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Attorney for Plaintiff Unified Real Estate Fund I Gallery, LLC

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

UNIFIED REAL ESTATE FUND I GALLERY, LLC, a Utah Limited Liability Company, Plaintiff, vs. MOUNTAIN VIEW SPINAL REHAB, LLC, and PREMIER PUTTING, LLC, Utah Limited Liability Companies, Defendants.	DEFAULT JUDGMENT Case No. 260400618 Judge Derek P. Pullan
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Plaintiff Unified Real Estate Fund I Gallery, LLC (“Gallery” or “Plaintiff”), by and through counsel of record, Strong & Hanni, hereby submits the following This matter came before the Court on Gallery’s Motion for Default Judgment. Based on the evidence and arguments presented, the Court finds that a hearing is not necessary and concludes as follows:

1. Jurisdiction and venue are proper in this Court and county.
2. An entry of default has been issued by this Court as Defendants Mountain View Spinal Rehab, LLC and Premier Putting, LLC have failed to respond to Plaintiff’s Complaint.
3. Under the undisputed facts of this case, the Court finds that:
 - a. Mountain View Spinal Rehab, LLC and Premier Putting, LLC have

breached their lease agreement with Gallery resulting in and causing Gallery to incur damages in the amount of \$121,023.99.

b. Gallery will continue to accrue damages in the amount of at least \$11,897.50 each month that Defendants do not pay rent to Gallery.

Accordingly, it is HEREBY ORDERED, ADJUDGED AND DECREED that Plaintiff is entitled to Judgment against Mountain View Spinal Rehab, LLC and Premier Putting, LLC, as follows::

a. For damages against Mountain View Spinal Rehab, LLC and Premier Putting, LLC in the amount of \$121,023.99.

b. Gallery will continue to accrue damages in the amount of at least \$11,897.50 each month that Defendants do not pay rent to Gallery and this Judgment may be augmented by Gallery as damages continue to accrue.

c. For an award in favor of Davies of costs and reasonable attorney fees in the amount of \$634.50 for filing fees and costs of service and \$2,100 in attorney's fees.

d. All awards of money will bear interest at the statutory rate from the date of this Order and Judgment.

*****EXECUTED and ENTERED by the Court as indicated by the date and seal at the top of the first page.*****

DATED this 27th day of April, 2026.

STRONG & HANNI

/s/ Peter H. Barlow

Peter H. Barlow

*Attorney for Plaintiff Unified Real Estate Fund I
Gallery, LLC*

CERTIFICATE OF SERVICE

I hereby certify that on this 27th day of April, 2026, a true and correct copy of the foregoing **PROPOSED DEFAULT JUDGMENT** was filed with the Court via **Greenfiling** and served by the method indicated below, to the following:

Jason Thomsen
1647 E. Aspen Loop
Provo, UT 84606
*Registered Agent for Defendants Mountain
View Spinal Rehab, LLC, and Premier
Putting, LLC*

(X) U.S. Mail, Postage Prepaid
() Hand Delivered
() Email
() Overnight Mail
() Facsimile
() Greenfiling

/s/ Laura N. Aldstadt