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*Attorney for Plaintiff*

**IN THE THIRD JUDICIAL DISTRICT COURT, SALT LAKE CITY DEPARTMENT  
SALT LAKE COUNTY, STATE OF UTAH**

TVT Capital Source LLC, a Utah Limited  
Liability Company,

Plaintiff,

-v.-

Vesta Capital, LLC; Vesta Capital, LLC; Vesta  
Realty, LLC; Vesta Holdings, LLC; Louis  
Investments, LLC; Woodland Oaks Best  
Living LLC; Wedgewood Apartments  
Acquisition, LLC; Esplanade Apartments  
Acquisition, LLC; Mansion West Apartments  
Acquisition, LLC; Salem West Apartments  
Acquisition, LLC; 23 East Best Living  
Investors, LLC; Argenta's Best Living  
Investors, LLC; Remington Ranch Investors,  
LLC; Copperfield Best Living, LLC; River  
Walk Best Living, LLC; Seminole Ridge  
Apartments Holdings, LLC; One Eton Square  
Apts, LLC; Riverpark Best Living Investors,  
LLC; Village Creek Best Living, LLC; Jenk's  
Best Living Investors, LLC; Bartlesville Best  
Living Investors, LLC; Capitol on 28th  
Investors, LLC; Woodscape Investors, LLC;  
Woodscape Sole Member, LLC; Capitol Sole  
Member, LLC; Copperfield Investors, LLC;  
Canopy Best Living, LLC and Marc Louis  
Kulick

Defendant(s).

**JUDGMENT BY CONFESSION**

Civil No. 260903659

Judge DEREK WILLIAMS

The Defendants, having signed a Stipulation and Confession of Judgment, it is hereby ordered that the Plaintiff herein be awarded judgment against the Defendants as follows:

Confession of Judgment	\$833,761.50
<b>JUDGMENT TOTAL</b>	<b>\$833,761.50</b>

With interest at the rate of 5.51% until the date paid. The judgment, subject to court approval, may be augmented with after accruing costs expended in attempting to collect upon it. Plaintiff may continue to conduct discovery related to satisfying the judgment.

\*\*\*ELECTRONIC SIGNATURE APPEARS AT THE TOP OF THE PAGE\*\*\*

### **CERTIFICATE OF SERVICE**

On May 15, 2026, I hereby certify that I sent the foregoing **JUDGMENT BY CONFESSION** to the following:

Marc Louis Kulick Vesta Capital, LLC; Vesta Capital, LLC; Vesta Realty, LLC; Vesta Holdings, LLC; Louis Investments, LLC; Woodland Oaks Best Living LLC; Wedgewood Apartments Acquisition, LLC; Esplanade Apartments Acquisition, LLC; Mansion West Apartments Acquisition, LLC; Salem West Apartments Acquisition, LLC; 23 East Best Living Investors, LLC; Argenta's Best Living Investors, LLC; Remington Ranch Investors, LLC; Copperfield Best Living, LLC; River Walk Best Living, LLC; Seminole Ridge Apartments Holdings, LLC; One Eton Square Apts, LLC; Riverpark Best Living Investors, LLC; Village Creek Best Living, LLC; Jenk's Best Living Investors, LLC; Bartlesville Best Living Investors, LLC; Capitol on 28th Investors, LLC; Woodscape Investors, LLC; Woodscape Sole	
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Member, LLC; Capitol Sole Member, LLC; Copperfield Investors, LLC; Canopy Best Living, LLC Marc@vestarealproperty.com	
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	<u>/s/Brody Valerga</u>
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