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IN THE THIRD JUDICIAL DISTRICT COURT IN AND FOR SALT LAKE COUNTY, STATE OF UTAH	
PLUMERIA ACCORD HOLDINGS LLC, a Delaware limited liability company, Plaintiff, v. COURTSIDE THAI CUISINE, LLC DBA COURTSIDE THAI CUISINE, a Virginia Limited Liability Company, and JACK CHOOKAEW, an individual, Defendants.	JUDGMENT Case No. 259915959 Judge Todd M Shaughnessy

This matter came before the Court on Plaintiff's Motion for Summary Judgment (the "Motion"). By Order dated July 2, 2026, the Court granted the Motion and made certain findings of fact and conclusions of law, which are incorporated herein by reference. Pursuant to Rule 58A of the Utah Rules of Civil Procedure, the court hereby ORDERS, ADJUDGES, and DECREES that Plaintiff is awarded judgment against Defendants, jointly and severally, as follows:

1. Plaintiff shall recover from Defendants the sum of \$28,400.00 in actual damages.

2. Plaintiff shall recover default interest rate of 10% per annum calculated from July 31, 2019, in the amount of \$19,693.26.

3. Plaintiff shall recover attorney's fees in the amount of \$475.00 and costs in the amount of \$375.00.

4. The total judgment entered against Defendants in this matter is **\$48,943.26.**

5. Plaintiff is granted the right to immediate possession of the collateral, and Defendants are ordered to immediately turn over the collateral to Plaintiff.

6. Plaintiff may be entitled to recover all reasonable costs and attorney fees incurred in preserving or enforcing the judgment, including the costs of any supplemental proceedings necessary to collect the collateral as authorized by contract, statute, or rule.

~~It is further ORDERED, ADJUDGED AND DECREED that pursuant to the parties' written agreement, Plaintiff holds a valid security interest in the following property of Courtside Thai Cuisine, LLC d/b/a Courtside Thai Cuisine, and Jack Chookaew: in any and all assets of Courtside Thai Cuisine, LLC d/b/a Courtside Thai Cuisine, and Jack Chookaew, wherever found, that Courtside Thai Cuisine, LLC d/b/a Courtside Thai Cuisine, and Jack Chookaew now owns or shall acquire, including, but not limited to: (a) all tangible and intangible personal property of~~

~~Courtside Thai Cuisine, LLC d/b/a Courtside Thai Cuisine, and Jack Chookaew, including, but not limited to, all cash or cash equivalents, accounts, deposit accounts, chattel paper, documents, equipment, general intangibles, instruments, inventory, investment property (including certificated and uncertificated securities, securities accounts, securities entitlements, commodity contracts and commodity accounts), letter of credit rights, commercial tort claims and as-extracted collateral (as those terms are defined in Article 9 of the Uniform Commercial Code (“UCC”) in effect from time-to-time in the State of Utah); (b) all patents, patent applications, trademarks, trade names, service marks, logos, copyrights, and other sources of business identifiers, and all registrations, recordings and applications with the U.S. Patent and Trademark Office (“USPTO”) and U.S. Copyright Office and all renewals, reissues and extensions thereof (collectively “IP”), together with any written agreement granting any right to use any IP; and (c) all accessions, attachments, accessories, parts, supplies and replacements, products, proceeds and collections with respect to the items described in (a) and (b) above, as those terms are defined in Article 9 of the UCC and all records and data relating thereto. Accordingly, the Defendants, Courtside Thai Cuisine, LLC d/b/a Courtside Thai Cuisine, and Jack Chookaew, are ordered to immediately surrender and turn over to the Plaintiff and its representatives, to partially or wholly satisfy this Judgment, all assets that were used to secure the Defendants’ obligations under the Agreement, including those described above. In addition, Plaintiff is entitled to obtain possession of and to liquidate all the assets described above to wholly or partially satisfy this Judgment consistent with the UCC and state law.~~

END OF ORDER. COURT SEAL LOCATED AT TOP OF DOCUMENT.

CERTIFICATE OF SERVICE

I hereby certify that on this 7th day of July, 2026, a true and correct copy of
(PROPOSED) JUDGMENT was delivered to the following identified parties:

To: Courtside Thai Cuisine, LLC 3981 Chain Bridge Rd, Fairfax VA 22030 and To: Jack Chookaew 3947 Fairfax Sq, Fairfax VA 22031	() Electronic Filing Notification (x) U.S. Mail, Postage Prepaid () Overnight Mail () Hand Delivered () Facsimile () Email:
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By: /s/ Kevin M. Bischoff