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Attorneys for Plaintiff

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

VALLEY GROVE II RETAIL F, LLC,
a Maryland limited liability company,¹

Plaintiff,

vs.

ZOYLA D'ITALY LLC, a Utah limited liability
company, and DAVID NOVOA, FELIPE
NOVOA, MELISA DAVIS, and LISSETTE
MONJES, each an individual,

Defendants.

JUDGMENT

Civil No. 230401637

Judge Tony F. Graf, Jr.

This action came before the Court on Plaintiff Valley Grove II Retail F, LLC's ("Plaintiff") Second Motion for Summary Judgment against Defendants Zoyla D'Italy, LLC, David Novoa, Felipe Novoa, Melisa Davis, and Lissette Monjes (collectively, "Defendants"). The Court having duly rendered its written Findings of Fact and Conclusions of Law, and Order Granting Plaintiffs' Second Motion for Summary Judgment on April 22, 2026, and pursuant to Utah Rules of Civil Procedure 54(d), 58A, and 73, the Court hereby ORDERS, ADJUDGES, and DECREES that judgment be entered in favor of Plaintiff and against Defendants, jointly and severally, as follows, for breach of contract:

1. The Court orders that Defendants pay Plaintiff the sum of \$376,489.74, itemized as follows:
 - a. the principal amount of \$293,881.00;
 - b. accrued prejudgment interest at the statutory rate of 10% per annum from July 1, 2023, through April 22, 2026, in the amount of \$82,608.74, pursuant to Utah Code Ann. § 15-1-1(2).
2. Defendants shall also pay Plaintiff prejudgment interest at the rate of \$80.52 per diem from April 22, 2026, until the entry date of this Judgment.
3. Defendants shall also pay Plaintiff the Fees and Costs awarded to Plaintiff by the Court pursuant the Court's ruling on Plaintiff's Rule 54(d) Verified Memorandum of Fees and Costs filed on April 28, 2026.
4. The total Judgment amount (the total of the amounts indicated in paragraphs 1, 2, and 3 above) shall accrue post judgment interest at the statutory rate of 5.48% after entry of the Judgment until paid in full, pursuant to Utah Code § 15-1-4.
5. This constitutes the final Judgment in this case, pursuant to Utah R. Civ. P. 58A.

IT IS SO ORDERED.

*******END*******

**EXECUTED AND ENTERED BY THE COURT AS INDICATED
BY THE STAMP AND SEAL AT THE TOP OF THIS PLEADING**

CERTIFICATE OF SERVICE

I hereby certify that on May 11, 2026, a true and correct copy of the foregoing was filed using the Court's electronic filing system, which caused the same to be served upon all counsel of record.

/s/ Kim Altamirano