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ÖÖUÖÁK ÖÖJÍ HÍ ÁUÖE Judge Michael Ramsey Scott  
Hearing Date: November 22, 2024  
Without Oral Argument

**IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON  
IN AND FOR THE COUNTY OF KING**

**JASON GOOLD, an individual; and  
LUXSLE CORP, a Washington profit  
corporation; AYSE AYDINEL and  
SAHIN AYDINEL, a marital  
community,**

**Plaintiffs,**

**vs.**

**BELLTOWN COURT OWNERS  
ASSOCIATION, a Washington non-  
profit corporation; SEPEHR  
EBRAHIMZADEH, an individual;  
SENECA LLC, a Washington limited  
liability company; and KATHRYN  
TEAGARDEN, an individual,**

**Defendants.**

**NO: 24-2-09835-6 SEA**

**ORDER GRANTING PLAINTIFFS'  
MOTION FOR AWARD OF  
ATTORNEYS' FEES AND COSTS**

THIS MATTER came before the undersigned on Plaintiffs' Motion for Award of Attorneys' Fees and Costs, Plaintiffs Jason Goold and Luxsle Corp appearing through their attorneys of record, Michael D. Brandt and Christos Argiannis of Brandt Law Group, and Defendants Belltown Court Owners Association, Sepehr Ebrahimzadeh, and Seneca LLC appearing through its attorneys of record, Adam Skeel, of Lee Smart, P.S., Inc.

1 The Court has considered the pleadings filed in this action and the following  
2 evidence:

3 1. The Declaration of Christos Argiannis in Support of Plaintiffs' Motion for  
4 Award of Attorneys' Fees and Costs;

5 2. Defendants' Opposition to Plaintiffs' Motion for Attorneys' Fees and  
6 Costs, together with the Declaration of Adam Skeel; and

7 3. Plaintiffs' Strict Reply.  
8

9 Based on the argument of counsel and the evidence presented, the Court  
10 Orders:

11 1. Plaintiffs' motion is hereby **GRANTED IN PART and DENIED IN PART**,  
12 as follows;

13 2. Defendants have engaged in a pattern of obstruction and other bad faith  
14 tactics in responding to Plaintiffs' propounded discovery. However, it  
15 would not be equitable for Defendants to pay all of Plaintiffs' discovery  
16 fees and costs. Moreover, Plaintiffs' billing records submitted in support  
17 of their motion are somewhat vague and include tasks not directly related  
18 to Defendants' obstruction and other bad faith tactics.  
19

20 3. It is hereby ORDERED that Defendants Sepher Ebrahimzadeh and  
21 Defendant Seneca LLC pay at total of \$7,500 in attorneys' fees and costs  
22 to Plaintiffs within ten (10) days from the date of this Order via certified  
23 check or a check from its counsels' bank account made payable to Brandt  
24 Law Group in Trust for Plaintiffs Goold and Luxle Corp.  
25

26 //

1 DATED: November 22, 2024

2 *Electronic signature attached*

3 \_\_\_\_\_  
4 Judge / Commissioner

5 Presented by:

6 **BRANDT LAW GROUP**

7 By: /s/ Christos Argiannis

8 Michael D. Brandt, WSBA #20901  
9 Christos Argiannis, WSBA #56906  
10 Attorneys for Plaintiffs

1  
2  
3  
4 **CERTIFICATE OF SERVICE**

5 The undersigned certifies under penalty of perjury, under the laws of the State  
6 of Washington, that on this date I caused to be served in the manner indicated a copy  
7 of the Order Granting Plaintiffs' Motion for Award of Attorneys' Fees and Costs upon  
8 the following person(s):  
9

10 John C. Versnel, III, WSBA #17755

☐ Via Email

11 Adam J. Skeel, WSBA #47412

☒ Via Court Eservice

12 Lee Smart, P.S., Inc.

☐ Via US Mail

13 701 Pike Street, Suite 800

14 Seattle, WA 98101

15 Tel. 206.624.7990

16 [jcv@leesmart.com](mailto:jcv@leesmart.com)

17 [ajs@leesmart.com](mailto:ajs@leesmart.com)

18 [pac@leesmart.com](mailto:pac@leesmart.com)

19 [jxw@leesmart.com](mailto:jxw@leesmart.com)

20 [kls@leesmart.com](mailto:kls@leesmart.com)

21 ***Attorney for Defendants***

22 ***Belltown Court Owners Association,***

23 ***Sepehr Ebrahimzadeh, Kathryn Teagarden,***

24 ***and Seneca LLC***  
25  
26

SIGNED in Mercer Island, Washington on November 8, 2024.

/s/Sarah Amberg

Legal Assistant to Michael D. Brandt  
and Christos Argiannis

**King County Superior Court  
Judicial Electronic Signature Page**

Case Number: 24-2-09835-6 SEA  
Case Title: GOOLD ET ANO VS BELLTOWN COURT OWNERS ASSN ET AL  
Document Title: Order  
Date Signed: 11/22/2024

A handwritten signature in blue ink, appearing to read "Michael Ramsey Scott", is positioned above a horizontal line.

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Judge: Michael Ramsey Scott

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