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HONORABLE KRISTIN RICHARDSON

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

STEFKA A. GOCHEVA,

Plaintiff,

vs.

ICARUS HOLDING, LLC AND NEW
PROPERTIES LLC

Defendants.

No. 20-2-18507-8 SEA
(Lead Case)

KING COUNTY, a political subdivision of the
State of Washington

Plaintiff,

vs.

VLADAN MILOSAVLJEVIC, STEFKA
GOCHEVA, a/k/a STEFKA GOCHEV, ICARUS
HOLDING, LLC, TOTTI CAFÉ AND BAKERY,
LLC AND NEW PROPERTIES LLC

Defendants.

No. 21-2-07384-7 SEA

**STIPULATION AND ORDER
ENTERING JUDGMENT AND
MANDATORY INJUNCTION**

ENTRY OF FINAL JUDGMENT

(Clerk's Action Required)

1 NEW PROPERTIES, LLC,)
 2) No. 21-2-00956-1 SEA
 3 Plaintiff,)
 4 vs.)
 5 STEFKA GOCHEVA, a/k/a STEFKA GOCHEV,)
 6 Defendant.)

7 **JUDGMENT SUMMARY**

- 8 1. Judgment Creditor: King County
 9 2. Judgment Debtor: Vladan Milosavljevic
 10 3. Principal Judgment Amount: \$6,000.00
 11 4. Interest to Date of Judgment: \$0.00
 12 5. Attorney Fees: \$125.00
 13 6. Costs: (Process Service) \$0.00
 14 7. Principal judgment amount shall bear interest at 12% per annum.
 15 8. Attorney fees, costs and other recovery amounts shall bear interest at 12% per annum.
 16 Collection fees may be added to any outstanding balance referred to a collection agency as
 17 authorized by RCW 19.16.500.
 18 9. Attorney for Judgment Creditor: Lena Madden, Senior Deputy Prosecuting Attorney.
 19 10. Attorney for Judgment Debtor: Alan Donaldson, on behalf of Vladan Milosavljevic.

20 **STIPULATION OF THE PARTIES**

21 The Parties, King County, Stefka Gocheva, New Properties, LLC, Icarus Holding, LLC,
 22 Totti Café and Bakery, LLC, and Vladan Milosavljevic, and through their attorneys of record,
 23

1 hereby stipulate and agree that King County is entitled to injunctive relief requesting that the
2 land use code violations on the real property located at 16507 140th Pl. NE, Woodinville, King
3 County, WA 98072 be abated. The defendants stipulate that they are responsible for the
4 following land code violations:

- 5 1. Operation of a café and bakery in the agriculture zone in violation of King
6 County Code.
- 7 2. Clearing and/or grading without the required permits, inspections and
8 approvals.
- 9 3. Construction of additions to a structure (addition and patio cover) without
10 the required permits, inspections and approvals.

11 Defendants further stipulate that defendant Vladan Milosavljevic is liable to King County
12 for civil penalties and re-inspection fees, in the amount of \$6,000.00.

13 THIS STIPULATION DATED THIS 7th day of September, 2021.

14 DANIEL T. SATTERBERG, King County Prosecuting Attorney

15 s/ LENA MADDEN

16 LENA MADDEN, WSBA #41246
17 Senior Deputy Prosecuting Attorney
18 Attorneys for King County

19 s/ RODNEY HARMON

20 Rodney Harmon, WSBA #11059
21 Attorney for Defendants New Properties, LLC
22 Icarus Holdings, LLC
23 rodharmon@rodharmon.com

s/ ALAN DONALDSON

Alan Donaldson, WSBA #16142
Attorney for Defendants Stefka Gocheva
Vladan Milosavljevic, Totti Café and Bakery, LLC
alan@asdlaw.com

1 **ORDER**

2 BASED UPON THE STIPULATION OF THE PARTIES AND THE FINDINGS

3 ABOVE, NOW THEREFORE IT IS HEREBY:

4 ORDERED, ADJUDGED and DECREED that judgment and a mandatory injunction are
5 entered in favor of King County as follows. The defendants' property located at approximately
6 16507 140th PINE, Woodinville King County, WA 98072, is hereby declared a public nuisance,
7 and defendants are hereby ORDERED to abate the code violations as follows:

