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Judge Michael Ramsey Scott
Hearing Date: October 29, 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,**

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 TO COMPEL DEFENDANT
SEPEHR EBRAHIMZADEH'S AND
DEFENDANT SENECA LLC'S
RESPONSES TO PLAINTIFFS'
FIRST SET OF
INTERROGATORIES AND
REQUESTS FOR PRODUCTION TO
DEFENDANTS**

THIS MATTER came before the undersigned on Plaintiffs' Motion to Compel Defendant Sepehr Ebrahimzadeh's and Defendant Seneca LLC's Responses to Plaintiffs' First Set of Interrogatories and Requests for Production of Documents to Defendants, 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, including the subject
2 motion, response, and reply, and the following evidence:

3 1. The Declaration of Christos Argiannis in Support of Plaintiffs' Motion to
4 Compel Defendant Sepehr Ebrahimzadeh's and Defendant Seneca LLC's Responses
5 to Plaintiffs' First Set of Interrogatories and Requests for Production of Documents to
6 Defendants; and

7 2. Declaration of Adam Skeel in Support of Defendants' Response to Plaintiffs'
8 Motion to Compel; and

9
10 Based on the argument of counsel and the evidence presented, the Court finds
11 and concludes:

12 1. Defendants Sepehr Ebrahimzadeh and Seneca LLC violated CR 33(a)
13 and CR 34(b) by failing to provide complete responses to Plaintiffs' first set of
14 interrogatories and requests for production within forty (40) days after service of
15 process of the written interrogatories and requests for production, summons and
16 complaint upon each Defendant or by the agreed deadline extensions.

17
18 2. Plaintiffs and Defendants held multiple discovery conferences, pursuant
19 to CR 26(i) to discuss Defendants' failure to fully respond to Plaintiffs' discovery
20 requests.

21 3. Plaintiffs' First Set of Interrogatories and Requests for Production of
22 Documents are reasonably calculated to lead to admissible discovery.

23 4. Opposition to this motion is not substantially justified.

24 5. There are no other circumstances that make an award of attorneys' fees
25 and costs unjust.
26

1 Based on the above findings, It Is Ordered:

2 1. Plaintiffs' motion is hereby granted;

3 2. Defendants Sepehr Ebrahimzadeh and Seneca LLC are hereby ordered
4 to provide full and complete answers and responsive documents to Interrogatories
5 Nos. 13 through 17 and Requests for Production of Documents Nos. 12 through 16 of
6 Plaintiffs' First Set of Interrogatories and Requests for Production of Documents to
7 Defendants no later than November 5, 2024.

8 3. Defendants Sepehr Ebrahimzadeh, and Seneca LLC are also ordered to
9 pay for Plaintiffs' reasonable attorneys' fees and costs incurred in bringing this motion.
10 Plaintiffs may submit a motion for attorneys' fees and costs following the entry of this
11 Order.
12

13 4. Defendants Sepehr Ebrahimzadeh and Seneca LLC are also ordered to
14 pay for Plaintiffs' reasonable attorneys' fees and costs incurred during discovery in this
15 matter. Plaintiffs shall submit a motion for attorneys' fees and costs related to this issue
16 within 10 court days following the entry of this Order.
17

18 DATED: October 29, 2024

19 *Electronic signature attached*

20 _____
21 Judge / Commissioner

22 Presented by:

23 **BRANDT LAW GROUP**

24
25 By: /s/ Christos Argiannis
26 Michael D. Brandt, WSBA #20901
Christos Argiannis, WSBA #56906
Attorneys for Plaintiffs

King County Superior Court
Judicial Electronic Signature Page

Case Number: 24-2-09835-6
Case Title: GOOLD ET ANO VS BELLTOWN COURT OWNERS ASSN ET AL
Document Title: ORDER RE GRANTING MOTION TO COMPEL
Signed By: Michael R. Scott
Date: October 29, 2024



Judge: Michael R. Scott

This document is signed in accordance with the provisions in GR 30.

Certificate Hash: 099C583EFDD05FB18A3076329526934213FAC4A0
Certificate effective date: 3/30/2023 1:30:41 PM
Certificate expiry date: 3/30/2028 1:30:41 PM
Certificate Issued by: C=US, E=kcscefiling@kingcounty.gov, OU=KCDJA,
O=KCDJA, CN="Michael Scott:
Po6Ro6kz7RG4KIcIp8tZaw=="