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IN THE FOURTH JUDICIAL DISTRICT COURT IN AND FOR

UTAH COUNTY, STATE OF UTAH

SEBUS DEVELOPMENT, LLC, a Utah limited liability company,

Plaintiff,

v.

PROSPERA GROWTH FUND, LLC, a Utah limited liability company,

Defendant.

[PROPOSED] JUDGMENT

Case No. 250405896

Judge Shawn R. Howell

This matter comes before the Court on Plaintiff Sebus Development, LLC's ("Sebus") Motion for Default Judgment (the "Motion"). For the reasons set forth in the Court's Order granting the Motion, the pleadings and filings of record, and pursuant to Rules 54 and 55 of the Utah Rules of Civil Procedure, the Court hereby **ENTERS FINAL JUDGMENT** in favor of Sebus and against defendant Prospera Growth Fund, LLC ("Prospera"), as follows:

1. Judgment is entered in favor of Sebus and against Prospera on Sebus's claim for violation of Utah Code § 48-3a-410.

2. Prospera shall comply with Utah Code § 48-3a-410 and shall make available to Sebus for inspection and copying the books, records, and information requested in Sebus's written demands and described in the Complaint, including, but not limited to, the following categories of information and records for the periods requested therein:

- a. general ledgers, trial balances, and accounting records;
- b. bank and brokerage statements;
- c. investment-level documentation, including valuations, deal memoranda, and exit documents;
- d. federal and state tax returns and workpapers; and
- e. monthly account statements and year-end financial statements.

3. Prospera shall, within 10 days after entry of this Judgment, provide Sebus with a written response identifying:

- a. the information and records Prospera will provide in response to Sebus's demands; and
- b. when, where, and in what manner Prospera will make that information and those records available for inspection and copying.

4. Except to the extent already produced, Prospera shall complete production and make the foregoing books, records, and information available for inspection and copying within 14 days after entry of this Judgment, at a reasonable location or by secure electronic production, subject to the Stipulated Protective Order entered in this action.

5. Sebus may inspect and copy the foregoing records through its counsel, principals, investment manager, and advisors, subject to the terms of the Stipulated Protective Order.

6. If Prospera contends that any responsive information is being withheld, Prospera shall serve a written statement identifying with reasonable particularity the information withheld and the basis for withholding it.

7. Sebus is entitled to recover its allowable costs in an amount to be determined upon timely filing of a verified memorandum of costs.

8. The Court retains jurisdiction to enforce this Judgment and to resolve any dispute concerning compliance with this Judgment, including any dispute regarding the scope of production, confidentiality restrictions, and any request for fees, costs, or other relief authorized by law.

IT IS SO ORDERED AND ADJUDGED.

* * * **END OF ORDER** * * *

Pursuant to Rule 10(e) of the Utah Rules of Civil Procedure, this Order will be entered by the Clerk of the Court and/or the Court's signature at the top of the first page.

CERTIFICATE OF SERVICE

I hereby certify on the 15th day of April, 2026, that I caused a true and correct copy of the foregoing **[PROPOSED] JUDGMENT** to be filed with the Court's electronic filing system, which sent notification and effectuated service upon counsel of record:

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