

1 THE HONORABLE ROBERT S. LASNIK

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6 UNITED STATES DISTRICT COURT  
7 WESTERN DISTRICT OF WASHINGTON  
8 AT SEATTLE

9 WEISS-JENKINS IV, LLC, a Washington  
10 limited liability company,

11 Plaintiff,

12 v.

13 UTRECHT MANUFACTURING  
14 CORPORATION, a Delaware corporation; and  
15 DICK BLICK HOLDINGS, INC., a Delaware  
16 corporation,

17 Defendants.

No. 2:14-cv-00954-RSL

**FINAL JUDGMENT**

18 **SUMMARY OF JUDGMENT**

- 19 1. Judgment Creditor: Weiss-Company IV, f/k/a Weiss-Jenkins IV
- 20 2. Judgment Creditor's Attorney: Davis Wright Tremaine LLP  
Rhys M. Farren  
777 108<sup>th</sup> Avenue NE, Suite 2300  
Bellevue, WA 98004-5149
- 21 3. Judgment Debtors: Dick Blick Holdings, Inc.; and  
Utrecht Manufacturing Corporation
- 22 4. Judgment Debtor's Attorney: Stephen C. Willey  
Savitt Bruce & Willey LLP  
1425 Fourth Avenue, Suite 800  
Seattle, WA 98101-2272
- 23 5. Judgment Amount: **\$826,483.93**
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- 1 6. Prejudgment Interest: **\$135,427.37** as of May 31, 2016, plus continuing  
2 prejudgment interest at the per diem rate of **\$204.47**  
3 to accrue on the principal judgment amount each day  
4 after May 31, 2016 until final judgment is entered.
- 5 7. Post-Judgment Interest Rate: 12% per annum.
- 6 8. Attorneys' Fees: Plaintiff may file a request for reasonable attorney's  
7 fees and costs pursuant to Fed. R. Civ. P.  
8 54(d)(2)(B).
- 9 9. Costs: Costs awarded to Plaintiff.

### 10 **BASIS OF JUDGMENT**

11 The parties to this action are Plaintiff Weiss-Jenkins IV, a Washington limited liability  
12 company, now known as Weiss-Company IV ("Weiss"); and Defendants Utrecht  
13 Manufacturing Corporation ("Utrecht") and Dick Blick Holdings, Inc. ("Blick") (together,  
14 "Utrecht/Blick"). Plaintiff is represented by Davis Wright Tremaine LLP and Rhys M. Farren.  
15 Defendants are represented by Savitt, Bruce & Willey, and Stephen Willey.

16 This Court previously entered an Order Granting in Part Plaintiff's Motion for Partial  
17 Summary Judgment (Sept. 14, 2015) (the "PSJ Order") [ECF No. 56]. In the PSJ Order, the  
18 Court ruled as follows:

- 19 1. Defendants are liable for lost rents between July 2013 and the time the premises  
20 were relet, plus any shortfall in the rental amount received between the reletting  
21 and February 2018;
- 22 2. Plaintiff may also seek to recover other contractual and consequential damages  
23 caused by Defendants' breach; and
- 24 3. Defendants' affirmative defenses of failure to state a claim, unjust enrichment,  
25 waiver, estoppel, unclean hands, failure to mitigate, and set-off are STRICKEN.

26 *See* PSJ Order, at 7. The enumerated affirmative defenses dismissed were the *only* affirmative  
27 defenses set forth in the Defendants' Answer to the Amended Complaint [ECF No. 23]. All  
other affirmative defenses were either adjudicated or dismissed, and there are no remaining  
defenses to liability and no further affirmative defenses remaining in this case. The PSJ Order,

1 and the documents, pleadings and evidence considered by the Court in making that ruling, are  
2 incorporated herein.

