

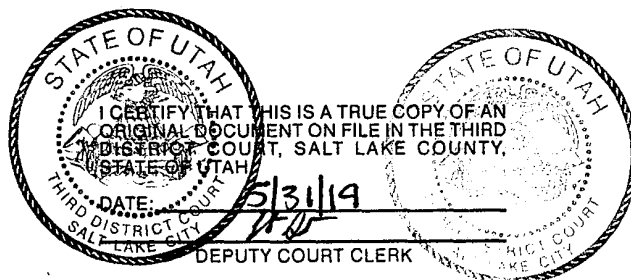
The Order of the Court is stated below:

Dated: May 30, 2019
02:52:29 PM

/s/ ANDREW H. STONE
District Court Judge



Sara E. Bouley, #7818
Bradley L. Tilt, #7649
ACTION LAW LLC
2825 E. Cottonwood Pkwy., Suite 500
Salt Lake City, UT 84121
Telephone: (801) 990-3262
sara@actionlawutah.com
brad@actionlawutah.com



Attorneys for Plaintiff Nayer H. Honarvar, individually and as the Personal Representative of the Estate of Javad H. Honarvar, Deceased, and as the Trustee of the Javad H. Honarvar Revocable Trust dated December 1, 2001, as amended on January 15, 2013, and further amended on March 15, 2015

IN THE THIRD JUDICIAL DISTRICT COURT
SALT LAKE COUNTY, STATE OF UTAH

NAYER H. HONARVAR, individually and as the PERSONAL REPRESENTATIVE of the ESTATE OF JAVAD H. HONARVAR, Deceased, and as TRUSTEE of THE JAVAD H. HONARVAR REVOCABLE TRUST DATED DECEMBER 1, 2001, as amended on January 15, 2013, and further amended on March 15, 2015,

Plaintiffs/Counterclaim Defendants,

vs.

BANK OF THE WEST, a California corporation; and AUDIE GENE LEVENTHAL, an individual,

Defendants/Counterclaimant.

ORDER AND JUDGMENT IN FAVOR OF PLAINTIFF NAYER H. HONARVAR AND AGAINST DEFENDANT AUDIE GENE LEVENTHAL

Case No. 140904555

Judge Andrew H. Stone

Discovery Tier 3

13025487
7/9/2019 11:09:00 AM \$40.00
Book - 10801 Pg - 1501-1509
RASHELLE HOBBS
Recorder, Salt Lake County, UT
ACTION LAW LLC
BY: eCASH, DEPUTY - EF 9 P.

<p>BANK OF THE WEST, a California corporation, Cross-Claimant/Cross-Claim Defendant, vs. AUDIE GENE LEVENTHAL, an individual, Cross-Claimant/Cross-Claim Defendant.</p>	
<p>BANK OF THE WEST, a California corporation; and AUDIE GENE LEVENTHAL, an individual, Third-Party Plaintiffs, vs. FOUNDERS TITLE COMPANY, a Utah corporation, Third-Party Defendant.</p>	

This matter came on regularly before the Court on April 26, 2019, at 9:30 a.m. before the Honorable Andrew H. Stone presiding, for oral argument on the Motion of Plaintiff Nayer H. Honarvar, individually, and as the Personal Representative of the Estate of Javad H. Honarvar, Deceased, and as the Trustee of the Javad H. Honarvar Revocable Trust dated December 1, 2001, as amended on January 15, 2013, and further amended on March 15, 2015 (“**Nayer Honarvar**”) for Summary Judgment on the Reasonableness of the Settlement with Defendant Bank of the West (the “**Bank**”). At the

hearing, Nayer Honarvar was represented by Sara E. Bouley of Action Law LLC; Audie Gene Leventhal was represented by William B. Ingram and Alan R. Houston of Strong & Hanni, PC; and the Bank was represented by Kenneth B. Black and Cameron L. Sabin of Stoel Rives, LLP.

