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**IN THE FOURTH JUDICIAL DISTRICT COURT OF UTAH COUNTY
PROVO DEPARTMENT, STATE OF UTAH**

UNIVERSITY PLACE SPE L.L.C., a Utah
limited liability company,

Plaintiff,

v.

Arempas Orem, LLC d/b/a Arempa's
Venezuelan Cuisine, Angel Alfredo
Rodriguez, an individual, Sandy Liz Arrieta,
an individual,

Defendants.

DEFAULT JUDGMENT

Civil No. 260400907

Judge: Tony F. Graf

Before the Court is the Motion for Entry of Default Certificate and Judgment filed by University Place SPE L.L.C., a Utah limited liability company ("the Plaintiff"), seeking a judgment for breach of a Lease against Defendants Arempas Orem, LLC d/b/a Arempa's Venezuelan Cuisine, Angel Alfredo Rodriguez, an individual, Sandy Liz Arrieta, an individual (collectively, "the Defendants").

WHEREFORE, the default of Defendants having been entered, service appearing proper,

and good cause appearing, **IT IS HEREBY ORDERED, ADJUDGED, and DECREED** as follows:

1. University Place SPE L.L.C., a Utah limited liability company is awarded a judgment against Defendants Arempas Orem, LLC d/b/a Arempa's Venezuelan Cuisine, Angel Alfredo Rodriguez, an individual, Sandy Liz Arrieta, an individual (collectively defendants) in the amount of \$27,776.96, plus attorneys' fees in the amount of \$2,153.50 and costs in the amount of \$1,082.22, for a total of \$31,012.68.

2. Post-judgment interest shall accrue on the judgment from the date of entry at 15% per annum pursuant to the terms of the Lease.

3. This judgment may be augmented upon the filing of a declaration by the Plaintiff, supported by appropriate documentation, for additional amounts that may come due, as requested in the Complaint, including additional rental charges, operating expenses, late fees, interest, brokerage fees and costs in the event that the premises are re-let, and attorneys' fees through the remainder of the Lease term or as incurred in enforcement or collection of this judgment.

1This Judgment is signed when electronically stamped by the court on the first page.

CERTIFICATE OF SERVICE

I hereby certify that on the 8th day of June, 2026, I caused a true and correct copy of the foregoing **DEFAULT JUDGMENT** to be sent to the following by the method indicated:

Arempas Orem, LLC d/b/a Arempa's	(X)	U.S. Mail, Postage Prepaid
Venezuelan Cuisine	()	Hand Delivered
c/o Sandy Arrieta, Registered Agent	()	Overnight Mail
1567 W. Oakbrook Dr.	()	E-mail
South Jordan, Utah 84095	()	E-Filing Notification

Angel Alfredo Rodriguez
2160 North 250 East
Provo, UT 84604

Sandy Liz Arrieta
1864 Hollywood Avenue
Salt Lake City, UT 84108

_____/s/ Sarah Bird_____