**The Order of the Court is stated below:**
**Dated:** October 29, 2026 02:53:29 PM **/s/** JENNIFER VALENCIA District Court Judge

**DAVID B. NIELSON (16531)**
david.nielson@dentons.com
**JUSTIN T. RICH (18519)**
justin.rich@dentons.com
**Dentons Durham Jones Pinegar, P.C.**
1557 W. Innovation Way, Ste. 400
Lehi, Utah 84043
Telephone (801) 375-6600

*Attorneys for Plaintiff West One Finance, LLC*

**IN THE SECOND JUDICIAL DISTRICT COURT IN AND FOR**

**DAVIS COUNTY, STATE OF UTAH**

| | |
|---|---|
| WEST ONE FINANCE, LLC, a Utah limited liability company,<br><br>Plaintiff,<br><br>vs.<br><br>TETON PEAKS DEVELOPERS, LLC, an Idaho limited liability company; and SARTHAK OHRI, an individual;<br><br>Defendants. | **FINAL JUDGMENT**<br><br>Case No. 250701208<br><br>Judge Jennifer Valencia |

Having granted Plaintiff's Motion for Summary Judgment filed on March 31, 2026, by Order on Summary Judgment entered October 22, 2026, and Defendant Teton Peaks Developers, LLC ("**Teton Peaks**") having failed to file a memorandum in opposition, having not appeared in this matter, and being in default, and Defendant Sarthak Ohri ("**Ohri**", and together with Teton Peaks, "**Defendants**") having filed an opposition memorandum and having appeared *pro se* at the hearing held on September 22, 2026, and for the reasons stated in the Order on Summary Judgment and for other good cause appearing, it is hereby ORDERED, ADJUDGED, AND

DECREED as follows:

Plaintiff is awarded a judgment against Defendants Teton Peaks Developers, LLC and Sarthak Ohri jointly and severally in the amount of $53,861.75, consistent with the below accounting:

| | |
|---|---|
| Total Outstanding Balance on Finance Agreement (calculated based upon the remaining amounts due under the payment schedule per the Finance Agreement) | $50,419.88 |
| Total Expenses to Obtain/Fix Equipment for Sale/Liquidation to Date | $8,069.50 |
| Total Late Fees and NSF Fees to Date | $435.64 |
| Total Recovered in Sale/Liquidation to Date | ($22,300.00) |
| Attorney Fees Incurred to Date (per Declaration of David B. Nielson) | $16,313.00 |
| Costs Incurred to Date (per Declaration of David B. Nielson) | $923.73 |
| **TOTAL DAMAGES:** | **$53,861.75** |

This judgment is enforceable against Defendants jointly and severally.

**$53,861.75 TOTAL JUDGMENT**

The total judgment includes Plaintiff's attorney fees of $16,313.00 and costs of $923.73 incurred in pursuing this action against Defendants, as set forth in the Declaration of David B. Nielson in Support of Award of Attorney's Fees and Costs. Plaintiff is also awarded its costs and attorney fees to be incurred in efforts to collect on this judgment, the amount of which will be supplemented by affidavit pursuant to Utah Law. Plaintiff is entitled to post judgment interest at a rate of 5.51% (Utah Code Ann. § 15-1-4(3)(a)).

****Executed by the Court as indicated by the date and seal at the top of the first page****

**CERTIFICATE OF SERVICE**

I certify that on October 23, 2026 I served a copy of the foregoing via email and U.S. Mail, postage prepaid, to the following:

Sarthak Ohri
Teton Peaks Developers, LLC
435 E 16th St.
Idaho Falls, ID 83404

Sarohri1992@gmail.com

/s/ Kim Altamirano