

WHEN RECORDED RETURN TO:

Mario A. Bianchi

601 Union Street Suite 2600

Seattle, WA 98101

Skamania County, WA

Total: \$307.50 Pgs=5

LIEN

Request of: LASHER HOLZAPFEL SPERRY & EBBERSON

eRecorded by: Blm@ifile

2026-000069

01/13/2026 01:12 PM

Please print or type information **Washington State Recorder's Cover Sheet** (RCW 65.04)

DOCUMENT TITLE(S) (or transaction contained therein) (all areas applicable to your document must be filled in)

Stipulated Final Judgment

REFERENCE NUMBER(S) of Documents assigned or released:

☐ Additional numbers on page ____ of document.

GRANTOR(S):

1. Martell, Aaron

2. Accurate Impressions Landscape, LLC

3. Accurate Impressions Property Management, LLC

☐ Additional names on page ____ of document.

GRANTEE(S):

1. Ortega, Danny

2. _____

3. _____

4. _____

☐ Additional names on page ____ of document.

LEGAL DESCRIPTION (Abbreviated: i.e. Lot, Block, Plat or Section, Township, Range, Quarter):

Lot 32 4-PEAKS Bk B/Pg 60

Lot 1 of The Island S/P #2006161876

☐ Complete legal on page ____ of document.

Assessor's Property Tax Parcel # 07060820320000 and 07062400060100

☐ Additional parcel numbers on page ____ of document.

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information.

"I am signing below and paying an additional \$50.00 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."

Signature of Requesting Party

Note to Submitter: Do NOT sign above nor pay additional \$50 fee if the document meets margin/formatting requirements.

This document contains 4 pages.
01-08-2026, 11:36

Deputy Clerk



FILED

SEP 02 2025

Scott G. Weber, Clerk, Clark Co.

4:30pm

Judge Derek Vanderwood

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
COUNTY OF CLARK

ACCURATE IMPRESSIONS
LANDSCAPING, LLC, a Washington
limited liability company, and AARON
MARTELL, an individual

Plaintiffs,

v.

DANNY ORTEGA, an individual; and
O&A ENTERPRISES, LLC, dba
DOUBLE DIVISION, a California limited
liability company,

Defendants.

DANNY ORTEGA, an individual; and
O&A ENTERPRISES, LLC, dba
DOUBLE DIVISION, a California limited
liability company,

Counterclaimants/Third-Party Plaintiffs,

v.

ACCURATE IMPRESSIONS
LANDSCAPING, LLC, a Washington
limited liability company, ACCURATE
IMPRESSIONS PROPERTY

NO. 24-2-01304-06

STIPULATED FINAL JUDGMENT

(Clerk's Action Required)

LASHER

601 UNION STREET, SUITE 2600
SEATTLE, WA 98101-4000
TELEPHONE 206 624-1230 | FAX 206 340-2563

MANAGEMENT, LLC, a Washington
limited liability company, and AARON
MARTELL, an individual;

Counterclaim/Third-Party Defendants.

I. JUDGMENT SUMMARY

1. Judgment Creditor: Danny Ortega
2. Judgment Debtors: Aaron Martell
Accurate Impressions Landscape, LLC
Accurate Impressions Property Management, LLC
3. Base Judgment Amount: \$3,450,000.00
4. Attorneys' Fees and Costs: \$833,040.71
4. TOTAL AWARD: **\$4,283,040.71**
6. Post-Judgment interest rate of 12% per annum.
7. Attorney for Creditor: Mario A. Bianchi, WSBA No. 31742
Joseph Evans, WSBA No. 53029
Lasher Holzapfel Sperry & Ebberson PLLC
601 Union Street, Suite 2600
Seattle, WA 98101
8. Attorney for Debtor: Andrea R. Meyer
Steven Cade
SUSSMAN SHANK LLP
1000 SW BROADWAY, SUITE 1400
PORTLAND, OR 97205-3089

II. STIPULATION

This matter came before the Court for entry of judgment following a Special Jury Verdict entered on July 24, 2025, which is on file at Docket No. 189. Post-verdict the Parties have entered

1 into a 2025 Settlement Agreement wherein the Parties have reconciled and agreed to entry of this
2 Stipulated Final Judgment consistent with the judgment summary above.

3
4 **III. JUDGMENT**

5 Based on the above stipulation, IT IS HEREBY ORDERED, ADJUDGED AND
6 DECREED that JUDGMENT IS ENTERED in favor of Defendant Danny Ortega against Aaron
7 Martell, Accurate Impressions Landscaping, LLC and Accurate Impressions Property
8 Management, LLC, for all amounts set forth in the Judgment Summary and described as follows:
9

- 10 1. A base judgment award of \$3,450,000;
11 2. Attorney fees and costs totaling \$833,040.71;
12 3. A total judgment award of **\$4,283,040.71.**
13 4. Interest shall accrue on this Judgment at a rate of 12.00 percent (12%) per annum
14 until fully satisfied.
15

16
17 DATED this _____ day of August, 2025.

Derek J.

Vanderwood

Digitally signed by
Derek J. Vanderwood
Date: 2025.08.26
14:39:27 -07'00'

18
19
20 **THE HONORABLE DEREK VANDERWOOD**

21
22
23
24
25
26
LASHER

601 UNION STREET, SUITE 2600
SEATTLE, WA 98101-4000
TELEPHONE 206 624-1230 | FAX 206 340-2563

1 Stipulated and agreed to by:

2 LASHER HOLZAPFEL SPERRY & EBBERSON

3
4 By/s *Mario A. Bianchi*

5 Mario A. Bianchi, WSBA # 31742

6 Joseph Evans, WSBA #53029

7 Attorneys for Danny Ortega and O&A Enterprises, LLC

8 SUSSMAN SHANK, LLP

9
10 By/s *Andrea R. Meyer*

11 Andrea R. Meyer, WSBA # 54286

12 Steven F. Cade, *admitted Pro Hac Vice*

13 Attorneys for Aaron Martell, Accurate Impressions Landscaping, LLC and Accurate
14 Impressions Property Management, LLC
15
16
17
18
19
20
21
22
23
24
25
26

LASHER

601 UNION STREET, SUITE 2600

SEATTLE, WA 98101-4000

TELEPHONE 206 624-1230 | FAX 206 340-2563