Having considered Nayer Honarvar's *Motion for Summary Judgment on the Reasonableness of the Settlement*, the memoranda and other materials submitted by the parties, the pleadings and papers on file herein, and the arguments made at the hearing, and for good cause appearing, THE COURT HEREBY ORDERS AND ADJUDGES AS FOLLOWS:

1. Nayer Honarvar's *Motion for Summary Judgment on the Reasonableness of the Settlement* is GRANTED for the reasons stated in the Court's *Memorandum Decision* filed May 16, 2019.

2. Judgment is entered in favor of Nayer Honarvar and against Audie Gene Leventhal in the total amount of **\$969,239.05** (the "**Judgment**"), calculated as follows: (1) \$925,000, consisting of the amount paid to the Bank in settlement of the Bank's claims against Nayer Honarvar; and (2) \$44,239.05 in attorney's fees and costs already awarded by the *Order Awarding the Honarvar Plaintiffs Their Attorneys' Fees and Costs Against Audie Leventhal* filed on May 21, 2018.

3. Nayer Honarvar is awarded interest on the Judgment amount of \$969,239.05 at the post-judgment interest rate of 3.76 percent per annum until paid in full.

4. The amount of \$44,239.05 awarded in the *Order Awarding the Honarvar*

Plaintiffs Their Attorneys' Fees and Costs Against Audie Leventhal filed on May 21, 2018, is being combined into this Judgment as set forth in paragraph 2 above, and thus the May 21, 2018 Order is satisfied.

The Court's signature appears at the top of the first page of this Order and Judgment.

END OF DOCUMENT

CERTIFICATE OF SERVICE

I hereby certify that on May 16, 2019, I caused the foregoing **ORDER AND JUDGMENT IN FAVOR OF PLAINTIFF NAYER H. HONARVAR AND AGAINST DEFENDANT AUDIE GENE LEVENTHAL** to be served in the manner indicated to the following parties at the addresses listed below:

William B. Ingram Alan R. Houston STRONG & HANNI 102 South 200 East, Suite 800 Salt Lake City, UT 84111-2007 wingram@strongandhanni.com ahouston@strongandhanni.com <i>Attorneys for Audie Leventhal</i>	<input type="checkbox"/> Hand Delivery <input type="checkbox"/> First Class, United States Mail, Postage Prepaid <input type="checkbox"/> E-filing via GreenFiling <input type="checkbox"/> E-filing via CM/ECF <input checked="" type="checkbox"/> Email <input type="checkbox"/> Other: _____
Kenneth B. Black Cameron L. Sabin STOEL RIVES, LLP 201 S. Main St., Suite 1100 Salt Lake City, UT 84111 kenneth.black@stoel.com cameron.sabin@stoel.com <i>Attorneys for Bank of the West</i>	<input type="checkbox"/> Hand Delivery <input type="checkbox"/> First Class, United States Mail, Postage Prepaid <input type="checkbox"/> E-filing via GreenFiling <input type="checkbox"/> E-filing via CM/ECF <input checked="" type="checkbox"/> Email <input type="checkbox"/> Other: _____
Matthew N. Evans James A. Sorenson RAY QUINNEY & NEBEKER P.C. 36 South State Street, Suite 1400	<input type="checkbox"/> Hand Delivery <input type="checkbox"/> First Class, United States Mail, Postage Prepaid

P.O. Box 45385 Salt Lake City, UT 84145-0385 mevans@rqn.com jsorenson@rqn.com <i>Attorneys for Founders Title Company</i>	<input type="checkbox"/> E-filing via GreenFiling <input type="checkbox"/> E-filing via CM/ECF <input checked="" type="checkbox"/> Email <input type="checkbox"/> Other: _____
---	---

/s/Sara E. Bouley
Sara E. Bouley

Sara E. Bouley, #7818
Bradley L. Tilt, #7649
ACTION LAW LLC
2825 E. Cottonwood Pkwy., Suite 500
Salt Lake City, UT 84121
Telephone: (801) 990-3262
sara@actionlawutah.com
brad@actionlawutah.com

