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IN THE SECOND JUDICIAL DISTRICT COURT IN AND FOR

DAVIS COUNTY, STATE OF UTAH

ELLIS CONSTRUCTION, INC., a Utah
corporation,

Plaintiff,

v.

TREVOR A. LEE, an individual; KAITLIN
LEE, an individual; FALCON VIEW HOMES,
INC., a Utah corporation; RYAN ANDERSEN,
an individual; and DOES 1-5, whose true
identities are presently unknown,

Defendants.

DEFAULT JUDGMENT

Case No. 250700079

Judge David J. Williams

Pursuant to the Court's Memorandum Decision Granting Motion for Entry of Default Judgment, which was entered herein on August 31, 2026, judgment by default is hereby entered in favor of plaintiff Ellis Construction, Inc. ("Ellis") and against defendant Falcon View Homes,

Inc. (“FVH”) with respect to Ellis’ first claim for relief, for breach of contract, and third claim for relief, for declaratory judgment, as follows:

1. Judgment is hereby entered against FVH in the principal amount of \$165,000.00, plus pre- and post-judgment interest thereon (since October 8, 2024 with respect to pre-judgment interest) at the relevant statutory rates until paid in full;
2. The Court hereby decrees and declares that FVH has disregarded corporate formalities and the observance of FVH’s corporate form would sanction fraud, promote injustice, or produce an inequitable result; and
3. Ellis’ second claim for relief, for unjust enrichment, is moot insofar as FVH is concerned and is consequently hereby dismissed as against FVH.

Having resolved all claims asserted by Ellis against FVH, and there being no just reason for delay, the Court hereby enters this Default Judgment as a final judgment for purposes of Rule 54 of the Utah Rules of Civil Procedure.

* * * END OF JUDGMENT * * *

Pursuant to Rule 10(e) of the Utah Rules of Civil Procedure, this judgment will be entered by the Court’s signature at the top of the first page.