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Attorneys for Plaintiffs

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

BVA LP SPE, LLC, a Delaware limited liability company; LAKE PLEASANT SPE SPRADLIN, LLC, a Delaware limited liability company; LAKE PLEASANT SPE CT, LLC, a Delaware limited liability company; LAKE PLEASANT SPE CC, LLC, a Delaware limited liability company; and LAKE PLEASANT SPE JDE, LLC, a Delaware limited liability company,

Plaintiffs,

vs.

DOWNEAST OUTFITTERS, INC., dba DOWNEAST HOME & CLOTHING, a Utah corporation,

Defendant.

**DECLARATION OF FILING
JUDGMENT FROM ANOTHER STATE
Utah Code 78B-5-301 to 307**

Case No:

Judge:

1. I, Richard L. Jenson, am an attorney licensed to practice law in the State of Utah and am counsel of record for Plaintiffs in Utah.
2. This Declaration is made pursuant to Utah Code Ann. § 78B-5-303 and is based on records of the underlying action that I have reviewed in the course of my representation.
3. I am filing a judgment from another state with the Court under the Utah Foreign Judgment Act.

4. I am attaching an authenticated copy of that judgment. Filed herewith is an exemplified copy of Consent Judgment duly made and entered on June 24, 2026, and filed June 25, 2026 against the above-named Defendant Downeast Outfitters, Inc., dba Downeast Home & Clothing in favor of Plaintiffs in the Superior Court of the State of Arizona, County of Maricopa. See Exhibit "A".
5. The judgment creditor's (person who won the judgment) name and last known mailing address is:

BVA LP SPE, LLC
c/o Big V Property Group
6201 Fairview Road, Suite 400
Charlotte, NC 28210

LAKE PLEASANT SPE SPRADLIN, LLC
c/o Big V Property Group
6201 Fairview Road, Suite 400
Charlotte, NC 28210

LAKE PLEASANT SPE CT, LLC
c/o Big V Property Group
6201 Fairview Road, Suite 400
Charlotte, NC 28210

LAKE PLEASANT SPE CC, LLC
c/o Big V Property Group
6201 Fairview Road, Suite 400
Charlotte, NC 28210

LAKE PLEASANT SPE JDE, LLC
c/o Big V Property Group
6201 Fairview Road, Suite 400
Charlotte, NC 28210

ARIZONA COUNSEL (not creditor):
c/o BURCH & CRACCHIOLO, P.A.
Attn: Casey S. Blais / Seth A. Neufeldt
1850 N. CENTRAL AVE, SUITE 1700
PHOENIX, AZ 85014

6. The judgment debtor's (person who owes the judgment) name and last known mailing address is:

DOWNEAST OUTFITTERS, INC.
1525 West 2960 South
Nibley, UT, 84321

DOWNEAST OUTFITTERS, INC.
c/o C T CORPORATION SYSTEM, Reg. Agent
1108 E SOUTH UNION AVE
Midvale, UT, 84047

DOWNEAST HOME & CLOTHING
375 HOPE AVE
Salt Lake City, UT, 84115

I declare under criminal penalty under the law of Utah that everything stated in this document is true. Signed at Salt Lake City, Utah.

Dated September 4, 2026.

/s/ Richard L. Jenson
Richard L. Jenson
Attorney for Plaintiffs

Exhibit “A”

BURCH & CRACCHIOLO, P.A.
1850 N. Central Ave, Suite 1700
Phoenix, Arizona 85014
Telephone: (602) 274-7611
Casey S. Blais, SBA #026202
cblais@bcattorneys.com
Seth A. Neufeldt, SBA #039385
sneufeldt@bcattorneys.com
Attorneys for Plaintiffs

IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

BVA LP SPE, LLC, a Delaware limited liability company; LAKE PLEASANT SPE SPRADLIN, LLC, a Delaware limited liability company; LAKE PLEASANT SPE CT, LLC, a Delaware limited liability company; LAKE PLEASANT SPE CC, LLC, a Delaware limited liability company; LAKE PLEASANT SPE JDE, LLC, a Delaware limited liability company,

Plaintiffs,

v.

DOWNEAST OUTFITTERS, INC., dba DOWNEAST HOME & CLOTHING, a Utah corporation,

Defendant.

Case No: CV2025-028845

CONSENT JUDGMENT

Pursuant to the parties' Stipulation to Enter Consent Judgment, and for good cause appearing,

IT IS HEREBY ORDERED, ADJUDGED AND DECREED that:

Plaintiffs BVA LP SPE, LLC; LAKE PLEASANT SPE SPRADLIN, LLC; LAKE PLEASANT SPE CT, LLC; LAKE PLEASANT SPE CC, LLC; and LAKE PLEASANT JDE, LLC shall take judgment against Defendant DOWNEAST OUTFITTERS, INC., dba

1 DOWNEAST OUTFITTERS, INC., dba DOWNEAST HOME & CLOTHING in the
2 principal amount of \$1,652,758.70.

3 Post-judgment interest to accrue at the rate of nine percent (9.00%) per annum
4 until paid in full. Each side to bear its own attorneys' fees and costs. The parties'
5 Stipulation to Enter Consent Judgment, on file herewith, contains additional terms
6 agreed upon by the parties, including certain conditions under which Plaintiffs may file a
7 notice of partial satisfaction of this Judgment.

8 SIGNED on this ____ day of _____, 2026.

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10 _____
11 Honorable Daniel Martin
12 Judge of the Superior Court
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eSignature Page 1 of 1

Filing ID: 22292598 Case Number: CV2025-028845
Original Filing ID: 22179053

Granted with Modifications



/S/ Daniel Martin Date: 6/24/2026
Judicial Officer of Superior Court

ENDORSEMENT PAGE

CASE NUMBER: CV2025-028845

SIGNATURE DATE: 6/24/2026

E-FILING ID #: 22292598

FILED DATE: 6/25/2026 8:00:00 AM

CASEY SCOTT BLAIS

LINDSAY LEAVITT

IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

STATE OF ARIZONA)

) ss.

Cause Number: CV2025-028845

COUNTY OF MARICOPA)

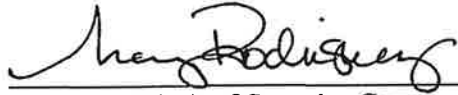
I, NANCY RODRIGUEZ, the duly elected Clerk of the Superior Court of the State of Arizona, in and for the County of Maricopa, having official custody of the Court's records, do hereby certify and attest the foregoing to be a full, true and correct copy of the original:

CONSENT JUDGMENT

FILED

06/25/2026

on file and of record in my office, and that I have carefully compared the same with the original, all of which I have caused to be exemplified according to the act of Congress (28, USC, Sec. 1738) and the Arizona Rules of Evidence.


Clerk of Superior Court

STATE OF ARIZONA)

) ss.

COUNTY OF MARICOPA)

I, PAMELA S. GATES, Judge of the Superior Court of the State of Arizona, in and for the County of Maricopa, do hereby certify that said Court is a Court of Record having a Clerk and Seal. That NANCY RODRIGUEZ, who signed the foregoing certificate, is the duly elected Clerk of said Superior Court. That said signature is his authorized signature, and that all of his official acts, as such Clerk, are entitled to full faith and credit.

And I further certify that said certificate is in due form of law.

IN WITNESS WHEREOF, I have hereunto set my hand in my official capacity as such Judge, and affixed the seal of said Court, this date: 08/24/2026


Judge of the Superior Court