

ENT49849:2022 PG 1 of 6  
**Andrea Allen**  
**Utah County Recorder**  
 2022 Apr 21 03:56 PM FEE 40.00 BY MC  
 RECORDED FOR Skoubye Nielson & Johansen, LLC  
 ELECTRONICALLY RECORDED

The Order of the Court is stated below:

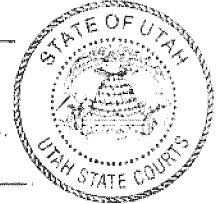
Dated: April 14, 2022  
 09:45:46 AM

/s/ SEAN PETERSEN  
 District Court Judge



Kevin M. Bischoff (11380)  
 SKOUBYE NIELSON & JOHANSEN, LLC  
 999 East Murray-Holladay Road, Suite 200  
 Salt Lake City, Utah 84117  
 Telephone: (801) 365-1030  
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 Email: kevin@snjlegal.com  
*Attorneys for Plaintiff*

STATE OF UTAH  
 COUNTY OF Utah  
 I hereby certify that the document to  
 which this certificate is attached is a  
 full, true and correct copy of the  
 original filed in the Utah State Courts.  
 WITNESS my hand and seal  
 this 15th day of April  
 2022  
 DISTRICT/JUVENILE COURT



*Sean Petersen*

<b>IN THE FOURTH JUDICIAL DISTRICT          COURT IN AND FOR          UTAH COUNTY, STATE OF UTAH</b>	
ERIC VON BORSTEL,  Plaintiff,  v.  HEATH JOHNSTON, as trustee of the TRISTAR IRREVOCABLE TRUST; BRAD JENSEN, as trustee of the TRISTAR IRREVOCABLE TRUST,  Defendants.	<b>JUDGMENT</b>  Case No.: 170401788  Judge: Sean Petersen

Cedar Corners Management, LLC ("Cedar Corners") and Prime 28, LLC ("Prime 28") have failed to honor and/or complete the terms of their agreement with Plaintiff Eric von Borstel ("Plaintiff" or "von Borstel"). Therefore, pursuant to the terms of the Confessions of Judgment and upon the application of Plaintiff, IT IS HEREBY ORDERED that Plaintiff is awarded judgment against Cedar Corners and Prime 28, jointly and severally, as follows:

Description	Amount
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Principal	<b>\$424,654.05</b>
Interest (at the rate of 24% per annum, compounded monthly, from October 26, 2020 through March 22, 2022)	\$84,932.58
Attorney Fees	\$14,150.50
Costs (From October 26, 2020 through February 22, 2022)	\$0.00
Penalty for Breach of the Settlement Agreement	\$100,000.00
Less payment(s) made, if any	(\$318,000.00)
<b>Total Amount of Judgment</b>	<b>\$305,737.13</b>

IT IS FURTHER ORDERED that interest amount of the Judgment shall bear interest at the contract rate of 24% per annum, compounded monthly, from the date judgment is first entered against Cedar Corners and Prime 28, through the date the judgment is satisfied in full.

IT IS FURTHER ORDERED the Judgment may be augmented by costs, expenses, and attorney fees incurred to collect on the judgment.

IT IS FURTHER ORDERED that this shall be a final judgment and shall be entered as a final judgment pursuant to Rule 54(b) of the Utah Rules of Civil Procedure since this judgment shall fully adjudicate the claims against Cedar Corners and Prime 28, and there is no just reason for delay. Entry of a final judgment against this these parties will promote judicial economy and efficiency.

**End of Document**

**Court Seal Located at Top of Document**

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<sup>1</sup> From October 26, 2020 through the date of March 22, 2022 for SNJ (\$12,218.50) and through January 26, 2022 for co-counsel (\$1,932.00).

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Email: [kevin@snjlegal.com](mailto:kevin@snjlegal.com)  
*Attorneys for Plaintiff*

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**IN THE FOURTH JUDICIAL DISTRICT COURT IN AND FOR  
UTAH COUNTY, STATE OF UTAH**

---

ERIC VON BORSTEL,  
  
Plaintiff,

v.

HEATH JOHNSTON, as trustee of the  
TRISTAR IRREVOCABLE TRUST;  
BRAD JENSEN, as trustee of the  
TRISTAR IRREVOCABLE TRUST;  
PRIME 28, LLC; CEDAR CORNERS  
MANAGEMENT, LLC

Defendants.

**JUDGMENT INFORMATION  
STATEMENT**

Case No.: 170401788

Judge: Sean Petersen

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Plaintiff Eric von Borstel (hereinafter, "Plaintiff"), by and through undersigned counsel, hereby submits the following information statement in connection with the judgment entered on April 14, 2022 in favor of Plaintiffs and against Defendants Cedar Corners Management, LLC and Prime 28, LLC (collectively "Judgment Debtors") in the above-captioned action.

1. Name and Last-known Address(es) of Judgment Debtors

Cedar Corners Management, LLC  
947 S 500 E STE 300  
American Fork, UT 84003

Prime 28, LLC  
947 S 500 E STE 300  
American Fork, UT 84003

2. Address(es) at which Judgment Debtors Received Service of Process

947 S 500 E STE 300  
American Fork, UT 84003

3. Name and Address of Judgment Creditor

Eric von Borstel  
2515 East Santiam St.  
Stayton, OR 97383-2192

4. Amount of Judgment Entered in Registry of Judgments

**\$305,737.13**

5. Judgment Debtors' Social Security Number

Cedar Corners Management, LLC – N/A

Prime 28, LLC – N/A

6. Judgment Debtor's Date of Birth

Cedar Corners Management, LLC – N/A

Prime 28, LLC – N/A

7. Judgment Debtors' Driver's License Number

Cedar Corners Management, LLC – N/A

Prime 28, LLC – N/A

No stay of enforcement has been ordered by the court. The judgment creditor has reviewed its records, the records of its attorneys, and the records of the court in which the judgment was



**CERTIFICATE OF SERVICE**

I hereby certify that on this 21st day of April 2022, a true and correct copy of the foregoing JUDGMENT INFORMATION STATEMENT was electronically filed with the Court, and was delivered to the following identified parties in the matter indicated below:

Matthew Crane  
Desert Peak Management Group  
947 South 500 East  
American Fork, UT 84003  
[mcrane@tiogafunding.com](mailto:mcrane@tiogafunding.com)

- Electronic Filing Notification
- U.S. Mail, Postage Prepaid
- Hand Delivered
- Facsimile
- Email

By: /s/ Natalia Reyes