

Appellant's Exhibit 24

(as referenced in June 30, 2017

*Appellant WPDC Cleveland LLC's Witness and Exhibit List*)

FILED

09 JUL 08 PM 3:36

KING COUNTY  
SUPERIOR COURT CLERK  
E-FILED  
CASE NUMBER: 09-2-03962-3 SEA

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IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON  
IN AND FOR KING COUNTY

RAIN CITY DEVELOPEMENT, a Washington  
limited liability company,  
Plaintiff,

No. 09-2-03962-3SEA

v

SHILLA INCORPORATED, a Washington  
corporation, and HANMI UNION BANK,  
HANMI BANK,  
Defendants.

SUPPLEMENTAL DECLARATION OF  
SCOTT KOH IN SUPPORT OF  
DEFENDANT SHILLA INCORPORATED'S  
MOTION TO VACATE THE ORDER OF  
DEFAULT

I, Scott Koh, declare:

1. At all times in my dealings with representatives of Rain City Development I was Secretary of Shilla, Inc. and was authorized to speak with them regarding their claims. As I stated previously in my prior declaration, none of the representatives and legal counsel for Rain City Development ever emailed or called me to let me know that Rain City had filed a lawsuit and that they needed to locate me or anyone else as registered agent, or as an officer of the corporation, to serve the lawsuit. In reviewing the Declaration of Shelli Dean, I have not read where she bothered to contact me to let me know that her firm had sued our company; however,

SUPPLEMENTAL DECLARATION OF SCOTT  
KOH IN SUPPORT OF DEFENDANT SHILLA  
INCORPORATED'S MOTION FOR AN ORDER  
VACATING THE ORDER OF DEFAULT- Page 1

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1 she never failed to threaten me with a lawsuit throughout our discussions.

2 2. Once I learned in June of 2009 that a lawsuit had been filed against our company, I  
3 immediately hired legal counsel to defend Shilla, Inc. in the lawsuit. I never would have waited  
4 to respond to a lawsuit that has a huge impact on my family's property if I knew that the lawsuit  
5 had been filed against us.

6  
7 3. Shilla, Inc. presently occupies the address that was the registered office of the  
8 company at the time the lawsuit arose and I am now the registered agent. Rain City was aware,  
9 via email to its then counsel on November 14, 2006, that my father Kwang S. Koh had traveled  
10 back to Korea; they knew they could not serve him in January 2009, but they could serve me.  
11 Further, in that same email, I informed Rain City that I was taking care of the company's  
12 business and that "I am also the representative and the secretary of Shilla, Inc. (See email  
13 attached.)

14  
15 4. Shilla's property in Redmond has been owned by Shilla (which is owned by my  
16 family) since 1995 and the property is currently leased to a restaurant that occupies and  
17 maintains the property. We are presently arranging for a survey in anticipation of further  
18 litigation over the encroaching building and the "maintenance" land grab as well as the need to  
19 review the title report of Rain City's property. We request our day in court to protect our family's  
20 property from this adverse possession claim.

21  
22 5. Since Rain City Development purchased the property, I have not seen them ever  
23 occupy the property nor have I seen anyone maintain the property; it is an abandoned, unsightly  
24 building. I do not believe the building has been occupied since T & D Feed left in approximately  
25 1999-2000. In fact, in their discussions with me, Rain City Development always stated that

26 SUPPLEMENTAL DECLARATION OF SCOTT  
27 KOH IN SUPPORT OF DEFENDANT SHILLA  
28 INCORPORATED'S MOTION FOR AN ORDER  
VACATING THE ORDER OF DEFAULT- Page 2

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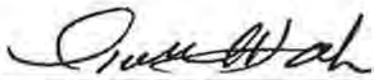
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1 they wanted to develop the site (knock down the existing building), and not use the current  
2 building. Recently, Rain City Development has tried to sell their property as a development  
3 parcel; they appear to be speculators, not an occupier or user of the existing building.

