

The Order of the Court is stated below:

Dated: September 14, 2026
09:31:54 AM

/s/ JENNIFER A. MABEY
District Court Judge



Mark R. Gaylord (#5073)
Tesia N. Stanley (#13367)
BALLARD SPAHR LLP
One Utah Center, Suite 800
201 South Main Street
Salt Lake City, Utah 84111-2221
Telephone: (801) 531-3000
Facsimile: (801) 531-3001
gaylord@ballardspahr.com
stanleyt@ballardspahr.com

Attorneys for Plaintiff 2206 W 3000 S Property 1, LLC

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

**2206 W 3000 S PROPERTY 1, LLC, a Utah
limited liability company,**

Plaintiff,

v.

**STENA FLEET MANAGEMENT 1, LLC
DBA FLEETLY HEBER, a Utah limited
liability company, STENA ENTERPRISES,
LLC, a Utah limited liability company, and
STEVEN SMITH, an individual.**

Defendants.

JUDGMENT BY CONFESSION

Case No.: 250500158

Judge Jennifer A. Mabey

TIER 3

Pursuant to Utah Code Ann. § 78B-5-205 and Rule 58A of the Utah Rules of Civil Procedure, and based upon the Verified Statement in Support of Judgment by Confession of Stena Fleet Management 1, LLC DBA Fleetly Heber (“Tenant”), Stena Enterprises, LLC (“Stena Enterprises”), and Steven Smith (“Smith” and together with Fleetly Heber and Stena Enterprises, the “Tenant Parties”), being fully advised in the premises, and good cause appearing, it is hereby:

ORDERED, ADJUDGED, AND DECREED that Judgment is hereby granted in favor of Plaintiff, 2206 W 3000 S Property 1, LLC (“Landlord”), and against the Tenant Parties, jointly and severally, in the amount of \$580,372.90, less payments made and actually received by Landlord pursuant to the Settlement Agreement between Landlord and Tenant Parties (the “Agreement”). This Judgment shall bear interest beginning on the date it is entered at 10% per annum and may be augmented to include attorneys’ fees.

ORDERED, ADJUDGED, AND DECREED that this Judgment complies with the requirements of Utah Code Ann. § 78B-5-205 and Rule 58A of the Utah Rules of Civil Procedure.

ORDERED, ADJUDGED, AND DECREED that this Judgment is a final judgment of the Court as defined by Rule 54.

APPROVED AS TO FORM AND CONTENT:

/s/ Jason Boren
Jason D. Boren, Esq.

Ashley B. Waddoups, Esq.

Holland & Hart LLP

Attorneys for Defendants