

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:

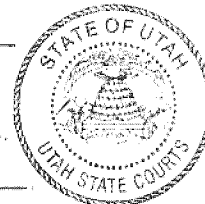
Dated: April 14, 2022
 09:45:46 AM

/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
 Facsimile: (801) 365-1031
 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

| | |
|---|--|
| 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, Defendants. | JUDGMENT 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 |
|-------------|--------|
|-------------|--------|

| | |
|---|---------------------|
| Principal | \$424,654.05 |
| 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) |
| Total Amount of Judgment | \$305,737.13 |

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.

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Court Seal Located at Top of Document

¹ 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).

Kevin M. Bischoff (11380)
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Email: kevin@snjlegal.com
Attorneys for Plaintiff

**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

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

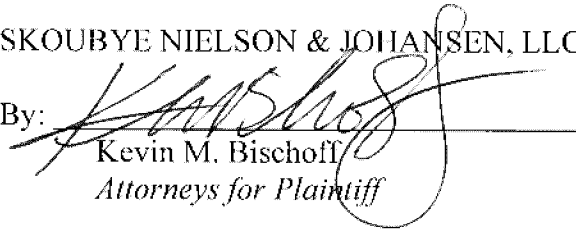
No stay of enforcement has been ordered by the court. The judgment creditor has reviewed its records, the records of its attorneys, and the records of the court in which the judgment was

entered. Any information required by Utah Code Ann. § 78B-5-201, but not provided in this statement is unknown or unavailable.

DATED this 21 day of April 2022.

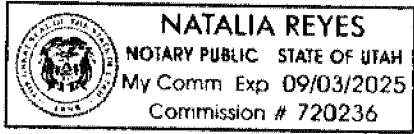
SKOUBYE NIELSON & JOHANSEN, LLC

By:


Kevin M. Bischoff
Attorneys for Plaintiff

STATE OF UTAH)
 §
COUNTY OF SALT LAKE)

On the 21st day of April 2022, personally appeared before me Kevin M. Bischoff, who is personally known to me to be the signer of the foregoing instrument and who duly acknowledged to me that he executed the same.




NOTARY PUBLIC

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

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

By: /s/ Natalia Reyes