOMAIN AUTHORITY.** *HTK v. Seattle Popular Monorail*, 155 Wn.2d 612, 121 P.3d 1166 (2005); and 139 Wn. App. 772, 162 P.3d 1147.
17. **EMINENT DOMAIN AUTHORITY.** *Young K. Lee v. Seattle Popular Monorail*, (unpublished opinion) 124 Wn. App. 1052, 2004 WL2981337 (2004).
18. **EMINENT DOMAIN AUTHORITY.** *Wong, et al. v. City of Long Beach*, 119 Wn. App. 628, 82 P.3d 259 (2004) rev. denied 152 Wn.2d 1015 (2004).
19. **SPECIAL BENEFIT VALUATION.** *Tiffany Family Trust v. City of Kent*, Court of Appeals, 119 Wn. App 262, 77 P.3d 354 (2003); affirmed 155 Wn.2d 225, 119 P.3d 325 (2005).
20. **ANNEXATION AUTHORITY.** *Grant County Fire District No. 5 v. Moses Lake*, Supreme Court, 150 Wn.2d 791, 83 P.3d 419 (2004).
21. **DNR LEASE VALUATION DISPUTE.** *Berg v. Department of Natural Resources*, Court of Appeals No. 28324-7-II (dismissed, 2003).
22. **SPECIAL BENEFIT VALUATION.** *Little Deli Marts, Inc. v. City of Kent*, 108 Wn. App. 1, 32 P.3d 286 (2001); rev. denied, 145 Wn.2d 1030 (2002).
23. **DEVELOPER CHARGES.** *Silver Firs Town Homes, Inc. v. Silver Lake Water Dist.*, 103 Wn. App. 411, 12 P.3d 1022 (2000) rev. denied 143 Wn.2d 1013 (2001).
24. **LEASEHOLD CLAIM DISPUTE.** *City of Seattle v. WR Partners II, et al.*, 80 Wn. App 1059, 1996 WL 1062493 (1996); rev. denied 129 Wn.2d 1031, 922 P.2d 97 (1996).
25. **DEVELOPER CHARGES.** *Woodcreek Land Ltd. Partnerships I, II, III and IV v. City of Puyallup*, 69 Wn. App. 1, 847 P.2d 501 (1993).
26. **DEFENSE OF DEVELOPER CONTRACTS.** *Barnier v. City of Kent*, 44 Wn. App. 868, 723 P.2d 1167 (1986).³
27. **PRIVATE WAY OF NECESSITY.** *Wagle v. Williamson*, 51 Wn. App. 312, 754 P.2d 684 (1988) and 61 Wn. App. 474, 810 P.2d 1372 (1991).⁴

³ Supervising counsel.

⁴ Trial counsel and on appellate briefing.

28. **DEFENSE OF VIEW BLOCKAGE CLAIM.** *Jensen v. Torr*, 44 Wn. App. 207, 721 P.2d 992 (1986) rev. denied 107 Wn.2d 1004 (1986.)