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**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**

FPA SANDY MALL ASSOCIATES, LLC, a
foreign limited liability company,

Plaintiff,

v.

ORIENTAL APPLIANCE LLC, a Utah
limited liability company, and DI
ZHENG, an individual,

Defendants.

SUMMARY JUDGMENT

Civil No. 250907614
Judge KRISTINE JOHNSON

IT IS HEREBY ORDERED as follows:

JUDGMENT is hereby entered in favor of plaintiff FPA Sandy Mall Associates, LLC and against defendants Oriental Appliance LLC and Di Zheng in the following amounts:

1. \$22,738.60 in rent from October 1, 2025 through February 28, 2026; plus
2. \$3,261.63 in CAM from October 1, 2025 through

December 31, 2025; plus

3. \$2,219.78 in CAM from January 1, 2026 through February 28, 2026; plus

4. \$11,497.12 in rent and CAM from March 1, 2026 to April 30, 2026; plus

5. \$6,604.00 in attorney fees; plus

6. \$375.00 in filing fees; plus

7. \$340.50 in service costs;

8. Total judgment against defendants Oriental Appliance LLC and Di Zheng in favor of plaintiff FPA Sandy Mall Associates, LLC: **\$47,036.63.**

This judgment shall be augmented with continuing interest pursuant to the lease agreement on the principal amount (\$39,717.13) from May 1, 2026 until paid in full, together with post judgment attorney fees and costs.

Having resolved all claims against all parties, the Court certifies this judgment as final under Rule 54(b).

END OF ORDER

The Court's signature and seal appear at the top of the first page.

CERTIFICATE OF SERVICE

I hereby certify that I caused to be delivered via electronic filing a true and correct copy of the foregoing proposed **SUMMARY JUDGMENT** on May 13, 2026.

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/s/ V. Mercer