4 I have attached photocopies of pictures, photographed on July 6, 2009, of Rain City  
5 Development's building and Shilla's property as Exhibit 1. These pictures show that the  
6 building is unused by Rain City Development. I have also provided in those pictures a 6 foot  
7 measurement on the west and north sides of the building so the Court can see how dramatic  
8 providing a "maintenance" strip of Shilla's land would be. Our property would lose significant  
9 area, parking, and would diminish its value in the marketplace.  
10

11 The foregoing is under penalty of perjury under the laws of the State of  
12 Washington.

13 DATED this 8th day of July 2009 at Seattle, Washington.  
14

15  
16 By   
17 Scott Koh  
18 Secretary and Registered Agent for Shilla  
19 Incorporated  
20  
21  
22  
23  
24  
25

26 SUPPLEMENTAL DECLARATION OF SCOTT  
27 KOH IN SUPPORT OF DEFENDANT SHILLA  
28 INCORPORATED'S MOTION FOR AN ORDER  
VACATING THE ORDER OF DEFAULT- Page 3

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From: **Koh Scott** <[scottkoh@gmail.com](mailto:scottkoh@gmail.com)>  
Date: Tue, Nov 14, 2006 at 9:15 PM  
To: [hochmanlegal@comcast.net](mailto:hochmanlegal@comcast.net)

First of all,  
your letter to the address of 2300 8th ave were received by my tenant, who barely speaks English.  
Second of all,  
I do not appreciate tone of your letter, if you want my attorney to contact you, and fight it out in court, you  
welcome to try,  
and I REMIND you will be responsible for half or ALL of my attorney's fee if this case goes to its potential  
length of years.  
To KINDLY answer your question of my identity,  
Kwang S Koh is my father,  
who have moved back to Korea to live and I, Scott Koh, takes care of his estate. I am also the representati  
and the secretary of the Shilla Inc.  
Currently, I do not live in Seattle, but I visit occasionally, when the business matte arises.  
Your letter of Oct. 24th is the FIRST letter that my tenant, who have NO obligation to be my mail collecto  
have forwarded to me.  
I would really appreciate your help of letting me view the first letter, or that of which you have claimed to  
sent to me.  
I want to work with you on this case, and considering that your client have very limited access to the site, I  
think it's better for both of us to WORK together on these issues.  
After all, I certainly don't want to be a bad neighbor to your client,  
and I am certain that your client thinks likewise.  
I would like to know of the amount of 'space' that your client is claiming to have, also your purchase recor  
the property,  
The last time I have check, the DeYoung's were the property owners.  
This email is strictly a information exchange between you and I.

