The Order of the Court is stated below:
Dated: October 23, 2026 08:20:46 PM **/s/** JAMES GARDNER
District Court Judge

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IN THE THIRD JUDICIAL DISTRICT COURT
SALT LAKE COUNTY DISTRICT –MATHESON COURTHOUSE
450 SOUTH STATE STREET SALT LAKE CITY, UT 84114

CHANCE CAPITAL, INC., dba UTAH BUSINESS LOANS, a Utah Corporation, **Petitioner,** **v.** **9009 SIENNA LLC d/b/a BAR KADA, a Texas limited liability company; 5111 WASHINGTON, LLC, a Texas limited liability company; CAPITOL TOWER BAR, LLC, a Texas limited liability company; HOMETOWN GROCERY & GOODS, a Texas limited liability company; and JOPIO FLORENCIO, an individual;** **Respondents.**	**ORDER CONFIRMING ARBITRATION AWARD AND ENTERING JUDGMENT** **Civil 260905411** **Judge James Gardner**

Pursuant to the Utah Uniform Arbitration Act, Utah Code Ann. Section 78B-11-123, this Court considered the Petition to Confirm Arbitration Award and Enter Judgment filed by Petitioner and now makes this Order:

1. Petitioner's Petition was properly brought before this Court under the Utah Uniform Arbitration Act Utah Code Ann. Section 78B-11-123, Confirmation of Awards.

2. This Court has subject matter jurisdiction over the case and personal jurisdiction over the Respondents due to the Loan Term Agreement's Utah choice of law. Venue lies properly in this court.

3. The Respondents were properly served with the Summons, Petition, and applicable exhibits to the Petition.

4. The Court therefore confirms the Arbitration Award entered on March 24, 2026, in its entirety.

5. The amount awarded to the Petitioner by the Arbitration Award is $26,897.62.

6. The Arbitration Award also awarded post-award interest from December 23, 2025. The Loan Term Agreement dictates that the statutory rate (5.51%) shall be used to figure the interest.

7. Therefore, 5.51% interest on $26,897.62 from May 27, 2026 through October 30, 2026, is $1262.75, for a total now due and owing of $28,160.37.

8. Statutory interest at the rate of 5.51% per annum shall continue to accrue until such time as the debt is paid in full.

9. The Arbitration Award awarded Petitioner attorneys' fees pursuant to the Loan Term Agreement at Section 8(b), which dictates liquidated attorneys' fees in the amount of 25% of the amount due, for a total of $33,622.02.

10. Since the contract called for liquidated attorneys' fees, the Court will not add statutory attorney's fees to this judgment.

11. The arbiter also awarded Petitioner its unreimbursed Arbitration Fees, in concordance with Section 9(h)(iii) of the Loan Term Agreement. That amount is $300, representing the fees paid by Petitioner on behalf of the Respondent, bringing the total due to $33,922.02.

12. To summarize, the Court confirms the Arbitration Award in its entirety and enters this Judgment on behalf of Petitioner. Respondents are jointly and severally liable to Petitioner for $33,922.02, plus interest continuing to accrue after October 30, 2026, at the rate of 5.51% until the debt is paid in full.

----------END OF AWARD----------

The Court's signature and seal are at the top of the first page of this Order.