Attorneys for Plaintiff Nayer H. Honarvar, individually and as the Personal Representative of the Estate of Javad H. Honarvar, Deceased, and as the Trustee of the Javad H. Honarvar Revocable Trust dated December 1, 2001, as amended on January 15, 2013, and further amended on March 15, 2015

IN THE THIRD JUDICIAL DISTRICT COURT
SALT LAKE COUNTY, STATE OF UTAH

NAYER H. HONARVAR, individually and as the PERSONAL REPRESENTATIVE of the ESTATE OF JAVAD H. HONARVAR, Deceased, and as TRUSTEE of THE JAVAD H. HONARVAR REVOCABLE TRUST DATED DECEMBER 1, 2001, as amended on January 15, 2013, and further amended on March 15, 2015,

Plaintiffs/Counterclaim Defendants,

vs.

BANK OF THE WEST, a California corporation; and AUDIE GENE LEVENTHAL, an individual,

Defendants/Counterclaimant.

**JUDGMENT INFORMATION
STATEMENT**

Case No. 140904555

Judge Andrew H. Stone

Discovery Tier 3

<p>BANK OF THE WEST, a California corporation,</p> <p>Cross-Claimant/Cross-Claim Defendant,</p> <p>vs.</p> <p>AUDIE GENE LEVENTHAL, an individual,</p> <p>Cross-Claimant/Cross-Claim Defendant.</p>	
<p>BANK OF THE WEST, a California corporation; and AUDIE GENE LEVENTHAL, an individual,</p> <p>Third-Party Plaintiffs,</p> <p>vs.</p> <p>FOUNDERS TITLE COMPANY, a Utah corporation,</p> <p>Third-Party Defendant.</p>	

Judgment creditor Nayer H. Honarvar, individually, and as the Personal Representative of the Estate of Javad H. Honarvar, Deceased, and as the Trustee of the Javad H. Honarvar Revocable Trust dated December 1, 2001, as amended on January 15, 2013, and further amended on March 15, 2015 (the “**Judgment Creditor**” or “**Nayer H. Honarvar**”), provides the following information in compliance with Section 78B-5-201 of the Utah Code Annotated:

1. The correct name of the judgment debtor is Audie Gene Leventhal.
2. The last known address of the judgment debtor is 25 Cross Ridge Street, Las

Vegas, NV 89135.

3. The judgment debtor received service of process at 25 Cross Ridge Street, Las Vegas, NV 89135.

4. The amount of the judgment is \$969,239.05.

5. The judgment was entered on May 30, 2019.

6. The judgment debtor is a natural person.

7. The social security number of the judgment debtor is 130-38-8740.

8. The date of birth of the judgment debtor is March 22, 1952.

9. The driver's license number of the judgment debtor is unknown.

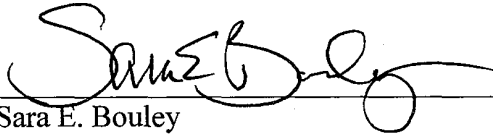
10. The name and mailing address for the Judgment Creditor is Nayer H. Honarvar, P.O. Box 58742, Salt Lake City, UT 84158. The Judgment Creditor's street address is 1519 S. Devonshire Drive, Salt Lake City, UT 84108.

11. The judgment has not been stayed.

12. The Judgment Creditor has reviewed her own records, the records of her attorneys, and the records of the court in which the judgment was entered. Any information required by Section 78B-5-201 of the Utah Code Annotated but not provided in this statement is unknown and unavailable.

DATED July 5, 2019.

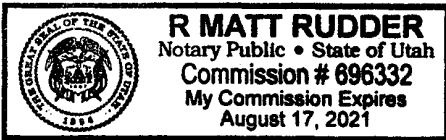
ACTION LAW LLC


Sara E. Bouley
Attorneys for Plaintiff

STATE OF UTAH)
 ss:
COUNTY OF DAVIS)

On this 5th day of July, 2019, personally appeared before me Sara E. Bouley, personally known to me or proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and while in my presence and while under oath or affirmation, voluntarily signed this document and declared that it is true.

Witness my hand and official seal.




NOTARY PUBLIC