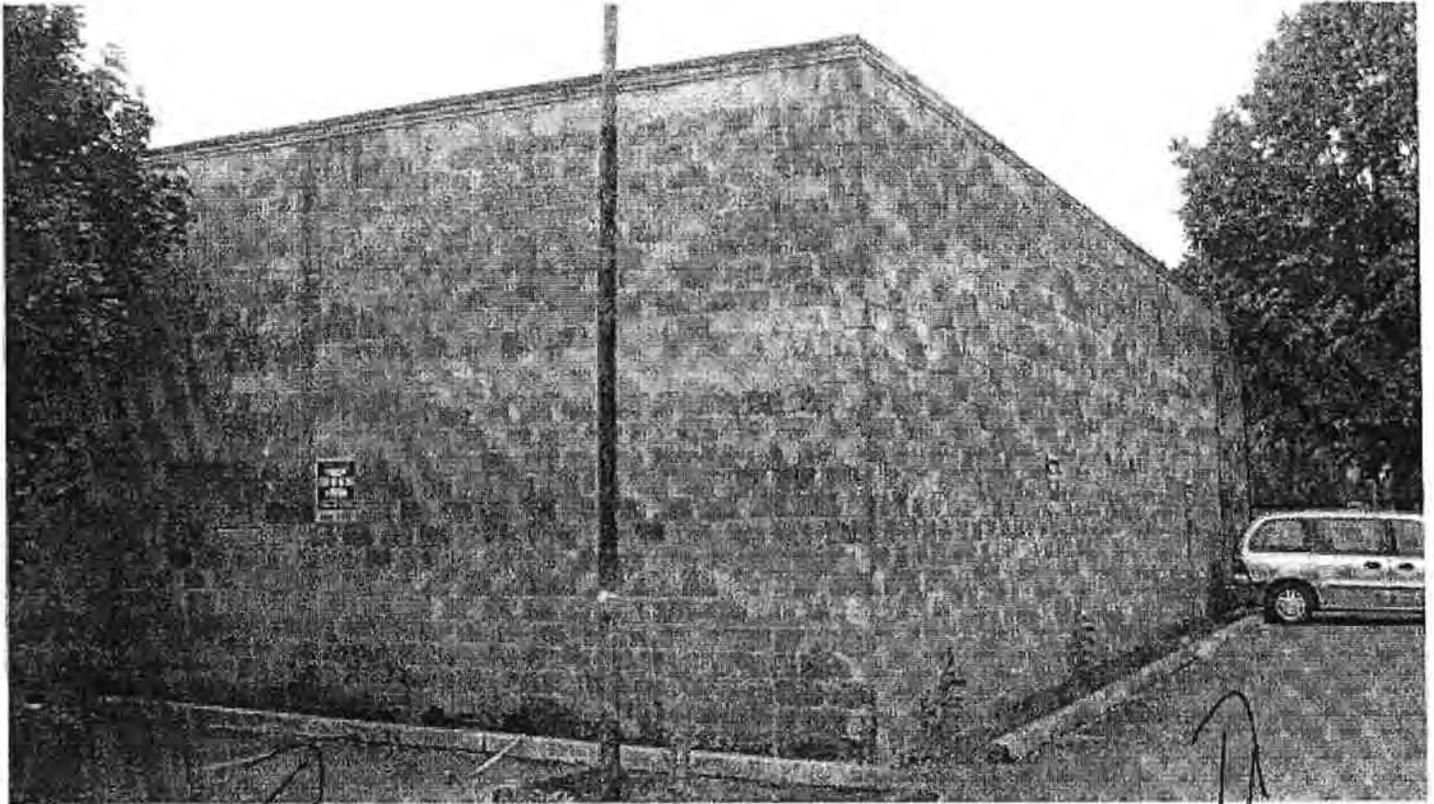
most sincerely,

Scott Koh  
Shilla Inc.

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From: **Joseph I. Hochman** <[hochmanlegal@comcast.net](mailto:hochmanlegal@comcast.net)>