- 8 1. Cease all operations of The Rooster Café and Bakery within 14
9 days of the date of this Order.
- 10 2. Apply for and obtain the required clearing and/or grading permits,
inspections and approvals as follows:
- 11 a. Defendants Vladan Milosavljevic and Stefka Gocheva shall
12 either:
- 13 i. Submit a pre-application for clearing grade permit
14 for the western portion of the trapezoid as
15 designated on Hearing Examiner No. 12-004
16 attached hereto within 30 days after the date of
entry of this Order and shall submit a complete
clearing and grade permit application within 30
days after the pre-application meeting.
- 17 OR
- 18 ii. Demonstrate to King County Permitting that this
19 area has been disced or plowed for horticultural
activities as defined in KCC 16.82.051 within 30
days after the date of entry of this Order.
- 20 b. If Defendants Vladan Milosavljevic and Stefka Gocheva do
21 not submit a pre-application and/or complete application
22 for a clearing and grading permit by or demonstrate the
23 area is for horticultural activities by the imposed deadlines,
Defendants New Properties, LLC and Icarus Holding, LLC
shall either:

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i. Submit a pre-application for clearing grade permit for the western portion of the trapezoid as designated on Hearing Examiner No. 12-004 attached hereto within 90 days of entry of this Order and shall submit a complete clearing and grade permit application within 90 days after the pre-application meeting.

OR

ii. Defendants New Properties, LLC and Icarus Holding, LLC must demonstrate to King County Permitting that this area has been disced or plowed for horticultural activities as defined in KCC 16.82.051 within 90 days after the date of entry of this Order, and Defendants Vladan Milosavljevic and Stefka Gochev agree to allow the owners of the property reasonable access to the property in order to meet this requirement.

3. Defendants Vladan Milosavljevic and Stefka Gocheva shall apply for and obtain the required construction permits, inspections and approvals by submitting a complete building permit application for the tenant improvements, including: (1) addition and patio to the Bakery and (2) replacement of the three garage doors on the westerly building with traditional doors, windows and plywood siding, within 30 days after the date of entry of this order. See Hearing Examiner Exhibit No. 15 and 18a attached hereto. If Defendants Defendants Vladan Milosavljevic and Stefka Gocheva do not submit a complete application for a building permit by the imposed deadline, New Properties, LLC and Icarus Holding, LLC shall apply for and obtain the required construction permits for the above-mentioned improvements within 90 days after the date of entry of this order.

4. Defendants shall meet all deadlines for requested information associated with the permits and picking up the permits within the required deadlines. Make any required corrections and obtain final inspection approvals within 90 days of permit issuance.

5. Should any of the defendants fail to bring the subject property into compliance within the above deadlines set by this Court, King County is hereby authorized under this Order to perform a pre-abatement inspection, and abate the code violations on the subject

1 property, including the disposal of personal property either inside
2 of or outside structures as necessary to resolve the violations.

3 6. Defendants shall fully cooperate with King County in its
4 abatement of the code violations on the subject property and allow
5 King County Permitting access to abate the code violations.

6 7. This Court shall retain jurisdiction over this matter to determine
7 whether or not the defendants have fully and completely abated the
8 violations and have brought the property in full compliance with
9 the King County Code, or alternatively, defendants fully and
10 completely cooperate with King County Permitting should it be
11 required to abate the subject property. Defendants are required to
12 maintain the property in compliance with the terms of the Hearing
13 Examiner's Order during the duration of this Order.

14 8. Judgment is hereby ENTERED against defendant Vladan
15 Milosavljevic in favor of plaintiff KING COUNTY, in the amount
16 of \$6,125.00.

17 9. It is further ORDERED that FINAL JUDGMENT is entered in
18 favor of KING COUNTY. The case schedule for King County
19 Superior Court cause number 21-2-07384-7 SEA previously issued
20 by the court and the hearing for summary judgment set for
21 September 10, 2021 are hereby STRICKEN.

22 DONE IN OPEN COURT this ¹⁰~~7~~th day of September, 2021.

23 

JUDGE KRISTIN RICHARDSON

Presented By:

DANIEL T. SATTERBERG
King County Prosecuting Attorney

By: s/ LENA MADDEN
LENA MADDEN, WSBA #41246
Senior Deputy Prosecuting Attorney
Attorneys for King County

1 Approved as to Form; Notice of Presentation Waived:

2

s/ RODNEY HARMON

3 Rodney Harmon, WSBA #11059
4 Attorney for Defendants New Properties, LLC
5 Icarus Holdings, LLC
rodharmon@rodharmon.com

6 s/ ALAN DONALDSON

7 Alan Donaldson, WSBA #16142
8 Attorney for Defendants Stefka Gocheva
9 Vladan Milosavljevic, Totti Café and Bakery, LLC
alan@asdlaw.com

