


DISTRICT COURT, CITY AND COUNTY OF DENVER, STATE OF COLORADO Address: 1437 Bannock Street Denver, Colorado 80202 Telephone: (720) 865-8301	GRANTED BY COURT 04/17/2024  DAVID H GOLDBERG District Court Judge
<b>Plaintiff:</b>  KERMAN INVESTMENTS, LLC, a Colorado limited liability company,  v.  <b>Defendants:</b>  QUICKFRESH, LLC, dba FEASTBOX, LLC, a Utah limited liability company, and JODY C. ROOKSTOOL, an individual.	
	Δ COURT USE ONLY Δ  Case Number: 24CV31028  Division: 280
<b>ORDER RE: <i>EX PARTE</i> MOTION FOR ENTRY OF CONFESSION OF JUDGMENT</b>	

**THIS COURT** having reviewed and considered Plaintiff's *Ex Parte* Motion for Entry of Confession of Judgment ("Motion"), and being fully advised on the matter, hereby GRANTS the Motion and ORDERS as follows:

The Confession of Judgment attached as Exhibit 2 to the Motion shall be entered in favor of Plaintiff Kerman Investments, LLC and against Defendants QuickFresh, LLC *dba* FeastBox LLC and Jody C. Rookstool, jointly and severally.

DATED: \_\_\_\_\_

\_\_\_\_\_  
District Court Judge

<p>DISTRICT COURT, CITY AND COUNTY OF DENVER, STATE OF COLORADO 1437 Bannock Street Denver, Colorado 80202</p>	<p>DATE FILED: April 4, 2024 3:03 PM FILING ID: D8B9BC8761945 CASE NUMBER: 2024CV31028</p> <p style="text-align: center;">Δ COURT USE ONLY Δ</p>
<p><b>Plaintiff:</b></p> <p>KERMAN INVESTMENTS, LLC, a Colorado limited liability company,</p> <p>v.</p> <p><b>Defendants:</b></p> <p>QUICKFRESH, LLC, a Utah limited liability company, and JODY C. ROOKSTOOL, an individual.</p>	
<p><b>Attorneys for Plaintiff:</b> CAMPBELL KILLIN BRITTAN &amp; RAY, LLC 270 Saint Paul Street, Suite 200 Denver, Colorado 80206 Phone: (303) 322-3400 Fax: (303) 322-5800 Phillip A. Parrott, #11828 Margaret R. Pflueger, #39780 Lara W. Gabrys, #51269 Email: <a href="mailto:pparrott@ckbrlaw.com">pparrott@ckbrlaw.com</a> <a href="mailto:mpflueger@ckbrlaw.com">mpflueger@ckbrlaw.com</a> <a href="mailto:lgabrys@ckbrlaw.com">lgabrys@ckbrlaw.com</a></p>	<p>Case Number:</p> <p>Division:</p>
<p><b>CONFESSION OF JUDGMENT</b></p>	

Defendants QuickFresh, LLC, doing business as FeastBox (“QuickFresh”) and Jody C. Rookstool (“Rookstool”), jointly and severally (collectively, “Defendants”), without additional findings of fact and/or conclusions of law other than those set forth herein, and waiving all rights, if any, to request additional findings or conclusions, and subject to the terms and conditions of that certain Settlement and Release Agreement (“Settlement Agreement”) by and between the Plaintiff Kerman Investments, LLC (“Plaintiff” or “Kerman Investments”) and Defendants of even date, hereby confess judgment in favor of Plaintiff.

1. This Court has jurisdiction over all parties to this action.
2. Venue is proper pursuant to C.R.C.P. 98.

3. Other than any requirement of the Settlement Agreement, or any Colorado Rules of Civil Procedure applicable to the filing of this Confession of Judgment, all substantive and procedural prerequisites to the entry of this Judgment, as well as its enforceability and compliance with the Colorado Rules of Civil Procedure, have been met or are hereby waived by the Parties.

4. Plaintiff and Defendants are parties to a Settlement Agreement related to Commercial Lease Agreement dated as of April 28, 2023, in which Defendants leased certain real property located at 3200 Downing Street in Denver, Colorado 80205 (the "Lease"). As part of that settlement, Defendants were obligated to pay \$150,000.00 to Plaintiff.

5. Defendants have made payments to Plaintiff totaling \$ 0.  
A ledger identifying these payments is attached as Exhibit A.

6. As further reflected in the Motion filed contemporaneously herewith, the Defendants have now defaulted under the terms of the Settlement Agreement, and pursuant to the terms of the Parties' Settlement Agreement, Plaintiff is now entitled to a Judgment in the amount of \$396,000.00, less any amount previously paid by Defendants.

7. Under the terms of the Settlement Agreement, Plaintiff shall be entitled to recover its costs in collecting on the judgment, including reasonable attorneys' fees, together with the default rate of interest at 8% per annum compounded annually from the time of the Default through payment.

8. The Judgment is reasonable and reflects a compromise between Defendants and Plaintiff and is neither a penalty nor a forfeiture given the consideration exchanged between the Parties and the damages, fees, costs, and other losses incurred by Plaintiff.

BASED ON THE STIPULATION OF THE PARTIES, as is evidenced by the signatures below, QuickFresh, LLC doing business as FeastBox and Jody C. Rookstool, jointly and severally, hereby confess judgment in favor of Kerman Investments, LLC in the amount of \$396,000, plus post-judgment interest at the rate of 8% per annum, compounded annually, on the judgment amount from the date of entry of this judgment until paid, together with post-judgment costs and reasonable attorney fees incurred in collecting the judgment.

