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Partners LLC

**IN THE THIRD DISTRICT COURT
SALT LAKE COUNTY, STATE OF UTAH
450 South State St, P.O. Box 1860
Salt Lake City, UT 84114-1860
(801) 238-7300**

BRIGHTON POINTE PARTNERS LLC, a
Utah limited liability company,

Plaintiff,

v.

SUNNY DAY SPA LLC, a Utah limited
liability company, and QUNHUA FENG,
an individual,

Defendants.

DEFAULT JUDGMENT

Civil No. 260900908

Judge HEATHER BRERETON

In this action, the defendants Sunny Day Spa LLC ("Tenant") and Qunhua Feng ("Guarantor"), having been regularly served with process, and having failed to appear and plaintiff Brighton Pointe Partners LLC's ("Landlord") complaint filed herein, the legal time for answering having expired, and the default of Tenant and Guarantor in the premises having been duly entered according to law, now upon the application of Landlord to the above-entitled court, judgment is hereby entered against Tenant and Guarantor in pursuance of the prayer of said complaint.

Wherefore, it is ordered, adjudged, and decreed that Landlord recover from Tenant and Guarantor the sum of \$137.95 in unpaid amounts due under the Lease through January 22, 2026, treble damages from January 28, 2026 through February 13, 2026 in the amount of \$3,786.72, costs in the amount of \$497.50, attorney fees in the amount of \$2,164.50, for a total judgment amount of **\$6,586.67**.

It is further ordered that this judgment may be augmented for for interest at the rate provided in the lease, continuing from the date of this judgment until paid in full, and also augmented with reasonable costs and attorney fees incurred in collecting said judgment by execution or otherwise as may be established by affidavit. Pursuant to Utah R. Civ. P. 54(b) and 62, this judgment constitutes a final judgment, there being no just reason for delay.

END OF ORDER
(Signature appears at the top of the first page)

Address:

SUNNY DAY SPA LLC
Registered Agent: Xingrong Zhou
506 W Murray Blvd, Apt 6h
Salt Lake City, UT 84123

QUNHUA FENG
1060 Quarry View Way
Sandy, UT 84094

fengqunhua695@gmail.com

CERTIFICATE OF SERVICE

I hereby certify that I caused to be delivered via U.S. Mail and email to the below listed a true and correct copy of the foregoing **DEFAULT**

JUDGMENT on April 30, 2026.

SUNNY DAY SPA LLC
Registered Agent: Xingrong Zhou
506 W Murray Blvd, Apt 6h
Salt Lake City, UT 84123

QUNHUA FENG
1060 Quarry View Way
Sandy, UT 84094

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/s/ V.
Mercer