The Order of the Court is stated below:
Dated: November 13, 2026 03:45:47 PM **/s/** MATTHEW BATES District Court Judge

Joseph G. Ballstaedt (14588)
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IN THE THIRD JUDICIAL DISTRICT COURT
IN AND FOR SALT LAKE COUNTY, STATE OF UTAH

BRIAN YOUNG ELECTRIC, L.L.C., Plaintiff, v. DRAKE TRANE, an individual; and TRANES CUSTOMS LLC, a Utah limited liability company, Defendants.	**Default Judgment** **(Drake Trane and Tranes Customs LLC)** (Tier 1) Civil No.: 260907070 Judge: Matthew Bates

Defendants Drake Trane ("Drake") and Tranes Customs LLC ("Tranes Customs") (collectively, "Defendants") have been properly served in the above-captioned case and have failed to plead, appear, or otherwise defend against the *Verified Complaint* ("Complaint") filed by Plaintiff Brian Young Electric, L.L.C. ("Plaintiff" or "Brian Young Electric"). Drake was served with the *Summons*, accompanying bilingual notice, and Complaint on September 22, 2026. Tranes Customs was served with the *Summons*, accompanying bilingual notice, and Complaint on September 11, 2026. The legal time for Defendants to answer the Complaint or otherwise appear has expired, and their defaults have been entered according to law.

The Court enters judgment on Plaintiff's causes of action as follows:

The Court enters judgment on Plaintiff's Fifth Cause of Action and determines that Tranes Customs is Drake's alter ego. Drake and Tranes Customs are jointly and severally liable for the obligations and damages awarded herein, subject to a single satisfaction.

Judgment is entered in favor of Plaintiff Brian Young Electric, L.L.C. and against Tranes Customs on Plaintiff's First Cause of Action for Breach of Contract and Second Cause of Action for Account Stated. Plaintiff furnished electrical labor, materials, and related services on the Carol Hunter, Jo's ADU Final, She Shed, and Eagle Mountain projects. The unpaid invoiced principal totals $22,046.60. The Court further finds that Tranes Customs received construction funds for work performed and billed by Plaintiff and failed, without reasonable cause, to pay Plaintiff within the time required by Utah Code section 58-55-603. Plaintiff is therefore entitled to interest at the rate of 1% per month from the date each invoice became due, together with its reasonable costs of collection and attorney fees, pursuant to Utah Code section 58-55-603.

As alternative theories of recovery, the Court also finds that the allegations supporting Plaintiff's Third and Fourth Causes of Action for quantum meruit and unjust enrichment are established by default. Plaintiff is entitled to only one recovery of the unpaid balance.

Accordingly, Plaintiff is awarded judgment against Tranes Customs LLC and Drake Trane, jointly and severally and subject to a single satisfaction, in the following amounts:

Description	Amount
Principal	$22,046.60
Prejudgment Interest through November 5, 2026	$5,027.95
Attorney Fees through November 4, 2026, awarded pursuant to Utah Code section 58-55-603	$1,645.00
Costs through November 4, 2026	$551.80
TOTAL AMOUNT	**$29,271.35**

1. In addition to the amounts stated above, prejudgment interest shall continue to accrue on the unpaid principal from November 6, 2026 through the date of entry of this Judgment at the rate of 1% per month pursuant to Utah Code section 58-55-603, which equals $7.25 per day.

2. From and after the date of entry, the entire unpaid amount of this Judgment, including principal, prejudgment interest, attorney fees, collection costs, and taxable costs awarded herein, shall bear post-judgment interest at the rate provided by Utah Code section 15-1-4 until paid in full, which rate is 5.51%. The per diem interest based on this interest rate and the above amounts is $4.42.

3. Upon further application to the Court, this Judgment may be augmented by reasonable attorney fees incurred after November 4, 2026 (or not provided for in the declaration supporting this Judgment), collection costs, taxable costs, and other recoverable enforcement expenses incurred in preserving, enforcing, and collecting this Judgment, to the extent permitted by law. Drake Trane and Tranes Customs LLC shall be jointly and severally liable for any additional amounts awarded by the Court, and such additional amounts shall bear post-judgment interest at the applicable rate under Utah Code section 15-1-4 from the date awarded until paid in full.

4. Any amount collected to satisfy this judgment will be applied first to accrued and unpaid interest, beginning with interest accruing at the prejudgment interest rate of 1% per month under Utah Code section 58-55-603) and then interest accruing at the post-judgment interest rate under Utah Code section 15-1-4); then to attorney fees, collection costs, and taxable costs awarded herein or by any later augmentation of this Judgment; and last to the unpaid principal. This order

of application applies to all payments and recoveries, whether voluntary or involuntary, notwithstanding any contrary designation by Defendants or any other payor.

5. Any payments or recoveries received toward satisfaction of this Judgment shall be credited against the amounts owing under this Judgment and shall not result in a double recovery.

6. The liability of Drake Trane and Tranes Customs LLC under this Judgment is joint and several. Plaintiff is entitled to only one satisfaction of the amounts awarded herein.

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