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14 JUN 03 PM 12:58

KING COUNTY  
SUPERIOR COURT CLERK  
E-FILED  
CASE NUMBER: 14-2-12618-2 KNT

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

H-P PROPERTIES/ALL STAR, LLC, a Washington  
limited liability company, as assignee of BGPI, LLC

No. 14-2-12618-2 KNT

Plaintiff,

v.

**DECLARATION OF JOHN  
PIETROMONACO**

SAM A. ADAMS AND ERICKA M. ADAMS,  
husband and wife and the marital community  
composed thereof; HOLLYSTONE HOLDINGS,  
INC.; and WEST SEATTLE ATHLETIC CLUB,  
LLC,

Defendants.

The undersigned hereby certifies under penalty of perjury under the laws of the state of  
Washington that the following is true and correct:

1. I am the Manager of H-P Properties / All Star, LLC, Plaintiff in the above entitled  
action. I make this Declaration on the basis of personal knowledge, information and belief, am  
over the age of 18 years, and competent to testify herein.

2. I verified the Complaint filed in the above-entitled action which is further attached as  
Exhibit 1 and by this reference incorporated herein. All allegations set forth therein are further  
incorporated herein by this reference.

DECLARATION OF JOHN PIETROMONACO-1  
F:\DMT\HRP\Adams\Default Declaration of John P.doc 5/21/14 (eml  
#210324.009

OSERAN HAIN SPRING STRAIGHT & WATTS P.S.  
10900 NE Fourth Street #1430  
Bellevue WA 98004  
Phone: (425) 455-3900  
Facsimile: (425) 455-9201


1 3. At the time of filing the complaint, the sum of \$244,971.58 was due. Such sum  
2 included the amounts owed as stated on the 3 Day Notice to Pay Rent or Vacate (See Exhibit B  
3 attached within Exhibit 1 to this declaration), together with the May 2014 base rent due  
4 (\$110,000.00)

5 4. As of the scheduled date of the hearing, the 5% late fee for May 2014 has come due  
6 (to wit: \$5,500.00) and the June 2014 rent has also come due (to wit: \$110,000.00).

7 5. Reasonable attorney fees and costs are also due verified by the Declaration of Roy L.  
8 Lundin in support of an award of reasonable attorney fees and costs.

9 6. The 3 Day Notice to Pay Rent or Vacate expired on April 26, 2014. Therefore,  
10 Plaintiff is also entitled to have the May and June 2014 rent doubled for unlawful detainer  
11 damages.

12 DATED at Mercer Island, Washington on this 2<sup>nd</sup> day of June, 2014.

13   
14 Name: John Pietromonaco  
15 Title: Manager  
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# Tenant Ledger

**Adams - Holly Stone Holdings**  
**2629 SW Andover St.**  
**West Seattle, WA 98121**

Date: 06/02/14  
 Tenant Code: y08adam  
 Property: y08  
 Unit: 1  
 Status: Current  
 Rent: 110,000.00  
 Deposit: 200,000.00  
 Move In Date: 03/25/13  
 Move Out Date:  
 Due Day: 1  
 Tel# (O) (206) 932-9999  
 Tel# (H) (425) 952-0167

Date	Description	Charges	Payments	Balance
	Balance Forward			242,576.63
11/11/13	chk# 56407 Hill Raam Pietromonaco		200,000.00	42,576.63
11/22/13	chk# 2010 AFG Group		101,137.42	-58,560.79
12/01/13	Rent Charges (12/2013)	100,000.00		41,439.21
12/01/13	Real Estate Tax	15,492.28		56,931.49
12/01/13	Insurance	5,521.17		62,452.66
12/20/13	Security Deposit Due	200,000.00		262,452.66
12/20/13	chk# 2011 AFG Froup/Sam Adams Reversed by ctrl		19,862.58	242,590.08
12/26/13	chk# 2011 NSF receipt Ctrl# 52182		-19,862.58	262,452.66
01/01/14	Rent Charges (01/2014)	100,000.00		362,452.66
01/01/14	Real Estate Tax	15,492.28		377,944.94
01/01/14	Insurance	5,521.17		383,466.11
01/07/14	Late Fee 5.0% of amount owed (total)	5,000.00		388,466.11
01/27/14	Legal Fees	3,429.67		391,895.78
02/01/14	Rent Charges (02/2014)	100,000.00		491,895.78
02/01/14	Real Estate Tax	15,492.28		507,388.06
02/01/14	Insurance	5,521.17		512,909.23
02/11/14	chk# Cashier's Check Sam Adams		286,000.00	226,909.23
02/28/14	Legal Fees	4,154.49		231,063.72
03/01/14	Rent Charges (03/2014)	100,000.00		331,063.72
03/01/14	Real Estate Tax	15,492.28		346,556.00
03/01/14	Insurance	5,521.17		352,077.17
03/03/14	chk# 1205 West Seattle Athletic Club		29,000.00	323,077.17
03/06/14	chk# 273700011 Opus Bank, Cashiers Check		100,000.00	223,077.17
03/11/14	chk# 1206 Sam Adams-West Seattle Fitness		15,493.81	207,583.36
03/24/14	Insurance Credit Jan/Feb/March	-4,563.51		203,019.85
03/24/14	Property Tax Credit Jan/Feb/March	-62.10		202,957.75
04/01/14	Rent Charges (04/2014)	110,000.00		312,957.75
04/01/14	Real Estate Tax	15,471.58		328,429.33
04/01/14	Insurance	4,000.00		332,429.33
05/01/14	Rent Charges (05/2014)	110,000.00		442,429.33
05/01/14	Real Estate Tax	15,492.28		457,921.61
05/01/14	Insurance	5,521.17		463,442.78
05/01/14	Lawyer fee	60.00		463,502.78
06/01/14	Real Estate Tax	15,492.28		478,995.06
06/01/14	Insurance	5,521.17		484,516.23

CONTINUED

Tenant Ledger

Adams - Holly Stone Holdings  
2629 SW Andover St.  
West Seattle, WA 98121

Date: 06/02/14  
Tenant Code: y08adam  
Property: y08  
Unit: 1  
Status: Current  
Rent: 110,000.00  
Deposit: 200,000.00  
Move In Date: 03/25/13  
Move Out Date:  
Due Day: 1  
Tel# (O) (206) 932-9999  
Tel# (H) (425) 952-0167

Date	Description	Charges	Payments	Balance
06/01/14	Balance Forward			484,516.23
	Rent Charges (06/2014)	110,000.00		594,516.23

Current	30 Days	60 Days	90 Days	Amount Due
131,013.45	131,073.45	124,845.97	207,583.36	594,516.23