2/2/2024

Dated this \_\_\_ day of February, 2024.

DocuSigned by:

*QuickFresh LLC*

3ECDC418C04D41F...

By: Authorized Signatory for QuickFresh, LLC  
dba FeastBox

2/2/2024

Dated this \_\_\_ day of February, 2024.

DocuSigned by:

*Jody Rookstool*

3F6BC418C04D41F...

By: Jody C. Rookstool

**Approved as to form:**

*s/Alex B. Leeman*

Alex B. Leeman, Esq.

Parson Behle & Latimer

201 South Main Street, Suite 1800

Salt Lake City, Utah 84111

Phone Number: (801) 532-1234

[aleeman@parsonsbehle.com](mailto:aleeman@parsonsbehle.com)

*Attorneys for QuickFresh, LLC dba FeastBox & Jody C. Rookstool*

DISTRICT COURT, DENVER COUNTY, COLORADO  
Court Address:  
Denver City and County Building  
1437 Bannock St Rm 256  
Denver, CO 80202-0000

Case Number: 24CV-031028  
Div.: 280

Plaintiff: KERMAN INV LLC,

Defendant: ROOKSTOOL, JODY C., et al

TRANSCRIPT OF JUDGMENT

Original Judgment Amount: \$396,000.00 Judgment Date: April 17, 2024  
Revived Judgment Amount: \$.00 Judgment Date:  
Judgment Status: UNSATISFIED

Additional Remarks:  
JDGE ENTERS IN FAVOR OF PTLF AND AGAINST DEFS JOINTLY AND SEVERALLY IN THE  
AMOUNT OF 396,000.00 W/ INT AT 8% PER ANNUM

Debtor(s): JODY C ROOKSTOOL  
QUICKFRESH LLC, 676 W 1200 N, Springville, UT 84663  
FEASTBOX LLC, 676 W 1200 N, SPRINGVILLE, UT 84663

Creditor(s): KERMAN INV LLC, 3800 Irving Street, Ste 10, DENVER, CO 80211

Balance of Judgment to Date: \$396,000.00

I hereby certify that the above is a true and complete transcript of the  
judgment in the above-referenced case which is retained in my office.

Nikolaus Zender  
Clerk of Court  
DISTRICT COURT, DENVER COUNTY

DATE: April 18, 2024



BY

C. Bugho  
Deputy Clerk

James K. Tracy (6668)  
BENNETT TUELLER JOHNSON & DEERE  
3165 East Millrock Drive, Suite 500  
Salt Lake City, Utah 84121  
Telephone: (801) 438-2000  
Email: jtracy@btjd.com

*Attorneys for Judgment Creditor*

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**IN THE FOURTH JUDICIAL DISTRICT COURT**

**UTAH COUNTY, STATE OF UTAH**

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KERMAN INVESTMENTS, LLC, a  
Colorado limited liability company,

Judgment Creditor,

vs.

QUICKFRESH, LLC, d/b/a FEASTBOX,  
LLC, a Utah limited liability company, and  
JODY C. ROOKSTOOL, an individual,

Judgment Debtors.

**JUDGMENT INFORMATION  
STATEMENT**

Colorado Case No. 24CV31028

**Utah Case No. 246407069**

**Judge James Brady**

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Kerman Investments, LLC, as Judgment Creditor, provides the following information in compliance with Utah Code Annotated § 78B-5-201.

1. The correct name of the Judgment Debtors are QuickFresh d/b/a FeastBox, LLC (“*FeastBox*”) and Jody C. Rookstool (hereinafter, “*Rookstool*” and together with FeastBox, the “*Judgment Debtors*”).

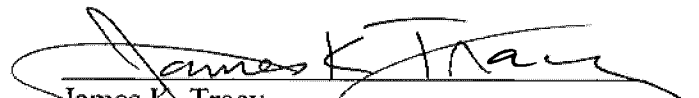
2. The last known address of FeastBox is 676 West 1200 North, Springville, Utah 84663

3. The last known address of Rookstool is 644 South Eagle Drive, Mapleton, Utah 84664.

4. Judgment Debtors received service of process, to the extent required, at the addresses listed above.
5. Rookstool's date of birth is 03/16/1969.
6. The last four digits of Rookstool's social security number are xxx-xx-8231.
7. The name of the Judgment Creditor is Kerman Investments, LLC.
8. The address of the Judgment Creditor is c/o James K. Tracy, Bennett Tueller Johnson & Deere, 3165 East Millrock Drive, Suite 500, Salt Lake City, Utah 84121.
9. The amount of the Judgment is \$396,000.00.
10. Judgment was entered on in the Second Judicial District Court, Denver County, Colorado on April 17, 2024 and domesticated in the Fourth Judicial District Court, Utah County, Utah on August 5, 2024.
11. The Judgment has not been stayed.
12. The Judgment Creditor has reviewed its own records, the records of its attorney and the records of the Court in which the Judgment was entered. Any information required by Utah Code Annotated § 78B-5-201 but not provided in this statement is unknown and unavailable.

DATED this 2<sup>nd</sup> day of October, 2024.

BENNETT TUELLER JOHNSON & DEERE

  
James K. Tracy  
*Attorneys for Judgment Creditor*



State of Utah            }  
                                  }ss.  
County of Salt Lake    }

On this 2<sup>nd</sup> day of October, in the year 2024, before me, Mackenzie Dunn, a notary public, personally appeared James K. Tracy, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged he executed the same.

Mackenzie Dunn  
Notary Public

