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

ITB SOLUTIONS, LLC, a Utah limited liability company; **CHARLIE SCHAUL**, an individual

Plaintiffs,

v.

DAX CAPITAL PARTNERS, LLC d/b/a ARIDSCAPE UTAH or **ARIDSCAPE**, a Utah limited liability company;

Defendants.

DAX CAPITAL PARTNERS, LLC d/b/a ARIDSCAPE UTAH or **ARIDSCAPE**, a Utah limited liability company;

Counterclaimant.

v.

ITB SOLUTIONS, LLC, a Utah limited liability company; **CHARLIE SCHAUL**, an individual

Counterclaim Defendants.

JUDGMENT

Civil No.: 240906529
Judge: Amber M. Mettler

Having reviewed Plaintiffs' Verified Confession of Judgment executed by Dax Capital Partners, LLC d/b/a Aridscape Utah ("Defendant" or "Dax"), through Adam Gee, on April 14,

2026, and Plaintiffs' Renewed Motion to Enforce Settlement Agreement filed July 23, 2026, and good cause appearing, IT IS HEREBY ORDERED, ADJUDGED, AND DECREED THAT:

1. Judgment in Favor of ITB Solutions, LLC.

Plaintiff ITB Solutions, LLC is awarded Judgment against Defendant, on the Verified Confession of Judgment, in the amounts set forth below for the First and Second Causes of Action.

Description	Amount
Confessed amount (Settlement Agreement §§ 3.B, 3.D, and 3.E; ten (10) monthly installments of \$3,350.00)	\$33,500.00
Less payments made (three (3) installments of \$3,350.00, paid March–May 2026)	(\$10,050.00)
Plus late fees accrued under Settlement Agreement § 3.D (June and July 2026, at \$100.00 per month)	\$200.00
TOTAL JUDGMENT (ITB Solutions, LLC)	\$23,650.00

The foregoing amount continues to accrue at the rate of \$100.00 per month for each additional payment missed under Settlement Agreement §§ 3.D and 3.E after the date of this Motion, until paid in full.

2. Judgment in Favor of Charlie Schaul.

Defendant defaulted on the Note in July 2025 and failed to cure within the fifteen (15)-day notice period required by Note § 1.6. Mr. Schaul thereafter elected to accelerate the entire outstanding balance pursuant to Note § 1.7. Plaintiff Charlie Schaul is separately awarded Judgment against Defendant on the accelerated Note, in the amounts set forth below. This obligation is separate

from, and in addition to, the Judgment awarded to ITB Solutions, LLC above and is for the Seventh Cause of Action.

Description	Amount
Accelerated principal under the Note, § 1.7 (original principal \$200,000.00, as amortized; balance as of November 2025)	\$175,449.69
Accumulated late fees under Note § 1.4 (\$100.00 per missed payment; through November 2025)	\$500.00
Accrued interest under Note § 1.6 (through November 2025)	\$6,578.02
Subtotal (through November 2025)	\$182,527.71
Plus pre-judgment interest under Note § 1.6 at 10% per annum on the accelerated principal (\$48.07/day), December 1, 2025 through August 19, 2026 (261 days)	\$12,545.85
TOTAL JUDGMENT (Charlie Schaul), as of August 19, 2026	\$195,073.56

Interest continues to accrue on the accelerated principal at the rate of \$48.07 per day after August 19, 2026, through the date this Judgment is entered, at which point the Judgment converts to the post-judgment rate set forth below.

The Order of the Court is stated below:

IT IS FURTHER ORDERED that, pursuant to Note § 1.7, the Judgment awarded to Charlie Schaul (the “All Amounts Due”) shall bear interest at the default rate of 18% per annum from the date this Judgment is entered through the date it is satisfied in full.

IT IS FURTHER ORDERED that the Judgment awarded to ITB Solutions, LLC shall bear interest at the legal rate provided under Utah Code Ann. § 15-1-4 from the date this Judgment is entered through the date it is satisfied in full.

IT IS FURTHER ORDERED that upon application to the Court, this Judgment may be augmented by costs, expenses, and attorney fees incurred to collect on the Judgment, pursuant to Settlement Agreement § 5.B and Note § 1.10 (prevailing party attorneys' fees and expenses).

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

CERTIFICATE OF SERVICE

I hereby certify that on this **26th** day of **August 2026**, a true and correct copy of the **JUDGMENT** was filed electronically and served on the persons identified below in the manner indicated:

Russell A. Nevers BUCHALTER, P.C. 60 E. South Temple, Suite 1200 Salt Lake City, UT 84111 <i>Attorneys for Defendants</i>	(x) Electronic Filing Notification () U.S. Mail, Postage Prepaid () Overnight Mail () Hand Delivered () Facsimile () Email: rnevers@buchalter.com
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By: /s/ Natalia Reyes