

**THE PEOPLE OF THE STATE OF NEW YORK**  
**BY THE GRACE OF GOD FREE AND INDEPENDENT**

**To all to whom these Presents may come, GREETING:**

**KNOW YE :** That we have inspected the files and records in the  
office of the Clerk of the County of Kings, at Brooklyn, in said  
County, and do find a certain

**Index#506037/2024 Judgment filed 02/18/2025**

**remaining there on file or on record in the words and figures  
following, to wit :**



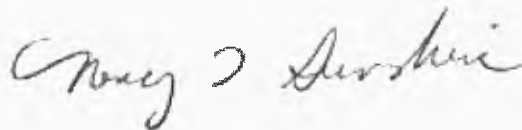
**Certification**

**STATE OF NEW YORK, COUNTY OF KINGS, SS:**

**I, Nancy T. Sunshine, County Clerk and Clerk of Supreme Court Kings County,  
do hereby certify that on February 20, 2025 I have compared  
the document attached hereto,**

**Index#506037/2024 Judgment filed 02/18/2025 page(s) 1-2**

**with the originals filed in my office and the same is a correct transcript  
therefrom and of the whole of such original in witness  
whereeto I have affixed my signature and seal.**



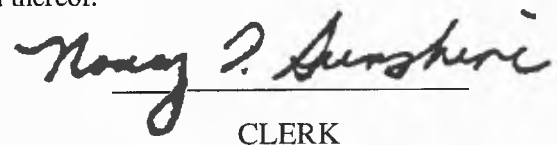
**NANCY T. SUNSHINE  
KINGS COUNTY CLERK**

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF KINGS

ITRIA VENTURES LLC,  Plaintiff,  - against -  CITOS CANCUN CAFÉ, INC DBA CANCUN CAFÉ, MENDEZ PROPERTIES, LLC and ALAIN MENDEZ,  Defendants.	Index No.: 506037/2024  <b>JUDGMENT</b>
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The summons and complaint in this action having been served upon the defendants and proofs of service thereof having been filed with the Court and additional copies of the summons and complaint having been mailed to the defendants pursuant to CPLR §§ 3215(g)(3)(i) and (4)(i) and defendants having failed to appear, answer or raise an objection to the complaint in point of law, and the time for to defendants to do so having expired.

Now, on the motion of Jonathan Gitlin, Esq., attorneys for the plaintiff, it is ADJUDGED that plaintiff, ITRIA VENTURES LLC, located at One Penn Plaza, Suite 4915, New York, NY 10119, have judgment and recover from defendant Citos Cancun Café, Inc dba Cancun Cafe, located at 1891 East Fort Union Boulevard Cottonwood Heights, Utah 84121, Mendez Properties, LLC, located at 2018 E Terrace Ct, Sandy, UT 84093, and of Alain Mendez residing at 1891 East Fort Union Boulevard, Cottonwood Heights, Utah 84121, the sum \$67,763.68, plus interest from February 15<sup>th</sup>, 2024, in the amount of \$6,062.10, together with \$455.00 in costs and disbursements as taxed by the clerk, amounting in all to the sum of \$74,280.78 and that plaintiff have execution thereof.

  
CLERK

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF KINGS

ITRIA VENTURES LLC,  Plaintiff,  - against -  CITOS CANCUN CAFÉ, INC DBA CANCUN CAFÉ, MENDEZ PROPERTIES, LLC and ALAIN MENDEZ,  Defendants.	Index No.: 506037/2024  <b>BILL OF COSTS</b>
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Disbursements

Fee for Index Number (CPLR § 8018(a)):	\$210.00
Costs by Statute:	\$200.00
Motion Fee:	\$45.00
<b><u>Total:</u></b>	<b><u>\$455.00</u></b>

ATTORNEY'S AFFIRMATION  
STATE OF NEW YORK, COUNTY OF NEW YORK

The undersigned, an attorney at law of the State of New York, affirms that he is one of the attorneys for the plaintiff herein and states that the disbursements specified above are correct and true and have been or will necessarily be made or incurred herein and affirms this statement to be true under the penalties of perjury.

Dated: February 18, 2025  
New York, New York

/s/Jonathan Gitlin  
Jonathan Gitlin, Esq.  
One Penn Plaza, Suite 4915  
New York, NY 10119

All which we have caused by these Presents to be exemplified, and the seal of our said Court for said County to be hereunto affixed.

WITNESS, HON. **Hon. Derefim B. Neckles**

A Justice of our Supreme Court in and for the Second Judicial District of said State,

this 28 day of FEBRUARY 2025

*Nancy T. Sunshine*

Clerk.

I, **Hon. Derefim B. Neckles** a Justice of the Supreme Court of the State of New York in and for the Second Judicial District thereof, do hereby certify, that Nancy T. Sunshine, whose name is subscribed to the preceding exemplification, is the Clerk of the County of Kings, and Clerk of the Supreme Court in and for said County, and that full faith and credit are due to her official acts.

I FURTHER CERTIFY, that the Seal affixed to said exemplification is the proper Seal of said Court of said County, and that the attestation thereof is in due form of law and by the proper officer.

WITNESS my hand at the Borough of Brooklyn, this

28 day of FEBRUARY in the year 2025

*[Signature]*

A Justice of the Supreme Court of the State of New York  
in and for the Second Judicial District.

**Hon. Derefim B. Neckles**

*Nancy T. Sunshine*

Clerk.

STATE OF NEW YORK} ss  
County of Kings, }

I, Nancy T. Sunshine, Clerk of the County of Kings, and also of the Supreme Court of said County in and for the Second Judicial District of said State (said Court being a Court of Record), do hereby certify, that Hon. **Hon. Derefim B. Neckles** whose name is subscribed to the foregoing certificate, is a Justice of the Supreme Court of said State in and for the Second Judicial District, duly elected and sworn, and that the signature of said Justice is genuine.

AND WHEREOF, I have hereunto set my hand and affixed the Seal of said County  
and this 28 day of FEBRUARY in the year 2025

*Nancy T. Sunshine*

Clerk.