



**IN THE THIRD JUDICIAL DISTRICT COURT
IN AND FOR SALT LAKE COUNTY, STATE OF UTAH**

Spectrum Solutions Acquisitions, LLC, a
Delaware limited liability company,

Plaintiff,

v.

FuKim, LLC, a California limited liability
company d/b/a Omnia Real Estate Services,
Max Kim and Cindy Kim, husband and wife,
and XYZ Entities,

Defendants.

DEFAULT JUDGMENT

Civil No. 250909079

Honorable Judge Richard Pehrson

(Breach of Contract; Account Stated; Unjust
Enrichment; Alter Ego/Piercing the Corporate
Veil; and Fraudulent Inducement)

The Court having entered its Memorandum Decision and Order dated August 1, 2026, granting Plaintiff Spectrum Solutions Acquisitions, LLC's Motion to Strike Defendants' Untimely Responsive Pleadings, Request for Entry of Default, and Motion for Extension of Time, and directing Plaintiff to submit a proposed Default Judgment, and good cause appearing, IT IS HEREBY ORDERED, ADJUDGED, AND DECREED as follows:

1. Default judgment is ENTERED in favor of Plaintiff Spectrum Solutions Acquisitions, LLC and against Defendants FuKim, LLC d/b/a Omnia Real Estate Services, Max Kim, and Cindy Kim (collectively, the "Judgment Defendants").
2. The Judgment Defendants are jointly and severally liable to Plaintiff for the principal sum of \$411,272.00.

3. Plaintiff is awarded contractual prejudgment interest at the rate of one and one-half percent (1.5%) per month on the unpaid principal. Interest accrued through August 11, 2026 is \$93,639.77. Contractual prejudgment interest shall continue to accrue thereafter through the date of entry of this Judgment at \$202.80 per day.
4. Plaintiff is awarded contractual late fees under Section 3.1 of the Master Agreement for Services. Late fees total \$425.00 through August 2026. Any additional late fee accruing under Section 3.1 before entry of this Judgment is also awarded.
5. As of August 11, 2026, the monetary amount awarded to Plaintiff, exclusive of attorney fees and taxable costs, is \$505,337.54, consisting of \$411,272.77 in principal, \$93,639.77 in accrued contractual interest, and \$425.00 in accrued contractual late fees, plus prejudgment interest and any additional contractual late fee accruing after August 11, 2026 through the date of entry of this Judgment.
6. Plaintiff is the prevailing party and is entitled to recover its reasonable attorney fees, taxable court costs, and other recoverable enforcement or collection expenses under Sections 9.3 and 9.6 of the Master Agreement for Services. The amount of attorney fees and costs will be determined upon timely application under the Utah Rules of Civil Procedure and, if awarded after entry of this Judgment, incorporated into an amended judgment as provided by Rule 54(e).
7. This Judgment shall bear postjudgment interest at the contractual rate of one and one-half percent (1.5%) per month, as provided by the parties' contract and Utah Code section 15-1-4(2)(a), from the date of entry until paid in full.
8. Any amounts received by Plaintiff in satisfaction of the obligations adjudicated herein shall be credited against this Judgment, and Plaintiff shall not obtain a double recovery.
9. Consistent with the Court's August 1, 2026 Memorandum Decision and Order, the case management order generated by the untimely Answer is VACATED.

DATED this ____ day of _____, 2026.

Honorable Judge Richard Pehrson