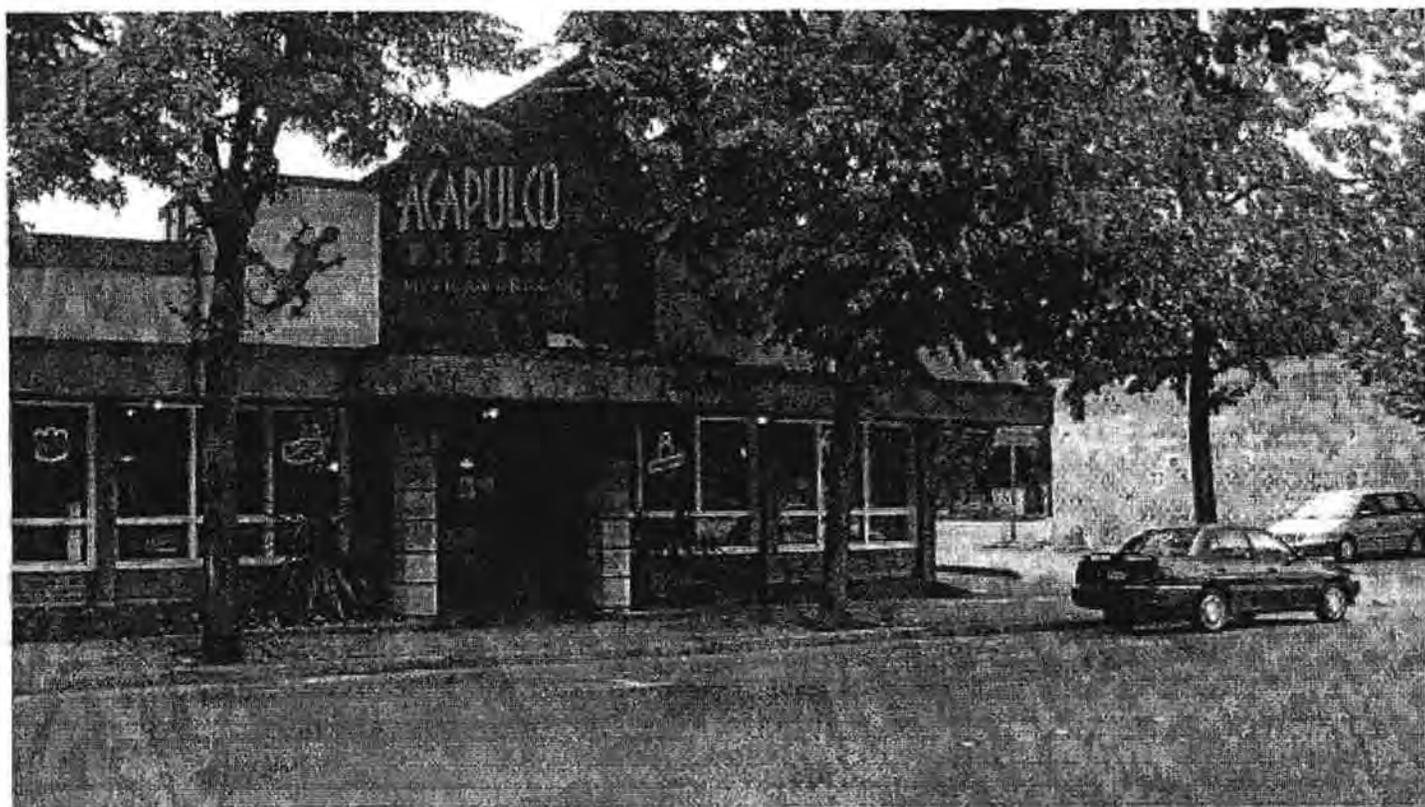
South Side Rain City Building



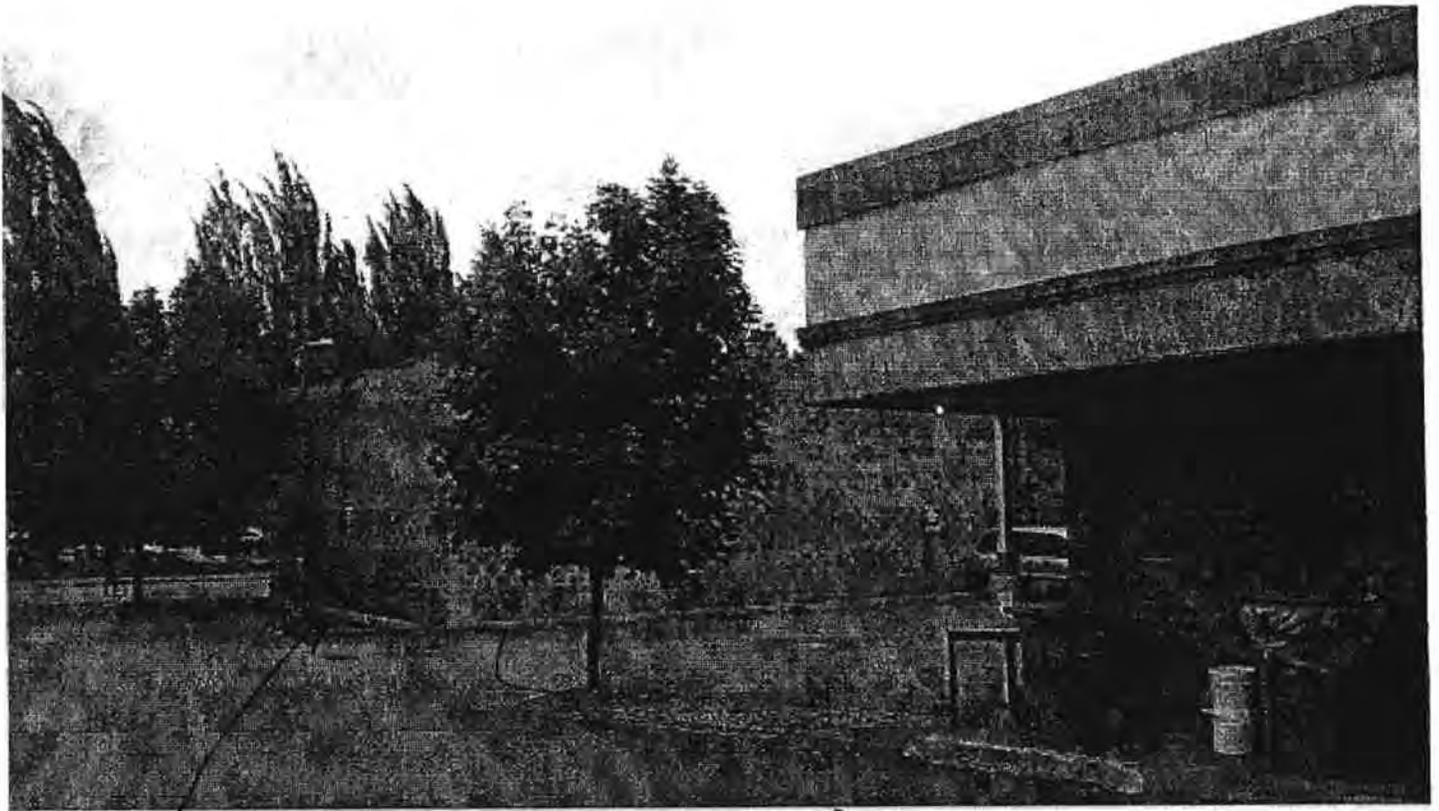
BACK OF RAIN CITY BUILDING

North side

West side



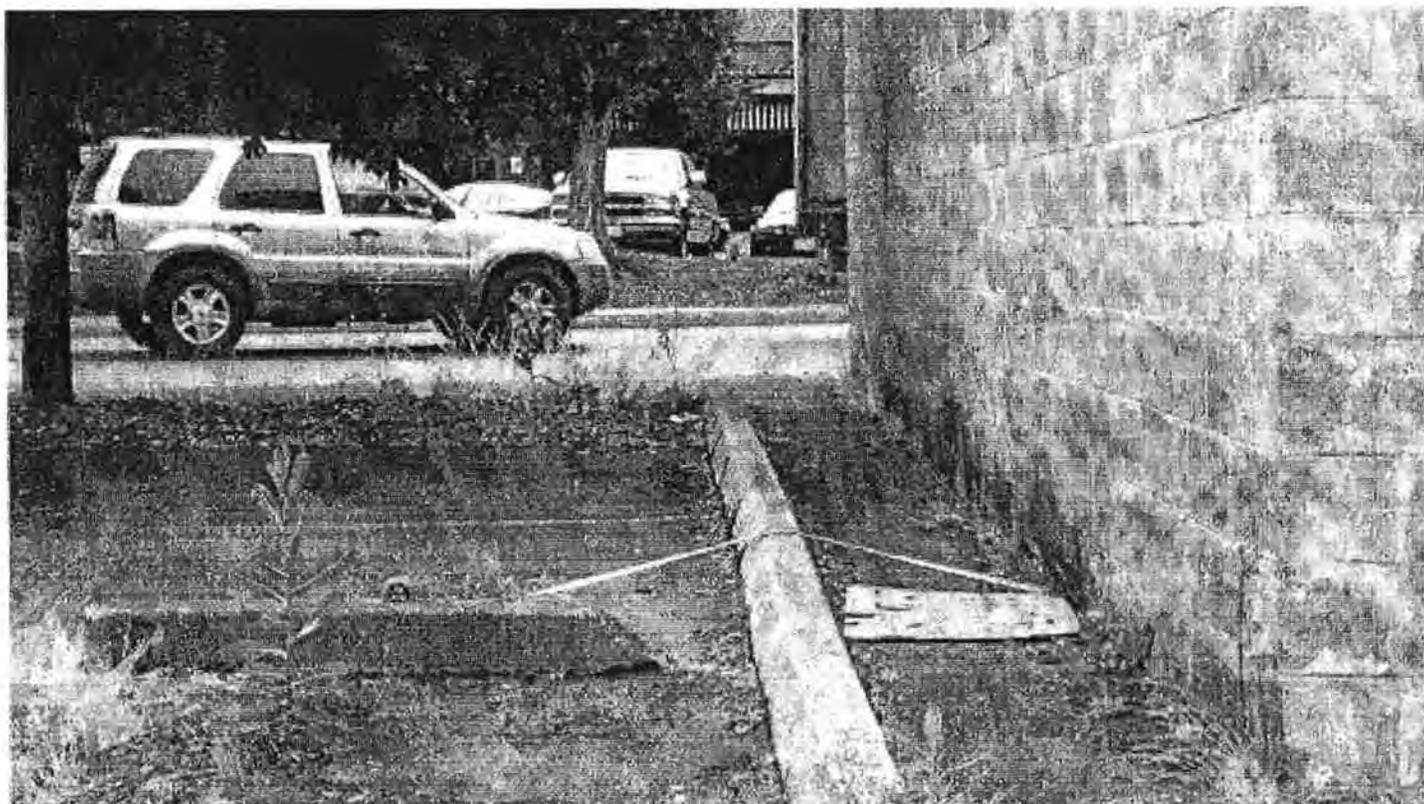
Shilla Tenant



RAIN CITY BUILDING

Shilla Tennant





Northside Rain City Building  
Tape measure at 6ft.



West side of Building  
Tape measure of 6ft. from building into  
Shilla parking.