

Skamania County, WA
Total: \$307.50 Pgs=5
LIEN
Request of: LASHER HOLZAPFEL SPERRY & EBBERSON
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WHEN RECORDED RETURN TO:

Mario A. Bianchi
601 Union Street Suite 2600
Seattle, WA 98101

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 4.

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.

4 This document contains 4 pages.
5 01-08-2026, 11:36

Vanessa Maldonado

6 Deputy Clerk



7 FILED

8 SEP 02 2025

9 Scott G. Weber, Clerk, Clark Co.

10 4:30pm

11 Judge Derek Vanderwood

12 **IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
13 COUNTY OF CLARK**

14 ACCURATE IMPRESSIONS
15 LANDSCAPING, LLC, a Washington
16 limited liability company, and AARON
17 MARTELL, an individual

18 Plaintiffs,

19 v.
20 DANNY ORTEGA, an individual; and
21 O&A ENTERPRISES, LLC, dba
22 DOUBLE DIVISION, a California limited
23 liability company,

24 Defendants.

25 DANNY ORTEGA, an individual; and
26 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)

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

4 Counterclaim/Third-Party Defendants.

5

6 **I. JUDGMENT SUMMARY**

7 1. Judgment Creditor: Danny Ortega
8 2. Judgment Debtors: Aaron Martell
9 Accurate Impressions Landscape, LLC
10 Accurate Impressions Property Management, LLC

11 3. Base Judgment Amount: \$3,450,000.00

12 4. Attorneys' Fees and Costs: \$833,040.71

13 4. **TOTAL AWARD: \$4,283,040.71**

14 6. Post-Judgment interest rate of 12% per annum.

15 7. Attorney for Creditor Mario A. Bianchi, WSBA No. 31742
16 Joseph Evans, WSBA No. 53029
17 Lasher Holzapfel Sperry & Eberson PLLC
18 601 Union Street, Suite 2600
19 Seattle, WA 98101

20 8. Attorney for Debtor: Andrea R. Meyer
21 Steven Cade
22 SUSSMAN SHANK LLP
1000 SW BROADWAY, SUITE 1400
23 PORTLAND, OR 97205-3089

24

25 **II. STIPULATION**

26 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

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

III. JUDGMENT

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

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

until fully satisfied.

DATED this _____ day of August, 2025.

Derek J.
Vanderwood

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

THE HONORABLE DEREK VANDERWOOD

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
Impressions Property Management, LLC