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EXHIBIT 12-004

2009

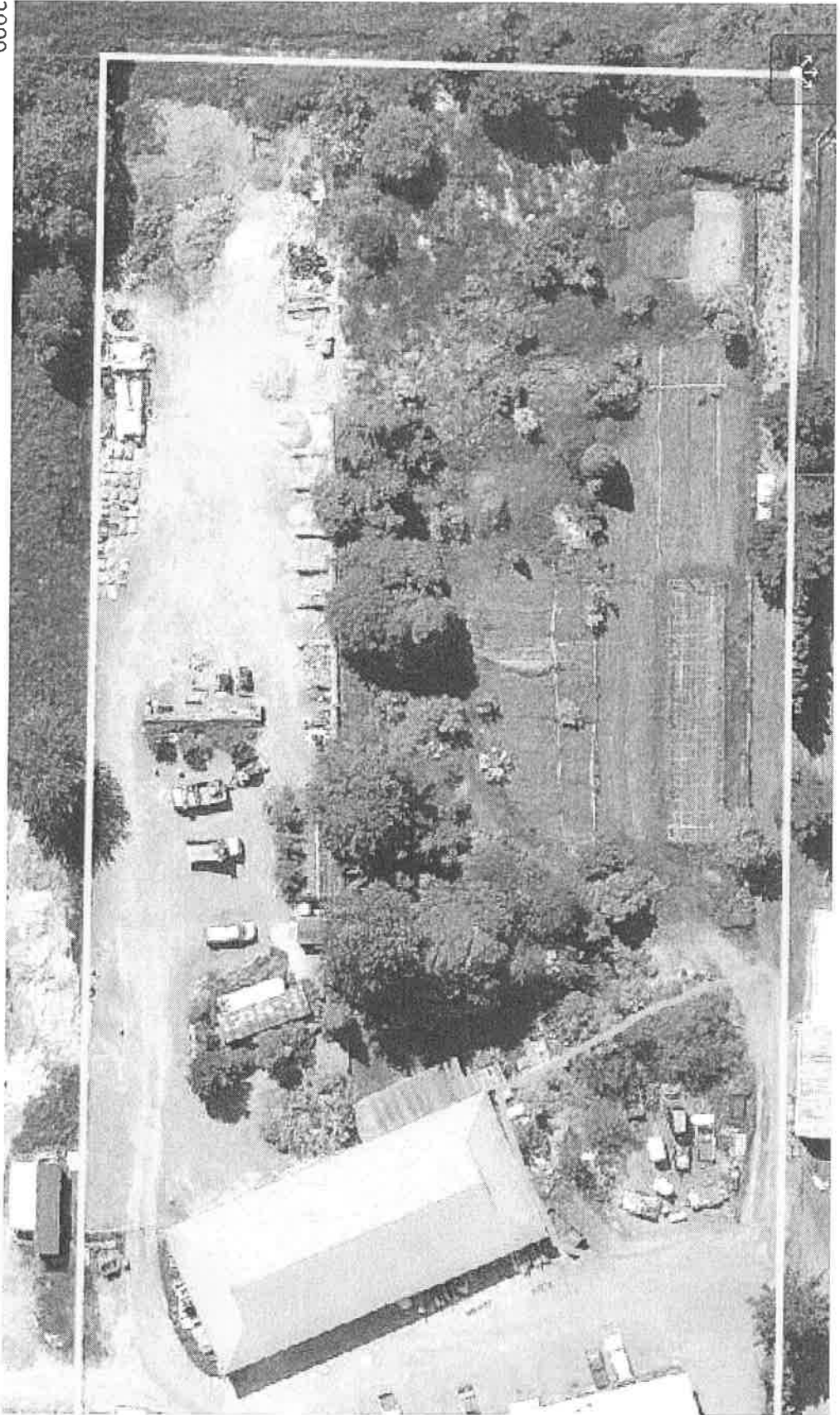


EXHIBIT 12

EXHIBIT 15



2017 Aerial – shows structural changes to west building. Changed garage doors to man doors, previous man doors and windows have been removed



2017 close up of west building

Exhibit no.	15
Case name	Icarus Holdings LLC and Mladen Milosavljevic
Case number	ENFR170503
Date received	1/22/19
KING COUNTY HEARING EXAMINER	

EXHIBIT 15



2015



2015 close up of west building

Man doors and windows have been removed, garage doors replaced with French doors.

EXHIBIT 18A

Exhibit 18A - 001

Exhibit no.	18A
Case name	Icarus Holdings LLC and Vladen Milosavljevic
Case number	ENFR170503
Date received	1/22/19
KING COUNTY HEARING EXAMINER	

