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SEATTLE WA

11-2-13317-6

Receipt Date	Acct. Date	Time
04/22/2011	04/22/2011	10:48 AM
Receipt/Item #	Tran-Code	Docket-Code
2011-14-03791/01	1110	\$FFRAF
Cashier:	RDB	

Paid By: mccullough, hill leary
Transaction Amount: \$20.00

FILED
11 APR 22 AM 10:48
KING COUNTY
SUPERIOR COURT CLERK
SEATTLE, WA.

EXPO 1

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

SEATTLE ART MUSEUM, a Washington
nonprofit corporation,

Plaintiff,

v.

MOD SYSTEMS INCORPORATED, a
Washington corporation,

Defendant.

No. 11-2-13317-6 SEA

JUDGMENT SUMMARY, FINDINGS
OF FACT, CONCLUSIONS OF LAW,
JUDGMENT AND ORDER TO ISSUE
WRIT OF RESTITUTION

CLERK'S ACTION REQUIRED

JUDGMENT SUMMARY

APR 22 2011
ISSUED

Judgment Creditor:

Seattle Art Museum

Counsel for Judgment Creditor

McCullough Hill Leary PS
Attn: Russel R. Robertson
701 Fifth Avenue, Suite 7220
Seattle, WA 98104

Judgment Debtor:

MOD Systems Incorporated

Rent due and owing from Defendant
to Plaintiff, including late fees, from

JUDGMENT SUMMARY, FINDINGS
OF FACT, CONCLUSIONS OF LAW,
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WRIT OF RESTITUTION

Page 1 of 4

McCullough Hill Leary PS
701 Fifth Avenue, Suite 7220
Seattle, WA 98104
(206) 812-3388 (p)
(206) 812-3389 (f)

January 1, 2011 to April 10, 2011:	\$117,000.00
Unlawful Detainer Damages Pursuant to RCW 59.12.070:	\$53,200.00
Filing Fees:	\$251.98
Service Fees:	\$175.00
Attorneys' Fees:	\$4,741.00
Total:	\$175,367.98
Post-Judgment Interest:	12% per annum

THIS MATTER having come on for hearing on April 22, 2011, before this Court upon an Order to Show Cause obtained by Plaintiff requiring Defendant to show cause, if any it has, why a writ of restitution should not be issued restoring to Plaintiff the property commonly known as 1301 Second Ave., Suite 501, Seattle, Washington, and described in the Complaint as follows:

The area on Floor 5 of in Museum Unit 2, consisting of Space A and Space B, both as shown on Exhibit B to this Lease (the "Premises")

Plaintiff, appearing by and through its attorneys, Jesse G. DeNike, McCullough Hill Leary, PS, and Defendant not appearing; and the Court having considered the records and files herein, and it appearing to the Court that Plaintiff has the right to be restored to possession of the Premises, and that there is no substantial issue of material fact as to the right of Plaintiff to be granted such relief as prayed for in the Complaint,

NOW, THEREFORE, the Court makes the following:

FINDINGS OF FACT

1. Plaintiff is the owner of the Premises situated in King County, Washington.
2. Defendant has been a tenant in possession of the above Premises.

1 3. Defendant is unlawfully retaining control of the Premises.

2 4. On April 13, 2011, Plaintiff caused to be served upon Defendant a Summons,
3 Complaint for Unlawful Detainer, and Order to Show Cause.

4 CONCLUSIONS OF LAW

5 1. The Court has jurisdiction over the subject matter herein and parties hereto.

6 2. Defendant is in unlawful detainer of the Premises.

7 3. A Writ of Restitution should be issued to the King County Sheriff directing him to
8 deliver possession of the Premises to Plaintiff.

9 4. Plaintiff is entitled to damages for unpaid rent and other charges pursuant to the
10 rental agreement or lease and for additional damages for unlawful detainer of the premises base
11 on the daily rental value of the Premises for each day the premises are unlawfully detained.

12 5. Plaintiff is entitled to damages for unpaid rent pursuant to the lease agreement,
13 plus damages for unlawful detainer of the Premises in an amount equal to twice the daily rental
14 value of the Premises for each day the premises are unlawfully detained.

15 6. Plaintiff is entitled to reasonable attorneys' fees, costs, and expenses in
16 connection with this action.

17 ORDER

18
19 IT IS HEREBY ORDERED, ADJUDGED AND DECREED that Plaintiff has judgment
20 against Defendant in the total sum of \$175,367.98 as set forth in the statutory judgment summary
21 above, which amount includes Plaintiff's costs and disbursements incurred herein in the amount
22 of \$426.98 and Plaintiff's reasonable attorneys' fees in the amount of \$4,741.00, and for the
23 interest on the judgment herein at the rate of twelve percent (12%) per annum from the date of
24 entry of this judgment.

1 THE CLERK IS ORDERED AND DIRECTED TO ISSUE A WRIT OF RESTITUTION
2 RESTORING POSSESSION OF THE PREMISES TO PLAINTIFF. *, commonly known as*

3 DONE IN OPEN COURT THIS 22nd day of April, 2011.

*1301 Second
Ave, Suite 501,
Seattle, WA*

4
5
6 
7 JUDGE/COURT COMMISSIONER

8 Presented by:

9
10 MCCULLOUGH HILL LEARY, PS

ERIC WATNESS

APR 22 2011

COURT COMMISSIONER

11
12
13 By: 

14 Russel R. Robertson, WSBA #35401

15 Jesse G. DeNike, WSBA #39526

Attorneys for Plaintiff