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**IN THE THIRD JUDICIAL DISTRICT COURT IN AND FOR
SALT LAKE COUNTY, STATE OF UTAH**

ANDERSON INVESTMENT
CORPORATION,

Plaintiff/Judgment Creditor,

v.

MATTHEW B. FINLINSON, an
individual, URBAN HAUS PROPERTIES,
LLC, LIBRARY SQUARE CENTRE,
LLC, LIBRARY SQUARE ANNEX, LLC,
and JOHN DOES 1 through 20,

Defendants/Judgment Debtors.

FINAL JUDGMENT

Civil No. 240902462

The Honorable Richard Daynes

THIS CAUSE comes before the Court on Plaintiff's Motion for Summary Judgment ("Motion") against Defendants. Dkt. 43. The Court granted the Motion in a separate order. Dkt.

74. Pursuant to Utah Rules of Civil Procedure 58A, this Court enters this separate and final judgment.

Accordingly, it is ORDERED AND ADJUDGED that a Final Judgment is hereby entered in favor of Plaintiff Anderson Investment Corporation (“Anderson”) against Defendants Matthew B. Finlinson; Urban Haus Properties, LLC (collectively, the “Urban Entities”); Library Square Centre, LLC; Library Square Annex, LLC; and John Does 1 through 20 as follows:

1. Against all parties, title to the Anderson Properties is quieted in favor of Anderson for the parcels 16-06-326-012, 16-06-326-013, 16-06-326-017, and 16-06-326-019 (the “Anderson Properties”).
2. The Anderson Properties are free and clear of any easement or interest claimed by Defendants other than the existing Ten-Foot Easement recorded on July 18, 1907.
3. The Urban Entities’ defense of this litigation and claims of equitable easements on the Anderson Properties have been asserted without merit or good cause.
4. Accordingly, the Urban Entities are liable, jointly and severally, to Anderson for its reasonable attorney’s fees of fifty-six thousand nine-hundred and sixty dollars (\$56,960.00) occurred in prosecuting this matter.
5. This Judgment shall bear interest at the rate as prescribed by Utah Code Ann. § 15-1-4 until the judgment is satisfied.
6. This Court shall retain jurisdiction of this matter to enforce this Judgment.
7. This is the final appealable judgment of the Court for purposes of Rules 54(a) and 58A of the Utah Rules of Civil Procedure.
8. The Court Clerk is directed to administratively **CLOSE** this case.

DONE AND ORDERED in Chambers in Salt Lake City, Utah.

***** END OF ORDER *****

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

Approved as to form:

DATED: April 10, 2026

MAYER BROWN LLP

/s/ David A. Cox

David A. Cox

Ryan A. Stanley

*Attorney for Plaintiff Anderson Investment
Corporation*

DATED: April __, 2026

PACE JOHNSON LAW GROUP

Pace W. Johnson

*Attorney for Defendants Matthew Finlinson
and Urban Haus Properties LLC*

CERTIFICATE OF SERVICE

I hereby certify that on April 2nd, 2026, I caused a true and correct copy of the foregoing proposed **FINAL JUDGMENT** to be served via email upon the following:

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/s/ David A. Cox