3 Plaintiff Weiss filed a Motion for Summary and Final Judgment (the “Final SJ  
4 Motion”). This Court has reviewed the following pleadings in connection with that Motion:

- 5 1. Plaintiff’s Motion for Summary and Final Judgment [ECF No. 72];
- 6 2. Second Declaration of Eric Weiss and accompanying exhibits [ECF No. 73];
- 7 3. Declaration of Abigail Dunne and accompanying exhibits [ECF No. 74];
- 8 4. Defendants’ Response to Motion for Summary and Final Judgment [ECF No.  
9 75];
- 10 5. Declaration of Stephen Willey in Support of Defendants’ Opposition to  
11 Plaintiff’s Motion for Summary Judgment [ECF No. 76];
- 12 6. Plaintiff’s Reply to Response on Motion for Summary and Final Judgment [ECF  
13 No. 77];
- 14 7. Second Declaration of Frederic Weiss and accompanying exhibits [ECF No.  
15 78];
- 16 8. Declaration of Kelly Jenkins [ECF No. 79];
- 17 9. Declaration of Rhys M. Farren in Support of Reply [ECF No. 80];
- 18 10. Third Declaration of Eric Weiss and accompanying exhibits [ECF No. 81]; and
- 19 11. The files on record herein.

20 The Court then issued an Order Granting in Part Plaintiff’s Motion [ECF No. 83] (the  
21 “5/24/2016 Order”), which 5/24/2016 Order is incorporated herein by this reference.

22 The Court ruled that there was no genuine issue of material fact and that final judgment  
23 is appropriate as a matter of law. The Court granted the Final SJ Motion and directed entry of  
24 judgment as sought in the Final SJ Motion, except that the charges for anti-graffiti protection  
25 (reflected as \$20,150.63 in re-leasing costs and expenses [ECF Dkt. # 73-7 at 1] and  
26 (\$15,941.01 in operating expenses [ECF Dkt. # 74-2 at 5]) and for pre-breach architectural  
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1 services should be deleted from total damages. The Court also ruled that Plaintiff may file a  
2 request for reasonable attorney's fees pursuant to Fed. R. Civ. P. 54(d)(2)(B).

3 NOW THEREFORE,

4 **SUMMARY JUDGMENT**

5 IT IS HEREBY ORDERED, ADJUDGED AND DECREED THAT:

6 1. Plaintiff's Motion for Summary and Final Judgment is GRANTED.

7 2. A money judgment is awarded against Defendants Utrecht Manufacturing  
8 Corporation and Dick Blick Holdings, Inc., jointly and severally, in favor of Plaintiff in the  
9 principal amount of **\$826,483.93**.

10 3. A money judgment is further awarded against Defendants Utrecht  
11 Manufacturing Corporation and Dick Blick Holdings, Inc., jointly and severally, in favor of  
12 Plaintiff for prejudgment interest in the amount of **\$135,427.37** as of May 31, 2016. The  
13 principal judgment shall continue to accrue interest at the per diem rate of \$204.47 until final  
14 judgment is entered.

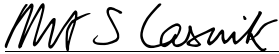
15 4. Plaintiff is the prevailing party in this action, and pursuant to the parties'  
16 contract, it shall be awarded its reasonable attorneys' fees and costs in this action. Plaintiff  
17 shall be entitled to file and serve an application for a determination of reasonable attorneys'  
18 fees and costs pursuant to Fed. R. Civ. P. 54(d)(2)(B), and any attorneys' fee award shall be a  
19 judgment against the Defendants, jointly and severally.

20 5. Plaintiff is awarded costs upon filing a cost bill under Fed. R. Civ. P. 54(d)(1).

21 6. The judgment for principal award of damages and prejudgment interest shall be  
22 a final judgment; provided that, Plaintiff shall be entitled to submit a supplemental award to  
23 include the final amount of attorneys' fees and costs awarded in this action against the  
24 Defendants.

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Dated this 8th day of June, 2016.

  
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Honorable Robert S. Lasnik  
United States District Court Judge

Presented by:

DAVIS WRIGHT TREMAINE LLP  
*Attorneys for Plaintiff Weiss-Jenkins IV LLC*

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